Appendix F: Palm Springs Survey Property Data Forms

Assessor Parcel Number Additional APNs 508531067	2016 Status Code 5S3
Address 277 Direction E Prefix 5	Street Alejo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1965 Date from Research
	Date Source
	Architect Engen, Donal
	Architect Source
	Builder Meyer & Koozin (developer)
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name Villa Alejo
	vina Aicjo
RESOURCE INFORMATION	
Original Use Multi-family residence Stori	ies 2
Current Use Multi-family residence Trac	t/Neighborhood
Resource Attribute HP3. Multiple family property Locat	ted in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
Three-story configuration with simple geometric forms	
Flat roof with cantilevered canopies	
Concrete and metal screens	
Unadorned wall surfaces with little decorative detailing	
Plaster wall panels	
Flush-mounted metal frame fixed windows and sliding doors, and clerestory	y windows
Rectangular plan with central courtyard; asymmetrical composition; balcon concrete entrance steps; double doors (primary) with circular medallions at	lies with metal railings or plaster parapets; decorative fascia at roof overhang; and fixed sidelights
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALUAT	<u>TION</u>		
City Historic Resources Data	abase Yes HRI Code	2003 Status Code	7R
HSPB No.			
2016 EVALUATION	National Register	California Register	r Local 5S3
Period of Significance	1965	Criterion C/3/4	
Context Architectural Style	es & Local Practitioners		
Theme Post-World War II	.I Modernism		
Sub-theme Mid-century	y Modern		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context		Criterion	
Theme			
Sub-theme			
Statement of Significance			
	ificant as a good example of Mid-century Modern of with cantilevered canopies, concrete and metal		eximples quality of design and distinctive
Notes/Additional Information	on		
apartments, large low-rise mu attached residences in clusters the scale of the developments 57-unit Villa Alejo is a Mid-cen The square-shaped plan wrap	nd for housing, post-World War II multi-family realti-building communities (including early condors as small as two and as many as eight. In virtually increased). Numerous examples from the postwantury Modern-style building on a 2 3/4-acre site of ped around landscaped grounds with mineral poind patios of the units open onto the interior court	minium projects), split-level attached to y every configuration, the focus of the d ar period are associated with significant containing one- and two-bedroom units ol, gymnasium, putting green, paddle te	ownhomes, and attached and semi- design was around the pool (or pools as t architects, designers, or developers. The s and four 3,000 square foot penthouses. ennis, ping pong, shuffle board, and other

2016 Status Code

Assessor Parcel Number Additional APNs 507274003	2016 Status Code 5S1
Address 1148 Direction E Prefix S	treet Alejo Suffix Rd
Location Guest entrance 1145 E Via Colusa	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
- Control of the Cont	Date from Tax Assessor 1947 Date from Research
	Date Source
	Architect Williams, E. Stewart
	Architect Source
	Builder
	Original Owner Sinatra, Frank
	Other Owner(s)
	Gardner, Ava; Garland, Judy (Movie Colony House); Hart, Moss; Sanders, Marc
	Historic Name
	Common Name
	Sinatra Residence
RESOURCE INFORMATION Original Use Single-family residence Storie	es 1
	/Neighborhood Movie Colony ed in a District? District Movie Colony
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	7R
HSPB No. 77			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Period of Significance		Criterion	
Context	,		
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Designated, did not re-evaluate. (HSPB-77).			
Notes/Additional Information			

Address 1555 Direction E Prefix Street Alejo Suffix Rd	Assessor Parcel Number Additional APNs				2016 Status Cod	<u>le</u> 3S	3S 3CS 5S3				
Date from Tax Assessor 96.5 Date from Research Date from Tax Assessor 96.5 Date from Research Date Source Architect Whittemore, Hall C. Architect Source Builder Schlange Construction Company Original Owner Other Owner(s) Historic Name United Methodist Church Common Name United Methodist Church Common Name United Methodist Church District Architectural Style Taxat/Neighborhood Resource Attribute HiP16 Religious building Located in a District? District Architectural Style Expressionist CHARACTER DEFINING FEATURES Solid geometre: Outman Stories Solid geometre: Outman Solid geomet	508060038	3									
CONSTRUCTION INFORMATION Date from Tax Assessor 1965 Date Source Architect Source Builder Schlange Construction Company Original Owner Other Owner(s) Historic Name United Methodist Church Common Name United Methodist Church Co	Address	1555	Direction	E Prefi	х	Street	Alejo		Suffix	Rd	
Date from Tax Assessor 1965 Date from Research Date from Tax Assessor 1965 Date from Research Date from Tax Assessor 1965 Date from Research Architect Whittemore, Hal C. Architect Source Builder Schlange Construction Company Original Owner Other Owner(s) Historic Name United Methodist Church Common Name United Methodist Church Comm	Location										
Date Source Architect Whittemore, Hal C. Architect Source Builder Schlange Construction Company Original Owner Other Owner(s) Historic Name United Methodist Church Common Name United Methodist Church Common Name United Methodist Church Common Name United Methodist Church Common Name United Methodist Church Common Name United Methodist Church Common Name United Methodist Church Expressionist Current Use Institutional Tract/Neighborhood Resource Attribute IIP16. Religious building Located in a District District Architectural Style Late Modern Additional Style Expressionist CHARACTER DEFINING FEATURES Bold geometric volumes Large expanses of unreleved wall surfaces Uniform use of concrete chalding Little or no applied ornament Circulated plan and asymmetrical composition; flat roof with overhang, elerestory windows: concrete wall planes with rounded corners and overlapping edges; natured, leaded glass wall at primary inpute, double weed doors (primary); size features include a reflecting pool GENERALALTERATIONS CUSTOM ALTERATIONS	2016 FIEL	D PHOTO					CONSTRUCTION INFOR	MATION			
Architect Source Builder Schlange Construction Company Original Owner Other Owner(s) Historic Name United Methodist Church Common Name United Methodist Church Stories 2 Current Use Institutional Tract/Neighborhood Resource Attribute [HP16. Religious building Located in a District? District Architectural Style Late Modern Additional Style Expressionist CHARACTER DEFINING FEATURES Bold geometric volumes Large expanses of unrelieved wall surfaces Uniform use of concrete cladding Little or no applied ornament Characteric Little (Late Modern Late M		*			. We		Date from Tax Assessor	1965	Date fr	om Research	
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Historic Name United Methodist Church Common Name United Methodist Church RESOURCE INFORMATION Driginal Use Institutional Stories 2 Current Use Institutional Tract/Neighborhood Resource Attribute HP16. Religious building Located in a District? District Architectural Style Late Modern Additional Style Expressionist CHARACTER DEFINING FEATURES Bold geometric volumes Large expanses of unrelieved wall surfaces Uniform use of concrete cladding Little or no applied ornament Erregular plan and asymmetrical composition; flat roof with overhang, clerestory windows; concrete wall planes with rounded corners and overlapping edges; stained, leaded glass wall at primary façade; double wood doors (primary); site features include a reflecting pool GENERAL ALTERATIONS CUSTOM ALTERATIONS	all has in the		14								
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Resource Attribute HP16. Religious building Located in a District? District Architectural Style Late Modern Additional Style Expressionist CHARACTER DEFINING FEATURES Bold geometric volumes Large expanses of unrelieved wall surfaces Uniform use of concrete cladding Little or no applied ornament CITTEGUIAR PLAN AND ADDITIONAL PROPERTY OF ADDITIONAL PROPERTY O	Current Us	se Institution	nal			Tract/Nei	ghborhood				
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	irregular pl stained, lea	an and asymme ded glass wall a	trıcal composi t primary faça	ition; flat roof de; double wo	with overhang; od doors (prima	clerestory ary); site fe	windows; concrete wall pla atures include a reflecting	anes with ro pool	unded cor	ners and over	apping edges;
	CENEDAL	ALTERATIONS				CHIC	TOM ALTERATIONS				
	GENERAL A	ALI EIVATIONS				_		rail added			

PREVIOUS SURVEY EVALUATION	
City Historic Resources Database HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	3S California Register 3CS Local 5S3
Period of Significance 1965	Criterion C/3/4, 5
Context Architectural Styles & Local Practitioners	
Theme Post-World War II Modernism	
Sub-theme Late Modern	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
C. Whittemore. It features quality of design and distinctive details including bol stained glass wall.	d geometric volumes, concrete wall planes with overlapping edges, and a leaded,
Notes/Additional Information	
he attended the University of Michigan, where he studied architecture. After gr. 1962, he formed a brief partnership with Judson Wright Pittam, AIA. Whittemo received a Merit Award from the National Conference on Church Architecture. Church of Pacific Palisades (1961), Trinity United Presbyterian Church (1968) for the "Skychalet," a do-it-yourself A-frame kit home, was featured at the 1962	, and housing. Usually designed by local architects, these buildings often as designed by architect Hal C. Whittemore. Hal Case Whittemore was a Los War II, Whittemore served in the aviation division of the US Navy. After the war, aduation, he moved to California and set up practice in 1955. Between 1960 and re is best known for the Bel Air Presbyterian Church (1961), for which he Other works include La Tijera United Methodist Church (1958), Presbyterian

3S

2016 Status Code

3CS

Assessor Parcel Number Additional APNs	2016 Status Code	5S1
513082038		
Address 151 Direction W Prefix St	reet Alejo	Suffix Rd
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
and the second s	Date from Tax Assessor 1930	Date from Research
	Date Source	
	Architect Martin, Albert; Harrison,	Richard (1964 alterations)
t.		
	Architect Source Patrick McGrew	(Desert Spanish)
	Builder Hicks, Alvah	
	Original Owner	
	Other Owner(s)	
	Historic Name	
	Common Name	
	Our Lady of Solitude Catholic Church	h
RESOURCE INFORMATION		
Original Use Institutional Stories	5 1	
	Neighborhood	
Resource Attribute HP16. Religious building Located	d in a District? District	
Architectural Style Spanish Colonial Revival	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL AVERTA ETIONS	CVCTON AVERDS 1 TVC VC	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	

					<u>2016</u>	Status Code	5S1	1
	SURVEY EVALUA		Vaa	upi Codo		2002 Status Codo		
	ic Resources Da	tabase	Yes	HRI Code		2003 Status Code		
HSPB No.	15							
2016 EVAL	<u>UATION</u>		N	lational Register		California Register	Local 5S1	1
Period of Si	ignificance				Criterion			
Context								
Theme								
Sub-theme								
Period of Si	ignificance				Criterion			
Context							-	
Theme								
Sub-theme								
Period of Si	:: 6:				Criterion]	
	ignificance				Criterion			
Context								
Theme								
Sub-theme								
	of Significance							
Designated,	did not re-evalua	ate (HSPB-15).						
Notes / Addi	itional Informat	tion.						
			Angeles City Hall	. The land was purch	ased from the Sc	outhern Pacific Railroad.	John F. Kennedy attended m	ass here
when visitin	ng Palm Springs. I	In addition to J	FK, New York ma	yor James J. Walker	also worshipped	here during his 1931 sta	y at The Willows.	

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3
513070008	
Address 421 Direction W Prefix Str	reet Alejo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
* *	Date from Tax Assessor 1930 Date from Research 1925
	Date Source The Committee of Twenty-Five, The First Sixty-Five Years 1948-2013 by Steve Vaught Architect Tanner, William Charles (Original); Frey, Albert (additions);
	Williams, E. Stewart (Additions); Hajjar, Bill (Remodel); Cioffi, lim (Remodel/Dining Room)
	Architect Source Steve Vaught
	Builder
	Original Owner O'Donnell, Thomas A.
	Other Owner(s)
	Milnor, Nathan F.; Dougherty, Frank C.; City of Palm Springs
	Historic Name
	Common Name
	Ojo del Desierto Gate Lodge; O'Donnell Gate Lodge; John Kline Residence; Committee of Twenty-Five
RESOURCE INFORMATION Original Use Single-family residence Stories	: 1
Current Use Commercial Tract/I	Neighborhood
,	in a District? District
Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
rregular plan and horizontal massing	
Varied gable roofs with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Nood-sash casement windows, with divided lights	
Open eaves; exterior plastered chimney; wood lintels and projecting wood sills	s; cut-out wood plank shutters; porch with wood posts and beam
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade, Door (primary) replaced	

esources Da	tabase	Yes	HRI Code			2003 Status Code				
<u>rion</u>		Nat	tional Register	3S		California Register	3CS		Local	5S3
ificance	1925				Criterion	A/1/1, 3				
m Springs be	tween the Wars (1919-1941)								
gle-family Re	sidential Develop	ment (1919-194	1)							
Single-fan	nily Residential De	evelopment (191	9-1929)							
ficance	1948				Criterion	A/1/3				
st-World War	II Palm Springs (1945-1969)								
st-World War	II Civic & Institut	ional Developme	ent (1945-1969))						
ficance					Criterion					
ignificance										
del Desierto v d by Nellie Co	was designed by \ offman. It is also si	William Charles T	anner, who was	simult	aneously wo	orking on the Desert I	nn, and l	built by Alv	ah Hick	s on land that
nal Informat	tion									
riend and for 958. In 1948, wenty-Five's rominence. Th Il figures, mili rnold Palmer;	mer chauffeur of the gate lodge we member did, and ne Committee of T tary, and aviation T. Boone Pickens	Mr. O'Donnell, Kl as converted into continues to, inc wenty-Five has giants. Senator	line became the o a private club, llude some of the hosted presiden loe McCarthy; G	manag The Core e forem ts Eiser eneral	er of the Des mmittee of T lost member nhower, Nixo limmy Dooli	ert Golf Course, which wenty-Five, which co is of the desert comm on, and Ford as well a ttle; aviatrix Jackie Co	n he sup ntinues unity as s educat chran; A	erintended to lease th well as figu ors, actors Ambassado	l for deca e proper ures of n , scientis r Walter	ades until his ty. The ational and sts, corporate Annenberg;
	ficance m Springs be gle-family Re Single-fam ficance t-World War	ficance 1925 m Springs between the Wars (gle-family Residential Develop Single-family Residential Develop ficance 1948 t-World War II Palm Springs (t-World War II Civic & Institut ficance significance significant as the former gate e of oilman Thomas O'Donnell, del Desierto was designed by Video in the properties of the prope	ficance 1925 m Springs between the Wars (1919-1941) gle-family Residential Development (1919-194 Single-family Residential Development (1919-194 ficance 1948 t-World War II Palm Springs (1945-1969) t-World War II Civic & Institutional Development ficance significance significant as the former gate lodge to Ojo delete of oilman Thomas O'Donnell, a Desert Inn regidel Desierto was designed by William Charles Toldel Desierto was designed by William Char	ficance 1925 In Springs between the Wars (1919-1941) Igle-family Residential Development (1919-1941) Igle-family Residential Development (1919-1929) In Single-family Residential Development (1919-1929) It-World War II Palm Springs (1945-1969) It-World War II Civic & Institutional Development (1945-1969) It-World War II Civic & Instituti	ficance 1925 In Springs between the Wars (1919-1941) gle-family Residential Development (1919-1941) Single-family Residential Development (1919-1929) ficance 1948 t-World War II Palm Springs (1945-1969) t-World War II Civic & Institutional Development (1945-1969) ficance significance significant as the former gate lodge to Ojo del Desierto. Ojo del Desier o oliman Thomas O'Donnell, a Desert Inn regular, and his wife Dr. W del Desierto was designed by William Charles Tanner, who was simult by Nellie Coffman. It is also significant as the headquarters of the Content of the Cont	ficance 1925 Criterion In Springs between the Wars (1919-1941) In Springs between the Wars (1919-1941) In Single-family Residential Development (1919-1929) In Single-family Residential Development (1945-1969) In Stance 1948 Criterion In Stance In S	Criterion [1925] Criterion [A/1/1, 3] In Springs between the Wars (1919-1941) Igle-family Residential Development (1919-1941) Isingle-family Residential Development (1919-1929) In Single-family Residential Development (1919-1929) In Criterion [1948] Criterion [A/1/3] It-World War II Palm Springs (1945-1969) It-World War III Civic & Institutional Development (1945-1969) In Criterion [In Criterion [In Criterion In Criterion	ficance 1925 Criterion A/1/1, 3 In Springs between the Wars (1919-1941) In Single-family Residential Development (1919-1929) In Springs (1945-1969) In World War II Palm Springs (1945-1969) In World War II Civic & Institutional Development (1945-1969) In World War II Civic & Institutional Development (1945-1969) In Springs (1945-1969) In World War II Civic & Institutional Development (1945-1969) In W	California Register 3S California Register 3CS	IDIN National Register 3S California Register 3CS Local ficance 1925 Criterion A/1/1, 3 In Springs between the Wars (1919-1941) gle-family Residential Development (1919-1949) ficance 1948 Criterion A/1/3 Interior IP48 Criterion IP48 Interior IP48 Criterion IP48 Criterion IP48 Interior IP48 Criterion IP48 Criterion IP48 Interior IP48 Criterion IP48 C

PREVIOUS SURVEY EVALUATION

3S

2016 Status Code

3CS

Assessor Parcel Number Additional APNs	2016 Status Code 1S 1CS 5S1
513110054	
Address 447 Direction W Prefix St	treet Alejo Suffix Rd
Location 412 W. Tahquitz Canyon Way	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1925 Date from Research
	Date Source
	Architect Tanner, William Charles
	Architect Source Palm Springs Preservation Foundation
	Builder Hicks, Alvah
	Original Owner O'Donnell, Thomas A.
	Other Owner(s)
The standard of the standard o	Milnor, Nathan F.; Palm Springs Desert Museum; Conrad, Dr. Tracy; Marut, Dr. Paul
	Historic Name
	Common Name
	Ojo del Desierto (Eye of the Desert); O'Donnell House
RESOURCE INFORMATION Original Use Single-family residence Storie	es 1
Current Use Single-family residence Tract,	Neighborhood
Resource Attribute HP2. Single family property Locate	ed in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

SURVEY EVALU	<u>JATION</u>						
ric Resources Da	atabase	Yes	HRI Code		2003 Status Code		
19							
LUATION			National Register	1S	California Register	1CS	Local 5S1
Significance				Criterio	n		
2							
Significance				Criterio	n		
Significance				Criterio	n		<u>- </u>
of Significance							
litional Informa	ation						
e most important ISPB-19 and liste Willis Jenney, is o Ojo del Desierto Vellie Coffman. T hield the house f	t projects in P ed in the Natio one of the bes was designed he house was from the sun, a	Palm Springs in the conal Register of Hest examples of the dear Tanner, who is built of reinforce and French doors	e 1920s, including the listoric Places), the we Spanish and Mediter was simultaneously ed concrete, clad in p s open to tiled patios	e revamped Des inter home of oi ranean Revival working on the l laster to resembland a large stond	ert Inn andOjo del Desie man Thomas O'Donnell n Palm Springs. Constru Desert Inn, and built by e adobe, and topped wi e terrace with a comma	erto ("Eye of the D , a Desert Inn reg acted in 1925 on I Alvah Hicks on la th a clay tile roof. ading view over ti	Desert"). Ojo del gular, and his wife Dr. the hillside above the nd that had been Cantilevered wood
	ic Resources Da 19 LUATION Significance Significance Of Significance did not re-evaluate the state of t	dignificance Gignificance Gignificance Gignificance Of Significance In the state of the best of t	Itional Information arles Tanner was an artist and draftsman bases most important projects in Palm Springs in the SPB-19 and listed in the National Register of Holio God Desired was designed by Tanner, who ledlie Coffman. The house was built of reinforce hield the house from the sun, and French doors hield the house from the sun hield the house	ic Resources Database 19 IJATION National Register Significance Sig	ic Resources Database 19 LIATION National Register Significance Criterio Criterio	ic Resources Database Yes HRI Code 2003 Status Code 19 LUATION National Register IS California Register Gignificance Criterion Criterion	ic Resources Database 19 AUATION National Register Criterion Significance Criterion Criterion Significance Criterion Significance Criterion Criterion Significance Criterion Criterion

1CS

1S

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 7R
513351008	
Address 385 Direction Prefix Street	Alta Vista Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1938 Date from Research
	Date Source
	Architect Clark & Frey; Guest house and remodel: Clark & Frey (1950)
	Architect Source Joseph Rosa, Albert Frey, Architect/1983 Survey Form
	Builder Wilson & Sorum
	Original Owner Ludington, Wright Saltus
	Other Owner(s) Benois, Louis; Hamel, Alan; Somers, Suzanne
	Historic Name Ludington Residence
	Common Name Ludington Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/Neig	ghborhood The Mesa
Resource Attribute HP2. Single family property Located in a	
Architectural Style Unknown/not visible	Additional Style
CHARACTER DEFINING FEATURES	
CHARACTER DELINING LEATONES	
CONTROL AND ANTION OF THE CONTROL OF	TOW AS TERMINATIONS
	TOM ALTERATIONS visible from public right-of-way

					<u>20</u>	<u> 16 S</u>	Status Code				7R
PREVIOUS	SURVEY EVALUA	<u>ATION</u>									
City Histor	ic Resources Da	tabase	Yes	HRI Code			2003 Status Code		7R		
HSPB No.				_							
2016 EVAL	UATION		N	ational Register			California Registe	r		Local	7R
Period of S	ignificance	1938			Criteri	on	A/1/3				
Context	Palm Springs be	tween the Wars	(1919-1941)								
Theme	Single-family Re	sidential Develo	pment (1919-19	941)							
Sub-theme	Depressio	n-era Single-fam	ily Residential I	Development (1930-	1941)						
Period of S	ignificance	1950			Criteri	on	C/3/5				
Context	Architectural Sty	rles & Local Prac	titioners								
Theme											
Sub-theme											
Period of S	ignificance				Criteri	on					
Context											
Theme											
Sub-theme											
Statement of Significance											
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The main house may be significant as an example of pre-World War II residential development, representing an important period of growth and development in the city. The 1950 guest house may be significant as the work of prominent local architect Albert Frey. However, the property is not visible from the public right-of-way; therefore, the evaluation could not be completed.											

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy.

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z				
513082018					
Address 190 Direction W Prefix	Street Amado Suffix Rd				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1957 Date from Research				
A MENIE	Date Source				
	Architect				
	Architect Source				
- Line -	Builder				
	Original Owner Other Owner(s)				
	other owner(s)				
	Historic Name				
	Common Name				
	Palm Springs Chamber of Commerce				
RESOURCE INFORMATION Original Use Civic Store	ries 1				
Current Use Civic Trac	ct/Neighborhood				
	ated in a District? District				
Architectural Style Mid-century Modern	Additional Style				
	Number of the second se				
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
	Storefront replaced				

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	7R
HSPB No.			
2016 EVALUATION	National Register	6Z California Register	6Z Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
does not appear eligible for historic des	ignation.	executive example of the	century Modern architecture; therefore, it
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs 508041009	2016 Status Code 7R				
Address 333 Direction E Prefix	Street Amado Suffix Rd				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1970 Date from Research Date Source Architect Victor Gruen Associates Architect Source MidCenturyPalmSprings.com Builder Original Owner Other Owner(s) Historic Name Common Name Palm Springs Main Post Office Building				
RESOURCE INFORMATION Original Use Civic Stories 1 Current Use Civic Tract/Neighborhood Resource Attribute HP14. Government building Located in a District? District					
Architectural Style Mid-century Modern	Additional Style				
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Flat roof Unadorned wall surfaces Concrete wall panels Square plan; compact massing; semi-recessed entrance portico with tapered concrete columns; paired rectangular windows at panel joints					
GENERAL ALTERATIONS Windows replaced - all	CUSTOM ALTERATIONS Storefront windows may have been replaced				

	2016 Status Code 7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 7R
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property was included in the 2014 City of Palm Springs' list of potential histoconstructed outside the period of significance for the 2015 survey update, and the	erefore it was not re-evaluated as part of that effort.
Notes/Additional Information	

Assessor Parcel Number Additional APNs 510130065	2016 Status Code 6Z 6Z 6Z
Address 2630 Direction Prefix Str	eet Anza Suffix Tr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1935 Date from Research
	Date Source CHRD
	Architect Unknown
	Architect Source 1983 DPR form
	Builder Unknown
The sale and the s	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/l	Neighborhood
Resource Attribute HP2. Single family property Located	in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
	CUSTOM ALTERATIONS
	Demolished; new building on property

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs 510140009	2016 Status Code 6Z 6Z 6Z
Address 2715 Direction Prefix Street	et Anza Suffix Tr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1939 Date from Research
- Ste	Date Source
	Architect Unknown
	Architect Source 1983 DPR form
	Builder Unknown
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stories	1
	eighborhood
Resource Attribute HP2. Single family property Located in	n a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
	JSTOM ALTERATIONS
Addition to primary facade, Addition to rear/side facade, Extensively altered, Windows replaced - all	

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Addition	onal APNs	2016 Status Code	6Z	6Z	6Z
510140012					
Address 2733 Direction	Prefix Street	Anza	Suffix	Tr	
Location					
2016 FIELD PHOTO		CONSTRUCTION INFORMATIO	<u>N</u>		
The same of the same of		Date from Tax Assessor 1945	Date fro	om Research	
	Walls Tolland	Date Source			
	THE STATE OF THE S	Architect			
		Architect Source			
		Builder			
	THE SAME	Original Owner			
		Other Owner(s)			
		Historic Name			
		Common Name			
RESOURCE INFORMATION Original Use Single-family residence	Stories	1			
Current Use Single-family residence	Tract/Neig	hborhood			
Resource Attribute HP2. Single family pr	operty Located in a	District? District			
Architectural Style Spanish Colonial Re	evival	Additional Style			
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS	<u>CUS'</u>	FOM ALTERATIONS			
Door (primary) replaced, Windows replaced -		ge door replaced; security grilles	added		

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs 510140013	2016 Status Code 6Z 6Z 6Z				
Address 2805 Direction Prefix Stre	et Anza Suffix Tr				
Location					
2016 FIELD PHOTO	<u>CONSTRUCTION INFORMATION</u>				
	Date from Tax Assessor 1952 Date from Research 1947				
	Date Source 1983 survey form				
	Architect Source				
A WHAT BUILDING					
	Builder				
	Original Owner				
	Other Owner(s)				
	Historic Name				
	Common Name				
RESOURCE INFORMATION Original Use Single-family residence Stories	1				
	eighborhood in a District? District				
Architectural Style	Additional Style				
CHARACTER DEFINING FEATURES					
	USTOM ALTERATIONS				
Unknown/not visible N	ot fully visible from the public right-of-way				

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	5S3
HSPB No.			
2016 EVALUATION	National Register	6Z California Register	6Z Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
appear eligible for historic designation.			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S1				
511032013					
Address 1070 Direction E Prefix	Street Apache Suffix Rd				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1957 Date from Research				
	Date Source				
	Architect Palmer & Krisel				
	Architect Source				
	Builder Alexander Construction Company (Developer)				
	Original Owner				
5070	Other Owner(s)				
	Historic Name				
	Common Name				
	Apache Rd. Alexander House				
RESOURCE INFORMATION					
Original Use Single-family residence Ste	tories 1				
Current Use Single-family residence Tr	ract/Neighborhood Twin Palms Estates				
Resource Attribute HP2. Single family property ✓ Lo	ocated in a District? District Twin Palms Estates				
Architectural Style Mid-century Modern	Additional Style				
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				

201	6 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code 7R
HSPB No. 74	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance Criterio	on
Context	
Theme	
Sub-theme	
Period of Significance Criterio	on Control of the Con
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance Criterio	on
Context	
Theme	
Sub-theme	
Notes/Additional Information	
In addition to its individual designation, this property is a contributor to the potential Twin Pal	ms Estates Historic District. The Twin Palms Estates Historic
District is eligible for listing in the National Register, the California Register, and as a local histo association with residential development in the City of Palm Springs in the postwar era, reflective residential development in Palm Springs by the Alexander Construction Company. It is significated in Mid-century Modern residential architecture designed by prominent architects Palmer & Kriproject.	oric district. It is significant under Criterion A/1/3 for its ing an important period of growth in the city. It is the first ant under Criterion C/3/4,5 as an excellent and intact collection

Assessor I	Parcel Number	Ad	ditional	APNs		2016 Status Code	3S		3CS	5S3
51007000	1	51	007003	<u> </u>						
Address	1750	Direction	S	Prefix	Stre	eet Araby		Suffix	Dr	
Location	Araby to Wes	t, small private	e drive t	o north						
2016 FIEL	.D РНОТО					CONSTRUCTION INFORMATI	ION			
					460	Date from Tax Assessor 196		Date fr	om Research	1960-1961
						Date Source				
					-					
						Architect Berkus, Barry A.				
	¥		-							
	بف ا					Architect Source				
	Marie and					Builder Trudy Richard Con	npany (de	veloper	.)	
The same of the sa						Original Owner				
	4000	-				Other Owner(s)				
-						Historic Name Park Impe	erial Soutl	h		
						Common Name				
						Park Imperial South				
RESOURCE Original U	E INFORMATIO Ise Multi-fam	N nily residence			Stories	1				
Current U	Current Use Multi-family residence Tract/Neighborhood									
Resource	Lesource Attribute HP3. Multiple family property Located in a District? District									
Architectu	Architectural Style Mid-century Modern Additional Style									
CHARACT	CHARACTER DEFINING FEATURES									
	configuration wi		metric fo	orms						
Horizontal	massing									
Expressed	post-and-beam	construction, i	n wood	and steel						
Plaster and	d patterned conc	rete block use	d as exte	erior wall pane	els or accent ma	terials				
Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows										
Clustered r	residential units; rith flat roofs	; square plans;	overha	nging folded p	late roofs; reces	sed flush wood doors (primary) wi	ith sidelig	hts; atta	ached post-and	-beam
<u>GE</u> NERAL	ALTERATIONS				(USTOM ALTERATIONS				
No major a										

PREVIOUS SURVEY EVALUA	<u>.T10N</u>			
City Historic Resources Dat	rabase Yes	HRI Code	2003 Status Code	5S3
HSPB No.				
2016 EVALUATION	Natio	nal Register 3S	California Register	SCS Local 5S3
Period of Significance	1960	Criteri	A/1/3	
Context Post-World War	II Palm Springs (1945-1969)			
Theme Post-World War	II Multi-family Residential Developi	nent (1945-1969)		
Sub-theme				
Period of Significance	1960	Criteri	on C/3/4	
Context Architectural Sty	les & Local Practitioners			
Theme Post-World War	II Modernism			
Sub-theme Mid-centur	y Modern			
Period of Significance		Criteri	on	
Context				
Theme				
Sub-theme				
Statement of Significance				
		ar II multi-family residential	dovolonment representing	the early adoption of the

3CS

3S

2016 Status Code

5S3

Notes/Additional Information

Park Imperial South (1960, B. A. Berkus and Associates) was developed by the Trudy Richards Company (the father and son developer team of Jack Weiss and Rickard L. Weiss). Advertised as a "resort home" in a "country club community," Park Imperial South represented the Trudy Richards Company's venture into condominium development along with its sister Palm Springs development, Park Imperial North. Exclusivity was a hallmark of Park Imperial marketing, emphasizing that the "private garden, swimming pool and lounging areas...may be used only by the owners of the individual residences and their invited guests." As with other developments of the time, the "maintenance free" aspect and "virtually complete hotel service (maid, linen, clean up)" clearly positioned Park Imperial South for the resort home market. Further, the tax benefits of homeownership, "including use for rental income or business purposes," emphasized the economic benefits of such an investment. For the design of Park Imperial South and North, the Weisses turned to young architect Barry Berkus. In Park Imperial South, the architect clustered units in groupings of three or four units around a central landscaped garden. Each two-bedroom+den/twobathroom floor plan was designed for entertaining with a large living room, bar, enclosed private patio, and a garden dining court. Floor to ceiling glass windows and sliding doors looked out to the garden, while clerestory windows allowed for light and privacy. The Mid-century Modern style, post-and-beam units featured long low-lines, folded plate rooflines, and concrete block. In the design, Berkus also incorporated the emerging technology of "stress skin panels" with sheer properties permitting greater expanses of glass to be used. The last of the Park Imperial South units were completed in December of 1961. Architect Barry Alan Berkus (1935-2012) was born in Los Angeles and grew up in Pasadena, where his father ran a furniture store. After graduating from John Muir High School, he briefly studied economics at UC Santa Barbara. However, a lifelong love of drawing led him to transfer to USC's School of Architecture, where he decided to specialize in residential design. While at USC, Berkus worked part time for L.C. Major, a prominent California housing designer. Major offered him a full-time job, but Berkus turned it down, left USC, and opened his own practice at age 21. One of Berkus' first major clients was William Levitt, a real estate developer often called the "Father of American suburbia." During his career, Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the United States, including Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands, and Woodbridge Landing in Irvine.

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3			
	004; 510031005; 510031006; 510031007; 510			
Address 1881 Direction S Prefix	Street Araby Suffix Dr			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1972 Date from Research 1959			
	Date Source			
	Architect Doty, Charles W.			
	Architect Source			
G G Gbaria	Builder			
- 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Original Owner			
	Other Owner(s)			
	Historic Name Coco Cabana			
	Common Name			
	Coco Cabana			
RESOURCE INFORMATION				
	Stories 1			
Current Use Multi-family residence	Fract/Neighborhood			
Resource Attribute HP3. Multiple family property	Located in a District? District			
Architectural Style Mid-century Modern Additional Style				
CHARACTER DEFINING FEATURES				
One-story configuration with simple geometric forms				
Horizontal massing				
Flat roof with wide overhanging eaves and cantilevered canopies				
Unadorned wall surfaces; usually with little or no decorative detailing				
Plaster exterior wall finish				
Clustered organization around shared central garden; irregular plan; si wood doors; wood pergolas	ngle light steel casement windows; slumpstone party walls and exterior chimneys; flush			
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			
Windows replaced - some				

	2016 Status Code	3S 3CS	5S3	
PREVIOUS SURVEY EVALUATION				
City Historic Resources Database HRI Code	2003 Status Co	de		
HSPB No.				
2016 EVALUATION National Register 3S	California Regis	ter 3CS Loca	al 5S3	
Period of Significance 1959	Criterion A/1/3			
Context Post-World War II Palm Springs (1945-1969)				
Theme Post-World War II Commercial Development (1945-1969)				
Sub-theme				
Sub-theme				
Period of Significance 1959	Criterion C/3/4			
Context Architectural Styles & Local Practitioners				
Theme Post-World War II Modernism				
Sub-theme Mid-century Modern				
Period of Significance	Criterion			
Context				
Theme				
Sub-theme				
out theme				
Statement of Significance				
This property is significant as an example of a post-World War II hotel, reflecting the example of Mid-century Modern commercial architecture and the garden apartment the clustered organization around shared central garden with lush landscaping, flat steel casement windows; and slumpstone party walls and exterior chimneys.	type. It reflects design and plan	nning principles from the pe	riod, including	
Notes/Additional Information				
As a result of increased demand for tourist accommodations and housing, post-Wor				
Springs took a variety of forms including garden apartments, large low-rise multi-bu attached townhomes, and attached and semi-attached residences in clusters as small		,	J' 1	
the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the	e postwar period are associa	ted with	
significant architects, designers, or developers. CoCo Cabana (also known as Coco Cabana and Co Co Cabana) was originally constructed by Los Angeles businessman Skipper Baumgarten (1946-2008) in 1959 as a hotel. Baumgarten amassed considerable wealth in the surety bond business. His associated				
companies included Surety Associates Holding Company (of which he was president Baumgarten was also a holder of a number of land investments including the 1983 s				
prison inmates. Coco Cabana consists of 31 units; in plan, the attached units are in a	U-shaped configuration anchor	ed at the southern section o	f the parcel with	
additional attached units at the center of the parcel. Walls for each unit angle slightly walls between the units. All units open onto a lushly landscaped garden area with re	creational facilities including th	ne pool and two tennis court	s. The Mid-	
century Modern-style complex featured six floorplans of two-bedroom/two-bath an windows on the front facades in favor of views towards the interior gardens. Many u				
citrus trees. Palm trees dotted the landscape throughout the property. In 1978, Cocc	Cabana was converted from a			
of Fey's Canyon Estates Realty. CoCo Cabana appears to have functioned as an apart	ment hotel well into the 1980s.			

Assessor Parcel Number Additional APNs 510140016	2016 Status Code 7R
Address 2045 Direction S Prefix Stre	et Araby Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1950 Date from Research c. 1935
	Date Source Visual observation
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Hamshan, Dr. and Mrs. Wes
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	<u> </u>
	eighborhood Araby Tract
	n a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS C	USTOM ALTERATIONS
Unknown/not visible N	ot visible from public right-of-way

PREVIOUS SURVEY EVA	<u>LUATION</u>				
City Historic Resources	Database Yes	HRI Code		2003 Status Code	
HSPB No.					
2016 EVALUATION		National Register		California Register	Local 7R
Period of Significance	1935		Criterion	A/1/3	
Context Palm Spring	between the Wars (1919-1	941)			
Theme Single-family	Residential Development (1	1919-1941)			
Sub-theme Depre	sion-era Single-family Resid	lential Development (1930-1	941)		
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
Period of Significance			Criterion		
Context					1
Theme					
Sub-theme					
Statement of Significan	ce				
Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.					
Notes/Additional Infor	nation				
resorts. In the 1920s, but transform Palm Springs residents and seasonal v resort-related developm collection of early reside 1925, H.W. Otis and Son,	iness tycoons, industrialists, nto an international resort. V sitors started building archit ent for the entertainers and t ntial neighborhoods that dev owners/sub-dividers began	and other wealthy business While the movie stars primar tect-designed estates and dra the neighborhoods where the reloped to accommodate the	men, along with ily stayed at the wing increased wealthy indust growing perma occidental Araby	the Hollywood elite, dis e resort hotels when visit attention to the growin trialists started construc nent settlement. This pro-	rrounding the existing village and the scovered the desert and began to ting Palm Springs, other wealthy g resort town. In addition to the ting their winter homes, the city has a operty is located in the Araby tract. In 1.38-parcel tract of irregularly-shaped

2016 Status Code

7R

Assessor Parcel Number Additional APNs 510232001	2016 Status Code 6Z 6Z 6Z
Address 2223 Direction S Prefix Stree	Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1947 Date from Research
	Date Source
	Architect Unknown
	Architect Source 1983 DPR form
	Builder Unknown
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
	Araby Tract District? District
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
	ISTOM ALTERATIONS
Addition to rear/side facade, Windows replaced - all	

ATION		
tabase Yes HRI Code	2003 Status Code	
National Register	6Z California Register 6Z	Local 6Z
	Criterion	
	Criterion	
	Criterion	
operty has been aftered and therefore does not app	ear engible for designation.	
tion		
ss tycoons, industrialists, and other wealthy busing an international resort. While the movie stars pring started building architect-designed estates and for the entertainers and the neighborhoods where I neighborhoods that developed to accommodate the ners/sub-dividers began marketing and selling "Ou	ssmen, along with the Hollywood elite, discovered the clarily stayed at the resort hotels when visiting Palm Spr drawing increased attention to the growing resort town the wealthy industrialists started constructing their wing growing permanent settlement. This property is located of the contraction of the Palm Springs." The 138-parcel transcriber of the contraction of th	desert and began to ings, other wealthy I haddition to the other homes, the city has a ted in the Araby tract. In
	tion National Register National Register ted during the 2015 survey as part of an update to toperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and the movie stars primars started building architect-designed estates and the neighborhoods where the poperty has been altered and the neighborhoods where the poperty has been altered and the poperty has been altered and the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and therefore does not appoint of the poperty has been altered and the poperty has been altered and the poperty has been altered and the poperty has been altered	National Register 62 California Register 62 Criterion Criterion Criterion Criterion Criterion Criterion

6Z

6Z

2016 Status Code

6Z

Assessor Parcel Number A	dditional APNs	2016 Status Code	7R		
510232020					
Address 2275 Direction	S Prefix Str	reet Araby	Suffix Dr		
Location					
2016 FIELD PHOTO		CONSTRUCTION INFORMATION			
		Date from Tax Assessor 1950	Date from Research 1926		
		Date Source Desert Sun			
		Architect			
No. of the last of		Architect Source			
		Builder			
VI A SANTO		Original Owner			
	2	Other Owner(s)			
	-				
		Historic Name			
		Common Name El Dumpo Adobe			
RESOURCE INFORMATION Original Use Single-family residence	ce Stories	. 1			
Current Use Single-family residence	ce Tract/	Neighborhood Araby Tract			
Resource Attribute HP2. Single fam		l in a District? District			
Architectural Style Adobe Constr	ruction	Additional Style			
CHARACTER DEFINING FEATURES					
Front portion of building may be remna	nt of reported 1926 adobe structure. R	demainder of building is later slumpstone of	onstruction.		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS			

	2016 Status Code 7R					7R		
PREVIOUS	SURVEY EVALUA	<u>ATION</u>						
City Histor	ic Resources Dat	Yes	HRI Code		2003 Status Code	7R		
HSPB No.								
2016 EVAL	UATION		National Register		California Register		Local	7R
Period of S	Period of Significance 1926 Criterion A/1/3							
Context	Palm Springs bet	ween the Wars (1919-19	941)					
Theme	Single-family Res	sidential Development (1	919-1941)					
Sub-theme Single-family Residential Development (1919-1929)								
Period of Significance 1926 Criterion C/3/4								
Context	Architectural Sty	les & Local Practitioners						
Theme	19th Century Me	thods of Construction &	Architectural Styles					
Sub-theme	Adobe Con	struction	· · · · · · · · · · · · · · · · · · ·					
Period of S	ignificance			Criterion				
Context								
Theme								
Sub-theme	!							
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It was constructed in 1926, making it one of the earliest residences in the Araby Tract. Although there appears to be a large addition, the original building is still evident. If it can be confirmed that the property is adobe construction, then due to rarity of the type, it would be eligible for historic designation.						ddition, the		
			e early 1920s on tracts larg	ely concentrated	on land immediately:	surrounding the	e existing vi	llage and the
Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming." The house may represent a rare local example of adobe construction. Adobe construction demonstrates a continuation of indigenous building traditions that were passed down from generation to generation of craftsmen. Adobe construction used locally available resources, and was appropriate for the climate in the Southwest, staying cool in the summer and warm in the winter.								

Assessor Parcel Number Additional APNs	2016 Status Code 5S3				
510241037 Address 2350 Direction S Prefix Stree	t Araby Suffix Dr				
Location Street Street	Suna Di				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1926 Date from Research				
Architect Miller, Lee Architect Source City Historic Resources Database Builder Original Owner Other Owner(s) Marston, Marley Historic Name Giannini-Somavilla					
	Common Name Marston Residence				
RESOURCE INFORMATION Original Use Single-family residence Stories Current Use Single-family residence Tract/Nei	Original Use Single-family residence Stories 1				
Resource Attribute HP2. Single family property Located in					
Architectural Style Ranch	Additional Style				
CHARACTER DEFINING FEATURES					
One-story, L-shaped plan					
Low, horizontal massing with wide façade					
Low-pitched gable roof with open overhanging eaves and clay barrel tiles					
Divided light wood sash windows (picture and casement)					
Wide, covered front porch with stone columns					
Stone walls and retaining wall; horizontal wood siding at gables; interior stone ch	nimney; stone steps, piers, and parapet				
GENERAL ALTERATIONS CU	STOM ALTERATIONS				
No major alterations					

	2016 Status Code 5S3		
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes HRI Code	2003 Status Code		
HSPB No.			
2016 EVALUATION National Register	California Register Local 5S3		
Period of Significance 1926	Criterion A/1/3		
Context Palm Springs between the Wars (1919-1941)			
Theme Single-family Residential Development (1919-1941)			
Sub-theme Single-family Residential Development (1919-1929)			
Period of Significance 1926	Criterion C/3/5		
Context Architectural Styles & Local Practitioners			
Theme			
Sub-theme			
Period of Significance	Criterion		
Context			
Theme			
Sub-theme Sub-theme			
Statement of Significance			
Resource Database). It is significant as an example of pre-World War II residential decity; and as the work of master builder Lee Miller.	evelopment, reflecting an important period of growth and transition in the		
Notes/Additional Information			
Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming." There are stone features on many residences in the neighborhood, including stone walls scattered throughout. This was the first house to be built in Araby Hills. It has been attributed to prominent local building Robert Lee Miller. Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish style through observing existing adobes and pattern books.			

Assessor Parcel Number Additional APNs	2016 Status Code 6L
510270006	
Address 2500 Direction S Prefix	Street Araby Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1930 Date from Research
	Date Source
	Architect Miller, Lee
	Architect Source
	Builder Miller, Lee
	Original Owner
	Other Owner(s)
A STATE OF THE STA	
1000000000000000000000000000000000000	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence S	Stories 1
Current Use Single-family residence T	Tract/Neighborhood Araby Cove
	Located in a District? District
Architectural Style Residential Vernacular	Additional Style
· L	- Additional otyle
CHARACTER DEFINING FEATURES	
Stone walls	
CENEDAL ALTEDATIONS	CUSTOM ALTERATIONS
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Remnant of original stone house

		<u>2016</u>	Status Code	6L
PREVIOUS SURVEY EVALUAT	<u> FION</u>			
City Historic Resources Data	abase HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Registe	r	California Register	Local 6L
Period of Significance	1930	Criterion	A/1/3	
Context Palm Springs betw	ween the Wars (1919-1941)			
Theme Single-family Resi	idential Development (1919-1941)			
Sub-theme Depression	-era Single-family Residential Development (19	930-1941)		
Period of Significance	1930	Criterion	C/3/4, 5	
Context Architectural Style	es & Local Practitioners			
Theme Method of Constru	uction			
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
example of stone construction	the compound of rock houses built by Lee Mille by master builder Lee Miller, reflecting the tra istoric designation of the property; however, th	dition of using local,	found construction material	s. There may not be sufficient
Notes/Additional Information		1 2011		
"Hopi Village" in the 1920s. Tl 1933) were among them. Whe private drive at 2540 S. Araby in 1887. After serving in World Springs, where he worked as a	. Lee Miller owned twenty acres of desert hillsiche distinctive, round stone R. Lee Miller Resider eler resided in the "Araby rock house" well into Drive match historic images of the Miller Resided War I, Miller was trained in civil engineering, a subcontractor, most often working for Alvah Failed trusses in the city's early mansions. With resident the subscendible of the city's early mansions. With resident the city's early mansions.	nce (c. 1925) and stood the late 1930s. Fou lence and the Wheel but ultimately decid licks. Miller was a sk	one "Casa Contenta, Perle Wi ir extant rock structures loca er Martin Residence. Robert led to become a carpenter. In killed woodworker, and desig	neeler Martin" Residence (c. ted at the end of the present-day Lee Miller was born in Hill, Texas 1931, Miller moved to Palm gned many of the

Assessor Parcel Number Additional APNs	2016 Status Code 5S3			
510270022				
Address 2540 Direction S Prefix S	Street Araby Suffix Dr			
Location 2500 S Araby, 2540 S Araby, 2550 S Araby				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1933 Date from Research c.1925-1933			
	Date Source			
三、蒙古斯里里里	Architect Miller, Lee			
	An emicet			
A THE RESERVE TO THE PERSON OF	Architect Source			
	Builder Miller, Lee			
A PARTY OF THE PAR	Original Owner Miller, Lee			
	Other Owner(s)			
	Arthur, Michael; Nahodil, Robert L.			
The second secon	Historic Name Round House; Lee Miller House			
	Common Name			
	Round House			
RESOURCE INFORMATION Original Use Single-family residence Store	ies 1			
Current Use Single-family residence Tract/Neighborhood Araby Cove				
Resource Attribute HP2. Single family property Local	ted in a District? District			
Architectural Style Residential Vernacular Additional Style				
CHARACTER DEFINING FEATURES				
Polygonal plan: stone walls: hipped roof with slav barral tiles: outsrier stone	e chimney; divided light steel sash windows (casement and fixed picture); circular			
accent window; wood plank door	e comminey, arviaca ngite secer sasii windows (casement dha nxea picture), ch'culdi			
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			
	Not fully visible from the public right-of-way; no major alterations visible			

PREVIOUS SURVEY EVALUAT						
City Historic Resources Data	l base Yes	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION		National Register		California Register		Local 5S3
Period of Significance	1925-1933		Criterion	A/1/3		
Context Palm Springs betw	veen the Wars (1919-1941)					
Theme Single-family Resid	dential Development (1919-	1941)				
Sub-theme Single-family	y Residential Development ((1919-1929)				
Period of Significance	1925-1933		Criterion	C/3/4, 5		
Context Architectural Style	es & Local Practitioners					
Theme Method of Constru	ıction					
Sub-theme						
David Actionic			C-dhd		7	
Period of Significance			Criterion			
Context						
Theme Sub-theme						
Statement of Significance						
Resource Database). This evalue example of stone construction						t, aliu as a i al e
Notes/Additional Informatio	n					
Adjacent to the Araby Tract, R. "Hopi Village" in the 1920s. The were among them. Wheeler resdrive at 2540 S. Araby Drive mandfer serving in World War I, M where he worked as a subcontrelaborated exposed wood detained by the same and pattern books.	e distinctive, round stone R. sided in the "Araby rock hou atch historic images of the Miller was trained in civil engractor, most often working f	Lee Miller Residence (c ise" well into the late 19 Miller Residence and the gineering, but ultimately for Alvah Hicks. Miller w	. 1925) and stor 30s. Four extant Wheeler Martin decided to becomes a skilled woo	ne "Casa Contenta, Perl t rock structures locate 1 Residence. Robert Leo 19 ome a carpenter. In 193 1 dworker, and designec	le Wheeler Mart ed at the end of t e Miller was bor 31, Miller moved I many of the	in" Residence (c. 1933) he present-day private n in Hill, Texas in 1887. I to Palm Springs,

sessor Parcel Number Additional APNs <u>2016 Status Code</u>				
510270004				
Address 2550 Direction S Prefix	Street Araby Suffix Dr			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
N. N.	Date from Tax Assessor 1929 Date from Research			
	Date Source			
	Architect Miller, Lee			
	Architect Source Steve Vaught			
经验	Builder Miller, Lee			
	Original Owner			
	Other Owner(s)			
	Levy, David Merritt			
	Historic Name Rock House			
	Common Name			
	Rock House			
RESOURCE INFORMATION				
Original Use Single-family residence Sto	ories 1			
Current Use Single-family residence Tra	act/Neighborhood Araby Cove			
Resource Attribute HP2. Single family property Loc	cated in a District? District			
Architectural Style Residential Vernacular	Additional Style			
CHARACTER DEFINING FEATURES				
Rock walls; flat roofs; steel casement windows				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			
	Remnants of early rock houses			

PREVIOUS SURVEY EVALUA	<u>TION</u>			_	
City Historic Resources Dat	t abase Yes	HRI Code		2003 Status Code	
HSPB No.					
2016 EVALUATION	1	National Register		California Register	Local 5S3
Period of Significance	1929		Criterion	A/1/3	
Context Palm Springs bet	tween the Wars (1919-1941)				
Theme Single-family Res	sidential Development (1919-1	.941)			
Sub-theme Single-fam	ily Residential Development (1	1919-1929)			
Period of Significance	1929		Criterion	C/3/4, 5	
Context Architectural Sty	les & Local Practitioners				
Theme Method of Const.	ruction				
Sub-theme					
Period of Significance			Criterion		
Context			011011011		
Theme					
Sub-theme					
Statement of Significance					-
	ition of using local/found cons		acveropinent, u		ne construction by master builder
Notes/Additional Informat	ion				
"Hopi Village" in the 1920s. 7 1933) were among them. Wh World War I, Miller was train a subcontractor, most often v	The distinctive, round stone R. eeler resided in the "Araby roo	Lee Miller Residence (or the house" well into the mately decided to beco was a skilled woodwor	c. 1925) and storage and storage and storage and designed the carpenter.	ne "Casa Contenta, Perle Wl ert Lee Miller was born in H . In 1931, Miller moved to P ed many of the	lill, Texas in 1887. After serving in alm Springs, where he worked as

Assessor Parcel Number Additional APNs 2016 Statu	is Code 5S3		
508081003 508081702			
Address 210 Direction E Prefix Street Arenas	Suffix Rd		
Location 210-224 E Arenas Rd; 300-302 E Arenas Rd; 305-321 E Arenas Rd			
2016 FIELD PHOTO CONSTRUCTION I	NFORMATION		
Date from Tax Ass	Sessor Date from Research 1966		
Date Source Des	ert Sun 11/14/1966		
Aughitest Wester	, Donald (attributed)		
Artiflect Wexler	, Donaid (attributed)		
Architect Source			
Builder			
Original Owner			
Other Owner(s)			
	[0		
Historic Name Common Name	Save-Way		
RESOURCE INFORMATION Original Use Commercial Stories 1			
Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? Dis	strict		
Architectural Style Mid-century Modern Additional Style	•		
CHARACTER DEFINING FEATURES			
One-story configuration with simple geometric forms			
Horizontal massing			
Flat roof with precast channel slab concrete roof			
Unadorned wall surfaces with no decorative detailing			
Plaster and brick exterior wall panels			
Metal framed storefront			
Grouping of three identically detailed commercial buildings on both sides of E Arenas Road: fronted by	y elevated concrete terraces with concrete planters		
Grouping of three identically detailed commercial buildings on both sides of E Arenas Road; fronted by	y elevated concrete terraces with concrete planters		
Grouping of three identically detailed commercial buildings on both sides of E Arenas Road; fronted by GENERAL ALTERATIONS CUSTOM ALTERATION			

2016 Status Code 5S3
PREVIOUS SURVEY EVALUATION
City Historic Resources Database Yes HRI Code 2003 Status Code
HSPB No.
2016 EVALUATION National Register California Register Local 5S3
Period of Significance 1966 Criterion C/3/4, 5
Context Architectural Styles & Local Practitioners
Theme Post-World War II Modernism
Sub-theme Mid-century Modern
Period of Significance Criterion
Context
Theme
Sub-theme
Period of Significance Criterion
Context
Theme
Sub-theme
Statement of Significance
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as a cluster of Mid-century Modern style commercial buildings designed by prominent local architect Donald Wexler as a cohesive unit. They are significant as a grouping, and exhibit distinctive features including flat roofs with prominent precast channel slab concrete roofs, similar to those employed by Wexler & Harrison at the 1960 Pitt & Rosin building (105 S. Indian Canyon).
Notes/Additional Information
This property is erroneously listed in the City Historic Resources Database as 200 E. Arenas, which is a commercial building that has been altered (not eligible). This evaluation is for the buildings at 210-302 E Arenas Rd; 200 N Indian Canyon Dr; and 305-321 E Arenas Rd. A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. This group of commercial buildings has been attributed to Donald Wexler, but it is not included in the project list in Steel and Shade: The Architecture of Donald Wexler. Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to dev

Assessor Parcel Number Additional APNs 508086002		2016 Status Code	6Z	6Z	6Z
Address 449 Direction E Prefix	Street	Arenas	Suf	ffix Rd	
Location					
2016 FIELD PHOTO		CONSTRUCTION INFORMATI	<u>ON</u>		
* **		Date from Tax Assessor		te from Research	c. 1965
		Date Source Visual observat	ion		
		Architect			
	* 1	Architect Source			
		Builder			
		Original Owner			
		Other Owner(s)			
		Historic Name			
		Common Name Royal Springs Apartments			
		3P 3. P			
RESOURCE INFORMATION Original Use Multi-family residence	Stories	3			
Current Use Multi-family residence		ghborhood			
Resource Attribute HP3. Multiple family property	Located in				
Architectural Style		Additional Style			
		Thurst Style			
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS	<u>CUS</u>	TOM ALTERATIONS			
Windows replaced - all					

PREVIOUS SURVEY EVALUATION	<u>ON</u>	
City Historic Resources Databa	ase Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	r 6Z California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
designation. Notes/Additional Information		or type and it has been altered; therefore, it does not appear eligible for historic

6Z

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
513142003	
Address 200 Direction W Prefix St	reet Arenas Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
1 7 7	Date from Tax Assessor 1947 Date from Research 1951
	Date Source Desert Sun (3/23/1951) Architect Burns, Herbert W. Architect Source Builder Burns, Herbert W. Original Owner Lloyd S. Whaley, Home Investment Company Other Owner(s) Historic Name Common Name
RESOURCE INFORMATION Oviginal Hap Companyiel Stayling	Holiday House Apartments; Chase Hotel
Original Use Commercial Storie	s 2
Current Use Commercial Tract/	Neighborhood Tennis Club
Resource Attribute HP6. 1-3 story commercial building Located	d in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One and two-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces; little or no decorative detailing	
Plaster and stone used as exterior wall panels or accent materials	
Flush-mounted metal frame fixed windows and sliding doors	
Rectangular plan around central patio and pool; shed roof over west (rear) er windows; glass block accent windows; flush wood doors	strance; stone veneer wall panels, piers, and raised planters; steel sash casement
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to upper story, Windows replaced - some	Second story added

PREVIOUS SURVEY EVALUATION						
City Historic Resources Database Yes	HRI Code		2003 Status Code	7R		
HSPB No.						
2016 EVALUATION	National Register		California Register		Local 5S	53
Period of Significance 1951		Criterion	A/1/3			
Context Post-World War II Palm Springs (1945-1969)					
Theme Post-World War II Commercial Development						
Sub-theme						
out theme						
Period of Significance 1951		Criterion	C/3/5			
Context Architectural Styles & Local Practitioners						
Theme						
Sub-theme						
				_		
Period of Significance		Criterion				
Context						
Theme						
Sub-theme						
This property was re-evaluated during the 2015 survey a Resource Database). It is significant as an example of pos the postwar era; it is one of several examples in this area	t-World War II hotel dev	relopment along A	Arenas Road, reflecting	the growth of th		
Notes/Additional Information						
A post-World War II surge of visitors and seasonal reside Springs from this period reflected the acceptance of Modthe need for tourist-oriented buildings for seasonal visito population of permanent residents. The post-World War to accommodate the growing demand. Most lodgings for elements shaping these designs. There is a small enclave 400 W. Arenas Road), the Desert Hills (1955, 601 W. Aren Road, and the Town & Desert Apartments at 370 W. Aren who relocated to Palm Springs after World War II to carry the postwar period. Burns may be best known for his mu Springs homes were published in the Los Angeles Times is (c. 1951).	ernism and expressed a vars, and the need for practil tourism boom prompt visitors remained relative of properties developed has Road), the Village Mas Road (1947; now the yout his design/build walti-family residential des	wide range of Mo ctical daily service det the developmon vely small in scale by Herbert Burns anor (1957, 562 V Hideaway). Herb ork. Burns design igns, including th	dern interpretations as es, such as banks, shops ent of a number of hote s; outdoor spaces to enj s along Arenas Road; th V. Arenas Road; now th ert W. Burns was a Los ted commercial and res e Town & Desert Apart	s it increasingly s s, and gas station els, motels, apart oy the sun, air, a lese include the le Orbit In), all lo Angeles-based o sidential building ments. However	served two pas, for the grament hotels and scenery was four Hundre cated on W. contractor-bass in Palm Spr., several of land.	purposes: rowing s, and inns were key ed (1954, . Arenas puilder prings in his Palm

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
513151039	
Address 239 Direction W Prefix S	Street Arenas Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1928 Date from Research 1928 or earli
The Table	Date Source 1928 Palm Springs Telephone Exchange Directory
	Architect
	Architect Source
	Builder
	Original Owner Pearson, Henry C.
	Other Owner(s)
	Martin, Walter J.
	Historic Name
	Common Name
	Pearson Residence; Arenas Lodge
RESOURCE INFORMATION Original Use Single-family residence Stori	
	t/Neighborhood Tennis Club
Resource Attribute HP2. Single family property Locat	red in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Chimney altered, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all	All windows replaced; security door added

City Historic Resources Dat	
HSPB No.	
2016 EVALUATION	National Register 6Z California Register 6Z Local 6Z
2016 EVALUATION	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Informat	ion
Lodge was originally built as unknown, the main structure Deep Well Ranch. It was Pear foremost authority on India r numerous other books & pan	sly listed on the Citywide Historic Resources Database at 339 W Arenas. The correct address is 239 W Arenas. The former Arenas a private residence for internationally-known expert on India rubber, Henry C. Pearson. Although the date of construction is and original garage appear on the 1929 Sanborn. Pearson first came to Palm Springs in 1920 and purchased the land that became reson who drilled the eponymous deep well at the ranch (at 700 feet) before selling the property. Pearson was considered the rubber and he was responsible for the citation for India rubber in the Encyclopedia Britannica. He was also the author of applies on the subject. Pearson converted his home into the Arenas Lodge at some point during the early 1930s. The Lodge is listed to Sun. B. Pearson had sold the lodge to Walter Martin prior to his death at 78 in 1936. (via Steve Vaught) Arenas Road was known

6Z

2016 Status Code

6Z

6Z

Assessor Parcel	l Number	Additional APNs		2016 Status C	<u>Code</u>	5S1
513141015						
Address 330	Direction	on W Prefix	Stı	reet Arenas		Suffix Rd
Location 330	0-338 W Arenas Rd; 1	75 S Cahuilla Rd				
2016 FIELD PHO	<u>0T0</u>			CONSTRUCTION INFO	ORMATION	
	ALIE AND	on la	7 77 74 75	Date from Tax Assess	sor 1936 (330)	Date from Research
	ent to 200	MARI		Date Source		
				Architect Clark, John	n Porter (330); Co	dy, Harold Bryant (338)
				Architect Source De	esert Sun 6/5/193	36 (330); Desert Sun 3/1/1935 (338)
				Builder		
	- W.S.	1		Original Owner Other Owner(s)	Pole, Reginald (3	38); Crocker, Francis (330)
				Crocker, Francis (338))	
				Historic Name		
				Common Name		
				El Rincon Apartments Tibbet Residence; Casa	(330); Reginald a Cody	Pole Adobe; Lloyd Wright Residence;
RESOURCE INFO	ORMATION Single-family reside	nce	Stories	: 1		
Current Use	Commercial		Tract/	Neighborhood Tenni	is Club	
Resource Attrib	oute HP2. Single f	amily property	Located	l in a District? Distric	ct	
Architectural St	tyle Spanish Co	lonial Revival		Additional Style		
CHARACTER DE	EFINING FEATURES					
GENERAL ALTE	RATIONS			CUSTOM ALTERATIONS		

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUA	<u>TION</u>		
City Historic Resources Data	abase Yes HRI Code	2003 Status Code	
HSPB No. 59			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evalua	te (HPSB-59).		
Notes/Additional Informati	on		
1935. Together, Crocker turne Reginald Pole Adobe, which is well known poet/playwright/ Alla Nazimova. During the cor adobe or merely rented it but an unusual history with the he bricks. Decades later, he woul	duplex apartment structures built for Francis Crocker or ed the combined structures into the El Rincon Apartment is now a part of the Casa Cody Inn complex, was built in 19 (lecturer with many famous friends, some of whom came astruction of the Oasis Hotel, the adobe was taken over by it became known locally from that point forward as the "ouse. As a young man, unknown in the theatrical world, had reside in the adobe after achieving fame in the grand of into his El Rincon Apartments property @ Cahuilla and A	s. 338 W Arenas: One of the oldest extant hou 916 and designed by pioneer architect Harold to visit him at his winter home including Cha y architect Frank Lloyd Wright Jr. It is not clea (Frank Lloyd Wright Adobe." Opera and film s e helped build the house, digging the basement pera and Hollywood. In 1935, the house was p	ses in Palm Springs, the Cody. Reginald Pole was a rles Chaplin and Madame or if Wright owned the tar Lawrence Tibbett had int and mixing adobe for the burchased by Francis

Assessor Parcel Number	Additional APNs	2016 Status Co	<u>de</u>	5S1
513141011				
Address 370 Direct	ction W Prefix	Street Arenas	Suffix	Rd
Location				
2016 FIELD PHOTO		CONSTRUCTION INFO	RMATION	
		Date from Tax Assesso	Date 1947	from Research
		Date Source		
	while	Architect Burns, Herbe	ert W.	
		to a		
		Architect Source CHR	D	
		Builder Burns, Herbe	ert W.	
		Original Owner Bu	urns, Herbert W.	
	PARTIES	Other Owner(s)		
		a a		
The state of the s	2000 A A A A A A A A A A A A A A A A A A	Historic Name		
		Common Name		
		Town & Desert Inn/ The	e Hideaway	
RESOURCE INFORMATION				
Original Use Single-family res	sidence Sto	ries 1		
Current Use Commercial	Tra	act/Neighborhood Tennis	Club	
Resource Attribute HP2. Sing	gle family property Loca	ated in a District? District	t	
Architectural Style Mid-cen	ntury Modern	Additional Style		
CHARACTER DEFINING FEATUR	<u>ES</u>			
GENERAL ALTERATIONS		CUSTOM ALTERATIONS		

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUA	TION		
City Historic Resources Data	abase Yes HRI Code	2003 Status Code	7R
HSPB No. 90			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evalua	te (H3FB-70).		
Notes/Additional Informati	on		
demand. Most lodgings for vis designs. There is a small encla the Desert Hills (1955, 601 W Desert Apartments at 370 W. Springs after World War II to Burns may be best known for	m boom prompted the development of a number of sitors remained relatively small in scale; outdoor spave of properties developed by Herbert Burns along Y. Arenas Road), the Village Manor (1957, 562 W. Arenas Road (1947; now the Hideaway). Herbert W. Carry out his design/build work. Burns designed cothis multi-family residential designs, including the T. Times including the Edith Eddy Ward/Margaret M. V.	aces to enjoy the sun, air, and scenery were Arenas Road; these include the Four Hund enas Road; now the Orbit In), all located on 7. Burns was a Los Angeles-based contracto mmercial and residential buildings in Palm Yown & Desert Apartments. However, sever	e key elements shaping these red (1954, 400 W. Arenas Road), W. Arenas Road, and the Town & r-builder who relocated to Palm Springs in the postwar period. ral of his Palm Springs homes were

Assessor P	arcel Number	Ad	ditiona	l APNs		2016 Status Code	5S3
513470002		508	308600	3; 508086004	4; 508086005; 5	08086006	
Address	400	Direction	W	Prefix	St	reet Arenas	Suffix Rd
Location							
2016 FIELI	<u> РНОТО</u>					CONSTRUCTION INFORMATION	I
						Date from Tax Assessor 1956 Date Source Architect Burns, Herbert W. Architect Source Builder Burns, Herbert W. Original Owner Burns, Herb Other Owner(s) Historic Name The 400 Common Name	Date from Research Dert W.
RESOURCE Original Us Current Us Resource A	e Multi-fam	N nily residence nily residence P3. Multiple far	miler nue	2004	_	The 400 Neighborhood Tennis Club d in a District? District	
Architectu		Mid-century M		perty	Locate	Additional Style	
CHARACTE	R DEFINING FI	EATURES					
	onfiguration wi		netric fo	orms			
Horizontal ı	massing						
Flat roof wi	th wide overhai	nging eaves an	d cantil	evered canop	oies		
Unadorned	wall surfaces; l	ittle or no dec	orative	detailing			
Plaster, brid	ck and stone use	ed as exterior v	wall pan	els or accent	materials		
Flush-mour	nted metal fram	e fixed windov	vs and s	liding doors			
U-shaped pl windows	lan around cent	ral patio garde	en and p	ool; stone acc	cent wall; brick	planters and piers; steel sash windows	and sliding glass doors; glass block accent
GENERAL A	ALTERATIONS					CUSTOM ALTERATIONS	
Windows re	eplaced - some					Some sliding doors have been replaced façades	and security screens added on internal

PREVIOUS	SURVEY EVALUA	TION		2016	Status Code		5S3
·	ic Resources Data		HRI Code		2003 Status Code	7R	
HSPB No.							
2016 EVAL	UATION		National Register		California Register		Local 5S3
Period of S	ignificance	1956		Criterion	A/1/3		
Context	Post-World War I	II Palm Springs (1945-1969	9)				
Theme	Post-World War I	II Commercial Developmen	t (1945-1969)				
Sub-theme							
Period of S	ignificance	1956		Criterion	C/3/4, 5		
Context	Architectural Styl	les & Local Practitioners					
Theme	Post-World War I	II Modernism					
Sub-theme	Mid-centur	y Modern					
Period of S	ignificance			Criterion			
Context							
Theme							
Sub-theme							
Statement	of Significance						
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; and as a good example of Mid-century Modern commercial architecture. It is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.							
	itional Informati				1 4 1.	. 1 1	
Springs from the need for population to accommodelements shado W. Area Road, and the postware th	m this period refler tourist-oriented lof permanent resion date the growing naping these design nas Road), the Des he Town & Desert ted to Palm Spring r period. Burns ma	visitors and seasonal reside cted the acceptance of Mod buildings for seasonal visite dents. The post-World War demand. Most lodgings for ns. There is a small enclave sert Hills (1955, 601 W. Are Apartments at 370 W. Arer gs after World War II to carr by be best known for his mud d in the Los Angeles Times	ernism and expressed a ors, and the need for pra II tourism boom promp visitors remained relati of properties developed nas Road), the Village M nas Road (1947; now the y out his design/build v ulti-family residential de	wide range of Montical daily service the developm vely small in scald by Herbert Burr (1957, 562) Hideaway). Herbork. Burns designs, including the state of the s	odern interpretations a ces, such as banks, shop nent of a number of ho e; outdoor spaces to en as along Arenas Road; t W. Arenas Road; now t bert W. Burns was a Lo ned commercial and re he Town & Desert Apa	as it increasingly ps, and gas stati tels, motels, apa njoy the sun, air, these include the Orbit In), all os Angeles-base esidential buildirtments. Howev	y served two purposes: ons, for the growing artment hotels, and inns , and scenery were key e Four Hundred (1954, located on W. Arenas d contractor-builder ings in Palm Springs in yer, several of his Palm

Assessor Parcel Number Additional APNs		2016 Status Code			7R
513470001					
Address 458 Direction W Prefix	Stree	et Arenas	Suffix	Rd	
Location					
2016 FIELD PHOTO		CONSTRUCTION INFORMATION			
	44	Date from Tax Assessor	Date fr	om Research	1929 or earli
RESOURCE INFORMATION Original Use Single-family residence	Stories	Architect Architect Source Builder Original Owner Other Owner(s) Chaffey, John R. Chaffey Residence Common Name El Poco Lodge; Andalusian Court	Е.	Telephone Exc	change
Current Use Commercial	Tract/Ne	righborhood Tennis Club			
Resource Attribute HP2. Single family property	Located in	n a District? District			
Architectural Style Spanish Colonial Revival		Additional Style			
CHARACTER DEFINING FEATURES Gable roof with clay barrel tiles					
GENERAL ALTERATIONS		ISTOM ALTERATIONS			
Unknown/not visible	No	t visible from public right-of-way			

PREVIOUS SURVEY EVALUATION							
City Historic Resources Dat	abase	HRI Code		2003 Status Code			
HSPB No.							
2016 EVALUATION	N	ational Register		California Register	Local 7R		
Period of Significance	1929		Criterion	A/1/3			
Context Palm Springs bet	ween the Wars (1919-1941)						
Theme Single-family Res	sidential Development (1919-19	941)					
Sub-theme Single-fam	ily Residential Development (19	919-1929)					
Period of Significance			Criterion				
Context							
Theme							
Sub-theme							
Period of Significance			Criterion				
Context							
Theme							
Sub-theme							
Statement of Significance							
This property may be significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city; and for its association with important early pioneer John Chaffey. However it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.							
Notes/Additional Informati							
resorts. In the 1920s, busines transform Palm Springs into a other wealthy residents and s 1930s saw Palm Springs bloss entertain them. The popularit other cities in the United State was originally the residence of two dwellings on the property	ons were recorded in the early is tycoons, industrialists, and oth an international resort. While the teasonal visitors started buildin, som, as increasing numbers of city of Palm Springs with the Depines, and new subdivision develop of pioneer real estate developer y: 458 W Arenas and what is not ided to the property. (via Steve Via	ner wealthy businessme movie stars primarile architect-designed excelebrities made it their ression-proof movie in part resumed in earn John R.E. Chaffey, who we 460 W Arenas. By 1	nen, along with ly stayed at the states and draw r winter weeke Idustry surely nest in the mid o resided in the	the Hollywood elite, discovery resort hotels when visiting Pawing increased attention to the end getaway, and more developrovided more economic stability. Now part of the Andal home from at least 1929 to 19	alm Springs through the 1920s, e growing resort town. The epment sprang up to house and ility for real estate than in most lusian Court Inn, this property 942. The 1929 Sanborn shows		

7R

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
513132017	
Address 529 Direction W Prefix Street	Arenas Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1931 Date from Research c. 1928
DESCUIDCE INFORMATION	Architect Architect Source Builder Original Owner McManus, Pearl and Austin Other Owner(s) Pearson, Humphrey; Linn, Sula E.; Evans, Norris B. Historic Name McManus Guest Cottage Common Name Humphrey Pearson Residence; Sula's Lodge; Arenas Gardens West Hotel; Arenas Gardens
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Commercial Tract/Neig	Tahquitz Park Estates
Resource Attribute HP2. Single family property Located in a	a District? District
Architectural Style Pueblo Revival	Additional Style
CHARACTER DEFINING FEATURES	
H-shaped plan	
Flat roof with undulating parapet	
Plastered chimneys with hoods	
Plaster exterior wall finish with wide expanses of unadorned wall surfaces	
Divided light wood sash windows	
Wood pergola over recessed entrance	
GENERAL ALTERATIONS CUST	TOM ALTERATIONS
Addition to rear/side facade, No major alterations, Windows replaced - some	

PREVIOUS SURVEY EVALUATION						
City Historic Resources Database	Yes HRI Code	2003 Status Code	5S3			
HSPB No.						
0046 77717707		0.110				
2016 EVALUATION	National Register	California Register	Local 5S3			
Period of Significance 1928		Criterion A/1/3				
Context Palm Springs between the	e Wars (1919-1941)					
Theme Single-family Residential	Development (1919-1941)					
Sub-theme Single-family Resid	lential Development (1919-1929)					
Period of Significance		Criterion				
Context						
Theme						
Sub-theme						
Period of Significance		Criterion				
Context						
Theme						
Sub-theme						
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The property represents pre-World War II residential development in Palm Springs, representing an important period of growth and transition in the city. Although it has been altered, it still conveys its historic association and therefore remains eligible for historic designation.						
•						
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired hone, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. This property was built as a speculative house by Pearl and Austin McManus and used as a guest cottage. The McManuses built a number of speculative houses throughout their various subdivisions, and often used them as rental properties before they were sold. In the mid-1930s, the house was occupied by screenwriter Humphrey Pearson who adapted The Ruggles of Red Gap (1935) to the screen. He also wrote the screenplay for Palm Springs (1936), which starred Frances Langford and newcomer David Niven.						

Assessor Parcel Number Additional APNs	2016 Status Code 5S3				
513580062					
Address 544 Direction W Prefix Stre	et Arenas Suffix Rd				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1946 Date from Research 1939 or earli				
	Date Source 1939 Palm Springs City Directory				
THE RESERVE OF THE PARTY OF THE	Architect				
	Architect Source				
	Builder				
	Original Owner				
	Other Owner(s)				
	Outcault, Richard F.				
	Historic Name				
	Common Name				
	Outcault Residence				
RESOURCE INFORMATION Original Use Single-family residence Stories	1				
Current Use Single-family residence Tract/Neighborhood Tahquitz Park Estates					
Resource Attribute HP2. Single family property Located in a District? District					
Architectural Style Ranch	Additional Style Hacienda				
CHARACTER DEFINING FEATURES					
One-story, sprawling, L-shaped plan					
Low, horizontal massing with wide street façade					
Low-pitchedgable roof with open overhanging eaves and clay barrel tiles					
Plaster and board-and-batten siding					
Wide, covered front porch with square plastered piers					
Wood plank shutters, and attic vents in gable ends					
Wood, divided light French doors on porch					
GENERAL ALTERATIONS CO	USTOM ALTERATIONS				
Windows replaced - some					

			<u>2016 S</u>	Status Code		5S3
PREVIOUS SURVEY EVALUAT	<u> </u>					
City Historic Resources Data	abase Yes	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	1	National Register		California Register	Local	5S3
Period of Significance	1939		Criterion	A/1/3		
Context Palm Springs betw	ween the Wars (1919-1941)					
Theme Single-family Resi	idential Development (1919-1	941)				
Sub-theme Depression-	-era Single-family Residential	Development (1930-19	41)			
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city.						

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. Richard F. Outcault Jr. was the son of legendary cartoonist Richard F. Outcault Sr., considered father of the modern comic strip and best remembered for "The Yellow Kid" and "Buster Brown" cartoons. Young Outcault and his sister Mary Jane were the inspiration for the Buster Brown comics. After giving his children a brindle bull terrier named "Tige," the senior Outcault was so amused by their antics he began drawing a cartoon based on them. Outcault Jr. was the model for "Buster Brown," Mary Jane became "Mary Jane" and Tige was "Tige." During the 1930s, Outcault Jr. became an important figure in village life. He formed a partnership with his brother-in-law Frank J. Pershing, relative of another famous figure, Gen. John J. Pershing, and together they built the Town House Apartment-Hotel on Belardo. Outcault was active in civic affairs, serving on the newly-incorporated city's first Planning Commission. He was also a member of the Chamber of Commerce and was a founder of the Palm Springs chapter of the Boy Scouts. His sons, Dick and John, were popular villagers as well with the boys even writing a column for the Desert Sun during their high school years. John Outcault became an architect and was responsible for numerous designs in Palm Desert. (via Steve Vaught)

Assessor Parcel Number Additional APNs	2016 Status Code 5S1			
513580061				
Address 562 Direction W Prefix Stre	et Arenas Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1955 Date from Research			
	Date Source			
A THEORY LAND TO SERVICE AND ADDRESS OF THE PARTY OF THE	Architect Burns, Herbert W.			
	Architect Source			
	Builder			
	Original Owner			
	Other Owner(s)			
	Historic Name Village Manor Hotel			
	Common Name			
	Orbit In			
RESOURCE INFORMATION				
Original Use Commercial Stories	1			
Current Use Commercial Tract/No	Pighborhood Tahquitz Park Estates			
Resource Attribute HP6. 1-3 story commercial building Located i	n a District? District			
Architectural Style Mid-century Modern	Additional Style			
CHARACTER DEFINING FEATURES				
One-story configuration with simple geometric forms				
Horizontal massing				
Flat roof with wide overhanging eaves and cantilevered canopies				
Unadorned wall surfaces; little or no decorative detailing				
Plaster and stone used as exterior wall panels or accent materials				
Flush-mounted metal frame fixed windows and sliding doors				
Overlapping roof planes; canopies supported on clustered posts; wall of vertical	metal louvers over street-facing windows; stone piers and planters			
CENEDAL ALTERATIONS	ICTOM ALTERATIONS			
Addition to rear/side facade	JSTOM ALTERATIONS oncrete block screen wall and metal gate added; bar and metal pergola			
constructed in patio; metal equipment screen added to roof				

<u>20</u>	D16 Status Code 5S1					
PREVIOUS SURVEY EVALUATION						
City Historic Resources Database HRI Code	2003 Status Code					
HSPB No. 95						
2016 EVALUATION National Register	California Register Local 5S1					
Period of Significance 1955 Criter	ion A/1/3					
Context Post-World War II Palm Springs (1945-1969)						
Theme Post-World War II Commercial Development (1945-1969)						
Sub-theme						
Period of Significance 1955 Criter	ion C/3/4, 5					
Context Architectural Styles & Local Practitioners						
Theme Post-World War II Modernism						
Sub-theme Mid-century Modern						
Period of Significance Criter	ion					
Context						
Theme						
Sub-theme						
Statement of Significance						
This property is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; and as a good example of Mid-century Modern commercial architecture. It is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.						
,	e in nonularity. As a result, commercial architecture in Palm					
A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road; these include the Four Hundred (1954, 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951). This property was designated locally in 2016 (HSPB-95).						

Assessor Parcel Number Additional APNs		2016 Status Code			5S3		
513131023							
Address 601 Direction W Prefix	Street	Arenas	Suffix	Rd			
Location							
2016 FIELD PHOTO		CONSTRUCTION INFORMATION					
		Date from Tax Assessor 1955	Date fro	om Research			
25		Architect Burns, Herbert W. Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Desert Hills Hotel					
RESOURCE INFORMATION Original Use Commercial Current Use Commercial Tract/Neighborhood Tahquitz Park Estates Resource Attribute HP6. 1-3 story commercial building Located in a District? District							
Architectural Style HP6. 1-3 story commercial build	g	a District?					
		Additional Style					
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms							
Horizontal massing							
Flat roof with wide overhanging eaves and cantilevered of	anopies						
Wood, plaster, brick and stone used as exterior wall pane	ls or accent materials						
Flush-mounted metal frame fixed windows and sliding de	oors						
U-shaped plan around patio garden and pool; glass block accent windows; brick piers and planters; stone acceent wall; plaster accent wall with battered ends,							
vertical strip windows, and continuous coping/surround	accent windows; brick p	ers and pianters, stone acceent wall; pi	aster acce	nt wan with Da	ittereu enus,		
GENERAL ALTERATIONS	cus	TOM ALTERATIONS					
Windows replaced - some							

	2016 Status Code 5S3					
PREVIOUS SURVEY EVALUATION						
City Historic Resources Database HRI Code	2003 Status Code					
HSPB No.						
2016 EVALUATION National Register	California Register Local 5S3					
Period of Significance 1955	Criterion A/1/3					
Context Post-World War II Palm Springs (1945-1969)						
Theme Post-World War II Commercial Development (1945-1969)						
Sub-theme						
Period of Significance 1955	Criterion C/3/4, 5					
Context Architectural Styles & Local Practitioners	GREETON (4/3/1/3					
Theme Post-World War II Modernism						
Sub-theme Mid-century Modern						
ina contary riodoin						
Period of Significance	Criterion					
Context						
Theme						
Sub-theme						
Statement of Significance						
This property is significant as an example of post-World War II hotel development along Arenas Road, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.						
Notes/Additional Information						
A post-World War II surge of visitors and seasonal residents coincided with Moc Springs from this period reflected the acceptance of Modernism and expressed at the need for tourist-oriented buildings for seasonal visitors, and the need for prapopulation of permanent residents. The post-World War II tourism boom prompt o accommodate the growing demand. Most lodgings for visitors remained relat elements shaping these designs. There is a small enclave of properties developed 400 W. Arenas Road), the Desert Hills (1955, 601 W. Arenas Road), the Village M. Road, and the Town & Desert Apartments at 370 W. Arenas Road (1947; now the who relocated to Palm Springs after World War II to carry out his design/build with the postwar period. Burns may be best known for his multi-family residential desprings homes were published in the Los Angeles Times including the Edith Edd (c. 1951).	wide range of Modern interpretations as it increasingly served two purposes: actical daily services, such as banks, shops, and gas stations, for the growing oted the development of a number of hotels, motels, apartment hotels, and inns ively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key d by Herbert Burns along Arenas Road; these include the Four Hundred (1954, Manor (1957, 562 W. Arenas Road; now the Orbit In), all located on W. Arenas e Hideaway). Herbert W. Burns was a Los Angeles-based contractor-builder work. Burns designed commercial and residential buildings in Palm Springs in esigns, including the Town & Desert Apartments. However, several of his Palm					

Assessor Parcel Number Additional APNs 507234016	2016 Status Code 6Z 6Z 6Z			
	treet Arquilla Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1944 Date from Research			
	Date Source			
	Architect			
	Architect Source			
The second secon	Builder			
	Original Owner			
	Other Owner(s)			
	Historic Name			
	Common Name			
DECOUDE INFORMATION				
RESOURCE INFORMATION Original Use Single-family residence Storie	es 1			
Current Use Single-family residence Tract,	/Neighborhood La Rambla Tract; Movie Colony East Neighborhood			
Resource Attribute HP2. Single family property Locate	ed in a District? District			
Architectural Style Ranch	Additional Style			
CHARACTER DEFINING FEATURES				
One-story massing				
Low-pitched hipped or gable roof with boxed eaves				
Plaster veneer exterior walls				
GENERAL ALTERATIONS Door (primary) replaced, Unknown/not visible	CUSTOM ALTERATIONS Not fully visible from public right-of-way; solar panels added to street-facing roof;			
Q - 37 - F - 1117 - 1 - 7 - 101 - 10	garage door replaced			

	SURVEY EVALUA	111011								
City Histori	c Resources Da	tabase	Yes	HRI Code		2003	Status Code			
HSPB No.										
2016 EVAL	JATION .		N	ational Register	6Z	Califor	rnia Register	6Z	Local	6Z
Period of Si	gnificance				Criter	rion				
Context										
Theme										
Sub-theme										
Period of Si	gnificance				Criter	rion				
Context										
Theme										
Sub-theme										
Period of Si	gnificance				Criter	rion				
Context	B									
Theme										
Sub-theme										
Statement of	of Significance									
This propert	y was re-evaluat	ted during the 2	2015 survey as pa	art of an update to	the City of Pal	m Springs' l	ist of potential	historic resourc	es (Citywi	de Historic
Resource Da historic desi	tabase). It does i	not appear to b	2015 survey as pa	art of an update to	the City of Pal or type, and it h	m Springs' li	ist of potential e alterations; th	historic resourc nerefore, it does	es (Citywi not appea	de Historic r eligible for
Resource Da historic desi	tabase). It does	not appear to b	2015 survey as page an excellent exa	art of an update to	the City of Pal or type, and it h	m Springs' li	ist of potential e alterations; th	historic resourc	es (Citywi not appea	de Historic r eligible for
Resource Da historic desi	tabase). It does i	not appear to b	2015 survey as pa	art of an update to	the City of Pal or type, and it h	m Springs' li	ist of potential e alterations; th	historic resourc	es (Citywi not appea	de Historic r eligible for
Resource Da historic desi	tabase). It does i	not appear to b	2015 survey as pa	art of an update to	the City of Pal or type, and it h	m Springs' li	ist of potential e alterations; th	historic resourc	es (Citywi not appea	de Historic r eligible for
Resource Da historic desi	tabase). It does i	not appear to b	2015 survey as pa	art of an update to	the City of Pal or type, and it h	m Springs' li	ist of potential e alterations; th	historic resource	es (Citywi not appea	de Historic r eligible for
Resource Da historic desi	tabase). It does i	not appear to b	2015 survey as page an excellent exa	art of an update to	the City of Pal or type, and it h	m Springs' li	ist of potential e alterations; th	historic resourc	es (Citywi not appea	de Historic r eligible for
Resource Da historic desi	tabase). It does i	not appear to b	2015 survey as page an excellent exa	art of an update to	the City of Pal or type, and it h	m Springs' li	ist of potential e alterations; th	historic resource	es (Citywi not appea	de Historic r eligible for
Resource Da historic desi	tabase). It does i	not appear to b	2015 survey as page an excellent exa	art of an update to	o the City of Pal or type, and it h	m Springs' li	ist of potential e alterations; th	historic resource	es (Citywi not appea	de Historic r eligible for
Resource Da historic desi	tabase). It does i	not appear to b	2015 survey as page an excellent exa	art of an update to	o the City of Pal or type, and it h	m Springs' li	ist of potential	historic resource	es (Citywi not appea	de Historic r eligible for
Resource Da historic desi	tabase). It does i	not appear to b	2015 survey as page an excellent exa	art of an update to	o the City of Pal or type, and it h	m Springs' li	ist of potential	historic resource	es (Citywi not appea	de Historic r eligible for

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507510032	
Address 1400 Direction N Prefix Street	et Avenida Caballeros Suffix
Location	
2016 FIELD PHOTO	<u>CONSTRUCTION INFORMATION</u>
	Date from Tax Assessor 1961 Date from Research
	Date Source
	Architect Korver, Otto J.
	Architect Rolver, otto J.
	Architect Source Desert Sun
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
	Church of Jesus Christ of Latter Day Saints
RESOURCE INFORMATION	
Original Use Institutional Stories	1
Current Use Institutional Tract/Ne	eighborhood
Resource Attribute HP16. Religious building Located in	n a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
Cruciform plan; prominent cross gable roof with boxed eaves and angled rake; asymmetrically located primary entrance with double wood doors and sidelights plaster walls, and stone veneer accent wall; steeple with square plan, cement plan	s; attached, flat roofed ancillary building with vertical strip windows, cement
	ISTOM ALTERATIONS
No major alterations	

		2016 Status Code	5S3
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance 1961		Criterion C/3/4	
Context Architectural Styles & Local Pract	itioners		
Theme Post-World War II Modernism			
Sub-theme Mid-century Modern			
Period of Significance		Criterion	
Context		Critcrion	
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
including its prominent gable roof with angled	rakes and stone-veneered accent wal	Is.	
Notes/Additional Information			
A post-World War II surge of visitors and seas Palm Springs' population grew, so did the nee architects, reflected the progressive symbolism	d for civic and institutional buildings. S	Schools, churches, fire stations, and lib	lodernism's rise in popularity. As raries, many designed by local

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3	
511390047		
Address 296 Direction E Prefix Stree	Avenida Granada Suffix	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor Date from Research 1961-1	.967
* *	Date Source	
	Architect Palmer & Krisel	
	Architect Source	
	Builder	
	Original Owner	
	Other Owner(s)	
	Historic Name Canyon View Estates	
	Common Name	
	Canyon View Estates	
RESOURCE INFORMATION Original Use Multiple family property Stories		
Current Use Multiple family property Tract/Nei	ghborhood	
Resource Attribute HP3. Multiple family property Located in	a District? District	
Architectural Style Mid-century Modern	Additional Style	
CHARACTER DEFINING FEATURES		
One -story configuration with simple geometric forms		
Horizontal massing		
Expressed post-and-beam construction		
Variety of rooflines, including flat, low-pitched gable, and folded plate with wide of	overhanging eaves and rakes	
Patterned and perforated concrete block screen walls		
Unadorned wall surfaces; usually with little or no decorative detailing		
Concrete block and stone used as exterior wall panels or accent materials		
Flush-mounted metal frame windows and sliding doors, and clerestory windows		
Flush doors with fixed sidelights		
Attached carports		
The complex consists of attached residential units in clusters of two and four, gro landscaping includes palms trees, pedestrian paths, and ample green space	uped around communal swimming pools and landscaped garden areas;	
GENERAL ALTERATIONS CU:	STOM ALTERATIONS	
	ne unit doors and windows have been replaced, and some carports have verted to garages	been

PREVIOUS SURVEY EVALUA	<u>TTION</u>	
City Historic Resources Dat	abase HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	3S California Register 3CS Local 5S3
Period of Significance	1961-1967	Criterion A/1/3
Context Post-World War	II Palm Springs (1945-1969)	
Theme Post-World War	II Multi-family Residential Development (1945-19	69)
Sub-theme		
Period of Significance	1961-1967	Criterion C/3/4, 5
Context Architectural Styl	les & Local Practitioners	
Theme Post-World War	II Modernism	
Sub-theme Mid-centur	ry Modern	
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
condominium type in a resort		nily residential development, representing the early adoption of the ntury Modern garden apartment designed by prominent architects Palmer &

3CS

3S

2016 Status Code

5S3

Notes/Additional Information

Canyon View Estates was developed by well-known Palm Springs developer Roy Fey of Feybor, Inc. The irregularly-shaped development is bordered by San Jose Road on the north, the north side of Avenida Granada on the south, the west side of Calle Palo Fierro on the east, and Sky View Drive and South Palm Canyon Drive on the west. The 164-unit development was marketed as "Luxurious, carefree desert living in a beautifully-designed country like setting. Condominium living amid park-like gardens, expansive lawns and emerald putting greens." The location near Canyon Country Club in the "fashionable south end" was also a selling point. Fey commissioned prominent architects Palmer & Krisel to design the development, and William Krisel was responsible for the design. Krisel remembers, "[Fey] was, of course, thinking of a multi-story apartment building, but I immediately said I didn't think that was appropriate. I thought phasing from single-family homes to condos should be a gradual step where it really was a single-story building with your own individual front door and your own terrace and parking space, but there would be common recreational facilities." Fey did not advertise the pedigree of his architects, preferring to build his own brand. "Prestige homes for people of prestige, who appreciate the very best. Spacious and fully carpeted, these homes are replete with custom cabinetry, all electric kitchens, private patios, individual carports and services areas—specifically developed by Roy Fey for those that enjoy carefree gracious living among gracious friends." The architect's original choice of materials included varied types of concrete block, stucco and glass. According to Krisel, Fey added stone veneers to the mix at the time of construction. The development was subdivided in six phases starting in 1961, with the first phase being the selfcontained parcel bordered by San Jose Road on the north, Canyon Vista Drive on the south, Sierra Madre Drive on the east and Skyview Drive on the west. The first units were constructed in 1962. This early development would set the architectural agenda for the development but not the planning agenda. The first twenty-eight units were developed in cluster groups of two and four units, however, they were arranged in a typical circular plan with the pool at center and all units facing views of the lushly landscaped grounds. The remaining five phases were developed north to south. This time, however, the units were laid out using an innovative perimeter and cul-de-sac design which offered the opportunity for more units, greater privacy of those units, and a dynamic visual cadence of diagonal vistas within the interior landscaped areas. Each of these five phases/clusters also included their own private pool areas. Three of the additional five phases began in 1963, with phase four in 1964-1965, and a final phase in 1967.

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
508353029	
Address 445 Direction E Prefix	Street Avenida Hokona Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1944 Date from Research
	Date Source
	Architect
	Arcintect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
and the second of the second o	
	Historic Name
	Common Name Shumann Residence
	Shamam Residence
RESOURCE INFORMATION	
Original Use Single-family residence Sto	pries 1
Current Use Single-family residence Tr	act/Neighborhood Palm Highlands
Resource Attribute HP2. Single family property Lo	cated in a District? District
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
One-story, rectangular plan	
Low-pitched gable roofs with clay barrel tiles and open eaves	
Low, horizontal massing with wide street façade	
Plaster veneer exterior walls	
Divided light steel sash windows	
Wide, covered front porch with wood posts	
Brick chimney with clay chimney pot	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Not fully visible from public right-of-way; however, aerial photographs indicate
	that there has been a substantial addition to the rear and side

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 485 Direction E Prefix	Street Avenida Hokona Suffix
Location 1595 S Calle Palo Fierro	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1953 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
Current Use Single-family residence Transcript HP2. Single family property Loc	ories 1 ract/Neighborhood Palm Highlands recated in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS DEMOLISHED

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

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Assessor Parcel Number	Additional APNs	2016 Status Code 6Z	6Z 6Z
508346018			
Address 273 Dir	rection Prefix Stre	eet Avenida Ortega	Suffix
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1945	Date from Research
		Date Source	
The same		Architect	
		Architect Source	
		Builder	
		Original Owner	
III		Other Owner(s)	
, t			
		Historic Name	
		Common Name	
		Vista Del Oro	
RESOURCE INFORMATION			
Original Use Multi-family re	esidence Stories	1	
Current Use Single-family re	esidence Tract/N	Neighborhood Palm Highlands	
Resource Attribute HP3. Mu	ultiple family property Located	in a District? District	
Architectural Style		Additional Style	
CHARACTER DEFINING FEATU	RES		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
altered, Roof cladding replaced (replaced, Windows replaced - so	incompatible material), Wall cladding	Some openings altered	

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

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Assessor Parcel Number Additional APNs	2016 Status Code	7R
507164002		
Address 888 Direction N Prefix Stree	et Avenida Palmas Suffix	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
国民人工。中国人们的发展等级的		1952
二年 (1) 在20 年 (1) 11 11 11 11 11 11 11 11 11 11 11 11 1	Date Source Shulman archive	
	Architect Cody, William F.	
	Architect Source Cody archive	
	Builder	
	Original Owner Perlberg, William	
	Other Owner(s)	
	Historic Name Perlberg Residence	
	Common Name	
	Perlberg Residence	
RESOURCE INFORMATION		
Original Use Single-family residence Stories	1	
Current Use Single-family residence Tract/Ne	Las Hacienditas	
Resource Attribute HP2. Single family property Located in	n a District? District	
Architectural Style Mid-century Modern	Additional Style	
CHARACTER DEFINING FEATURES		
One-story configuration with simple geometric forms		
Horizontal massing		
Expressed post-and-beam construction		
Flat roof with wide overhanging eaves		
Unadorned wall surfaces; usually with little or no decorative detailing		
Plaster exterior wall cladding		
Flush-mounted metal frame fixed windows and sliding doors		
Masonry garden wall; mature landscaping		
GENERAL ALTERATIONS CU	ISTOM ALTERATIONS	
	t visible from the public right-of-way	

2016 Status Code	7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database HRI Code 2003 Status Code	
HSPB No.	
2016 EVALUATION National Register California Register Lo	ocal 7R
Period of Significance 1952 Criterion C/3/4, 5	
Context Architectural Styles & Local Practitioners	
Theme Post-World War II Modernism	
Sub-theme Mid-century Modern	
Period of Significance Criterion	
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance Criterion	
Context	
Theme	
Sub-theme Sub-theme	
This property may be significant as an example of Mid-century Modern residential architecture designed by prominent architect William F. C not fully visible from the public right-of-way; therefore additional information about its integrity is required to complete the evaluation.	ody. However, it is
The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasons population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that affe and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to the "Palm Springs Modernism" or "The Palm Springs School." William F. Cody, FAIA, trained in progressive Modernism at the USC School of Archit graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clumarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody's career included a wide variety of commercial and resident Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (19 Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965. At the Perlberg House, Cody explored flat or gently sloping shed roofs that reduced the dimensions of column and roof structures to a minimum, creating a light profile.	orded architects global design be identified as tecture and ornia firms, e Del Marcos Hotel abhouses at tial projects. e Perlberg 68), and the Palm

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
507163010	
Address 925 Direction N Prefix Street	et Avenida Palmas Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1932 Date from Research c. 1925
	Date Source 1929 Sanborn
ON	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Grill, Ernest
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single family property Stories	1
Current Use Single family property Tract/Ne	eighborhood Las Hacienditas
Resource Attribute HP2. Single family property Located in	n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CI	JSTOM ALTERATIONS
Addition to primary facade, Addition to rear/side facade, Extensively	ot fully visible from public-right-of way; appears substantially altered based on imparison of current aerial photos with 1929 and 1962 Sanborn maps

City Historic Resources Database HRI Code HSPB No. 2016 EVALUATION National Register 6Z California Register 6Z Local 6Z Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Hists Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.
2016 EVALUATION National Register 6Z California Register 6Z Local 6Z Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme
Context Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Criterion Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Histe Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Criterion Criterion Criterion Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme
Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Histor Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme
Context Theme Sub-theme Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Histor Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Theme Sub-theme Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Histor Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Histor Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Histor Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Histor Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Histor Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Histor Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Histor Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this
Notes/Additional Information
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village ar resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residential neighborhoods that the following permanent settlement. Individual examples of the settlement of the following perman

6Z

2016 Status Code

6Z

Assessor Parcel Number	Additional APNs		2016 Status C	<u>ode</u>		5S1
Address 928 Direction	on N Prefix	Street	Avenida Palmas		Suffix	
Location						
2016 FIELD PHOTO			CONSTRUCTION INFO	<u>ORMATION</u>		
3 - 7/4			Date from Tax Assess	sor 1930	Date from Research	
THE RESERVE TO SERVE THE PARTY OF THE PARTY			Date Source			
	- 10 PE		Architect Byers, John	; Neff, Wallace (1959 alterations)	
			Architect Source SV	(Byers); HSPB (1	Neff)	
y y to No		-	Builder			
	- du	1	Original Owner	Nolan, Julian St. J	John; Jordan, Emily Nola	n
			Other Owner(s)			
			Grant, Cary			
			Historic Name			
			Common Name			
			The Cary Grant Estate;	Jordan Estate		
RESOURCE INFORMATION Original Use Single-family reside		Stories	2			
		L				
Current Use Single-family reside		Tract/Neig		acienditas	0.1	
	amily property	✓ Located in a		The Movie	Colony	
Architectural Style			Additional Style			
CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS		<u>CUS</u>	TOM ALTERATIONS			

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	5S3
HSPB No. 75			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-75). Notes/Additional Information			

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3
507154005			
Address 953 Di	irection N Prefix	Street Avenida Palmas	Suffix
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1933	Date from Research 1929
		Date Source Desert Sun 9/27/19	029
		Architect	
	The same of the sa	Architect Source	
353	SOP/AL	Builder	
		Original Owner Sears, Edmun	nd H.
		Other Owner(s)	
		Felice, G.A. & Perrelli, John	
	No. of the last of		
		Historic Name	
		Common Name Sandacre	
		Sandacie	
RESOURCE INFORMATION Original Use Single family p Current Use Single family p		tories 2 ract/Neighborhood Las Hacienditas	
Resource Attribute HP2. Si	ingle family property	ocated in a District? District	
Architectural Style Span	ish Colonial Revival	Additional Style	
CHARACTER DEFINING FEATI	<u>URES</u>		
Asymmetrical façade			
Irregular plan and horizontal m	assing		
Gable roofs with clay barrel tile	s and dentil cornice		
Plaster veneered exterior walls	forming wide, uninterrupted expanses		
Wood-sash casement windows	with divided lights		
Round arched openings			
Balcony with plaster corbels an	d wrought iron railing		
Large estate property; octagona	al tower on primary façade		
GENERAL ALTERATIONS	11 1 107 1	CUSTOM ALTERATIONS	
Addition to rear/side facade, Ga	arage added, Windows replaced - some	Not fully visible from public right-of-way	У

City Historia Description Date			2003 Status Code	
City Historic Resources Datal	nase nai code		2005 Status Code	
HSPB No.				
2016 EVALUATION	National Register		California Register	Local 5S3
Period of Significance	1929	Criterion	A/1/1, 3	
Context Palm Springs betw	veen the Wars (1919-1941)			
Theme Single-family Resid	dential Development (1919-1941)			
Sub-theme Single-family	y Residential Development (1919-1929)			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
fully visible from the public rig	in the winter, helping to cement the village's repu ht-of-way; comparison of aerial photographs and e; garage and pool house added.			
Notes/Additional Informatio	n			
resorts. In the 1920s, business transform Palm Springs into an residents and seasonal visitors resort-related development for collection of early residential n remain scattered throughout the Hacienditas is now part of the a	ns were recorded in the early 1920s on tracts lary tycoons, industrialists, and other wealthy busines international resort. While the movie stars primes started building architect-designed estates and or the entertainers and the neighborhoods where the eighborhoods that developed to accommodate the pre-World War II subdivisions. This property is area known as the "Movie Colony." The "Movie Coentration of Hollywood personages residing in the	ssmen, along with arily stayed at the drawing increased the wealthy industile growing permans located in the Labony" was not a to	the Hollywood elite, dise e resort hotels when visi lattention to the growin trialists started construc- nent settlement. Individ as Hacienditas Tract sub ract development, rather	scovered the desert and began to ting Palm Springs, other wealthy ag resort town. In addition to the cting their winter homes, the city has a ual examples of these early residences divided in 1923 by Dr. J.J. Kocher. Las

Assessor Parcel Number Additional APNs 507155016	2016 Status Code 5S1
Address 982 Direction N Prefix Stre	eet Avenida Palmas Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1930 Date from Research 1927
	Date Source Desert Sun 11/4/1927
	Architect
	Architect Source
	Builder
	Original Owner de Brabant, Marius and Rachael
	Other Owner(s)
The second secon	Hitchner, R.M.; De Otte, Donald
	Historic Name
	Common Name
	Casa Joaquina; Casino House
RESOURCE INFORMATION Original Use Single-family residence Stories	1
	in a District?
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

	2016 Status Code 5S1	
PREVIOUS SURVEY EVALUATION		
City Historic Resources Database Yes HRI Code	2003 Status Code	
HSPB No. 67		
2016 EVALUATION National Register	California Register Local 5S1	
Period of Significance	Criterion	
Context		
Theme		
Sub-theme Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Statement of Significance		
Notes/Additional Information		

Assessor Parcel Number	Additional A	APNs		2016 Status Cod	<u>de</u>			5S3
508352001								
Address 485 Dia	rection E	Prefix	Street	Avenida Palmera		Suffix		
Location								
2016 FIELD PHOTO				CONSTRUCTION INFOR	RMATION			
				Date from Tax Assessor	r 1941	Date from	n Research	1
	A BOOK WAR	100		Date Source				
				Architect				
				Arcinece				
	八角层			Architect Source				
全				Builder				
				Original Owner				
			34	Other Owner(s)				
				Marsh, Ethel; Bruckners,	, William			
				Historic Name				
				Common Name				
RESOURCE INFORMATION Original Use Single-family in	residence	Si	tories	1				
Current Use Single-family 1	rasidanca	т	ract/Naig	hborhood Palm Hi	ighlands			
	ingle family proper		ocated in a					
Architectural Style Spani	ish Colonial Reviva	l		Additional Style				
CHARACTER DEFINING FEATU	<u>URES</u>							
Asymmetrical façade								
Irregular plan and horizontal ma								
Hipped roofs with clay barrel til Plaster veneer and wood siding		g eaves						
Steel-sash casement windows w								
Steel-sasii caseinene windows w	vitii uiviucu iigiits							
One story massing; corner wind	lows; shutters							
Door (primary) replaced				TOM ALTERATIONS Fully visible from public ri	ight-of-wav			
- G				y pasie i	J :			

City Historic Register Substitution National Register Substitution Signature Substitution Superior Substitution Superior Substitution Superior Substitution Superior Substitution Substitu	PREVIOUS SURVEY EVALU	ATION					
Period of Significance 1941	City Historic Resources Da	atabase Yes	HRI Code		2003 Status Code	7R	
Period of Significance	HSPB No.						
Context Falm Springs between the Wars (1919-1941) Sub-theme Depression-era Single-family Residential Development (1930-1941) Period of Significance Criterion Sub-theme Sub-theme Sub-theme Period of Significance Criterion Context Context Period of Significance Criterion Context Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance Criterion Statement of Significance Criterion Criterion Statement of Significance Criterion Criterion Criterion Statement of Significance Criterion Criterion	2016 EVALUATION		National Register		California Register		Local 5S3
Sub-theme Depression-era Single-family Residential Development (1919-1941) Period of Significance	Period of Significance	1941		Criterion	A/1/3		
Sub-theme Depression-era Single-family Residential Development (1930-1941) Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Stab-theme Stab-theme Stab-theme Stab-theme Stab-theme Stab-theme Theme Sub-theme Stab-theme Theme Stab-theme Stab-theme Theme Stab-theme The property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs hor in international resort. While the movie stars primarily stayed at the resort hotels the resort hotels the resort hotels the resort hotels withing Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs bloson, as increasing numbers celebrities made it their winter weedend getaway, and revelopment sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic state than in most other cities in the United States, and new subdivision development presumed in carnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert	Context Palm Springs be	etween the Wars (1919-1941)					
Period of Significance Criterion Sub-theme Period of Significance Criterion Sub-theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood clitic, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palms Springs bloson, as increasing numbers celebrities made it their winter veckend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economet stapality for house and entertain them. The popularity of Palm Springs swith the Depression-proof movie industry surely provided more economet stap all the form to house and entertain them. The popularity of Palm Springs bloson, as increasing numbers celebrities made it their winter veckend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs bloson, as laces and new subdivision development resumed in carnets in the mid-1930s. In 1936, Palm Highlands was developed by Robert	Theme Single-family Re	esidential Development (1919-1	1941)				
Period of Significance Criterion Sub-theme Period of Significance Criterion Sub-theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood clitic, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palms Springs bloson, as increasing numbers celebrities made it their winter veckend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economet stapality for house and entertain them. The popularity of Palm Springs swith the Depression-proof movie industry surely provided more economet stap all the form to house and entertain them. The popularity of Palm Springs bloson, as increasing numbers celebrities made it their winter veckend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs bloson, as laces and new subdivision development resumed in carnets in the mid-1930s. In 1936, Palm Highlands was developed by Robert	Sub-theme Depression	on-era Single-family Residential	Development (1930-1	941)			
Context Period of Significance Context Theme Sub-theme Statement of Significance Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs into an international resort while the movie tasts primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs bioson, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlighlands was developed by Robert	- sp						
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs biosom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert	Period of Significance			Criterion			
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs subdivision development resourced in the mid-ti-1930s. In 1936, Palm Highlands was developed by Robert	Context						
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mitied 1930s. In 1936, Palm Bighlands was developed by Robert	Theme						
Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert	Sub-theme						
Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert							
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Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert	Context						
Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert	Theme						
Notes/Additional Information Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert	Sub-theme						
Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert	Statement of Significance						
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert							
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	resorts. In the 1920s, busine transform Palm Springs into other wealthy residents and 1930s saw Palm Springs blo entertain them. The popular other cities in the United Sta	ess tycoons, industrialists, and o o an international resort. While t d seasonal visitors started buildi ossom, as increasing numbers ce rity of Palm Springs with the De ates, and new subdivision develo	ther wealthy business; the movie stars primar ng architect-designed e elebrities made it their pression-proof movie i ppment resumed in ear	men, along with rily stayed at the estates and dra winter weeken industry surely rnest in the mid	the Hollywood elite, di e resort hotels when vis wing increased attentio d getaway, and more de provided more econom	scovered the deso iting Palm Spring n to the growing a velopment spran ic stability for rea	ert and began to s through the 1920s, resort town. The g up to house and all estate than in most

Assessor Parcel Number Additional APNs 507154001	2016 Status Code 6Z 6Z 6Z
Address 996 Direction N Prefix Str	eet Avenida Palos Verdes Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1933 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
100	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stories	1
Current Use Single-family residenec Tract/I	Neighborhood Las Hacienditas
Resource Attribute	in a District? District The Movie Colony
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Extensively altered	A comparison with the 1962 Sanborn map indicates that the 1933 residence on this property has been demolished.

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	7R
HSPB No.			
2016 EVALUATION	National Register	6Z California Register	6Z Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3		
507163006			
Address 828 Direction N Prefix Street	Avenida Palos Verdes Suffix		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1932 Date from Research		
	Date Source		
The second secon	Architect		
	Architect Source		
	Builder		
	Original Owner Knapp, Isabella (earliest known resident)		
	Other Owner(s)		
	Dodge, Ray and Ada; Becker, Charles E. and Winifred; Post, Troy and Louise.		
	Historic Name		
	Common Name		
RESOURCE INFORMATION Original Use Single family property Stories	2		
Current Use Single family property Tract/Neig	ghborhood Las Hacienditas		
Resource Attribute HP2. Single family property Located in a	a District? District		
Architectural Style Monterey Colonial Revival	Additional Style		
CHARACTER DEFINING FEATURES			
Asymmetrical façade			
One- and two-story height			
L-shaped plan			
Low-pitched side gable roofs withclay tiles			
Brick-veneered exterior walls devoid of surface ornament			
Second-floor covered cantilevered balcony across primary façade, with decorative	e wrought iron supports and railing		
Wood-sash double-hung windows with divided lights			
Louvered wood shutters			
Recessed entrance with paneled wood door and sidelights			

GENERAL ALTERATIONS

Addition to rear/side facade, Garage added, Windows replaced - some

CUSTOM ALTERATIONS

Some windows may have been replaced; wrought iron balcony supports are unusual for the style; additions and alterations noted in 1948 and 1949; possible William Cody addition in 1960

				<u>2016 S</u>	Status Code		5S3
PREVIOUS	SURVEY EVALUA	ATION					
City Histori	ic Resources Dat	tabase	HRI Code		2003 Status Code		
HSPB No.							
HSF D NO.							
2016 EVAL	<u>UATION</u>	:	National Register		California Register	Local	5S3
Period of S	ignificance	1932		Criterion	A/1/3		
Context	Palm Springs bet	tween the Wars (1919-1941)					
Theme	Single-family Res	sidential Development (1919-1	1941)				
Sub-theme	Depression	n-era Single-family Residential	Development (1930-1	1941)			
Period of S	ignificance	1932		Criterion	C/3/4		
Context	Architectural Sty	rles & Local Practitioners					
Theme	Period Revival St	tyles					
Sub-theme	Monterey	Colonial Revival					
Period of S	ignificance			Criterion		1	
	ignificance			Criterion			
Context							
Theme							
Sub-theme							
Statement	of Significance						
This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant as a rare local example of Monterey Colonial Revival-style residential architecture. It exhibits quality of design and distinctive features, including its brick veneered exterior walls, cantilevered balcony with decorative wrought iron supports, and recessed entrance with paneled wood door and sidelights.							

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. The Monterey Colonial Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as more and more Yankee merchants and settlers arrived in Alta California and adapted the Anglo building traditions of the East Coast to local Hispanic customs. As its name implies, the style developed in and around Monterey and combined vernacular adobe construction with elements of American Federal and Greek Revival architecture, including multi-light sliding sash windows, louvered shutters, paneled doors, and Classical details executed in wood. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary facade and sometimes wrapping one or two sides as well. The earliest known owner of this property is Mrs. Isabella Knapp (likely mother to J.B. Knapp of Union Carbide Co.), who lived here in 1939. She used Allison and Allison to build her Bel Air Home in the 1930s (LA Times 3/23/30). In late 1948, Ray and Ada Dodge of Dodge Manufacturing (trophies) purchased the house (Desert Sun 12/3/48). Dodge made additions in 1948 and 1949 (Desert Sun) and an additional sun porch in 1949. Charles Becker (president of Franklin Life Insurance) purchased the home in 1953. There is a 1960 alteration to the property by William Cody noted in the Cody Archive. The house was purchased in 1962 by Louise and Troy Post, a financier.

Assessor Parcel Number Additional APNs	2016 Status Code 7R		
508100024			
Address 1300 Direction E Prefix Str	reet Baristo Suffix Rd		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1975 Date from Research		
	Date Source		
	Architect Sandor, Laszlo		
	Architect Source Desert Sun		
	Builder		
	Original Owner Palm Springs Tennis Center		
	Other Owner(s)		
	Historic Name		
	Common Name		
	Plaza Racquet Club		
RESOURCE INFORMATION			
Original Use Institutional Stories			
Current Use Institutional Tract/	Neighborhood		
Resource Attribute HP39. Other Located	l in a District? District		
Architectural Style Mid-century Modern Additional Style			
CHARACTER DEFINING FEATURES			
One-story configuration with simple geometric forms			
Expressed post-and-beam construction, in wood or steel			
Flat roof			
Glass used as exterior wall panels			
Flush-mounted metal frame fixed floor-to-ceiling windows			
Centralized courtyard			
	CUSTOM ALTERATIONS		
No major alterations			

	2016 Status Code 7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 7R
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property was included in the 2014 City of Palm Springs' list of potential histoconstructed outside the period of significance for the 2015 survey update, and the	erefore it was not re-evaluated as part of that effort.
Notes/Additional Information	

Assessor Parcel Number Additional APNs 513202002	2016 Status Code 5S1
Address 225 Direction W Prefix Stre	eet Baristo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1947 Date from Research
	Date Source
	Architect Cody, William F.
	Architect Source
production of the second secon	Builder
	Original Owner
	Other Owner(s)
A Company of the state of the s	Historic Name
	Common Name Del Marcos Hotel
	Del Marcos Hotel
RESOURCE INFORMATION Original Use Commercial Stories	2
Current Use Commercial Tract/N	Tennis Club
Resource Attribute HP5. Hotel/motel Located	in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS C	SUSTOM ALTERATIONS

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code 5S3
HSPB No. 78	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	Citerion
Theme	
Sub-theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Designated, did not re-evaluate (HSPB-78).	
Notes / Additional Information	
Notes/Additional Information In 1949 the hotel earned Cody a Creative Mention award from the Southern California (Cody) and the Southern California (Cody) are considered to the Cody (Cody) and the Cody (Cody) are considered to the Cody (Cody) and the Cody (Cody) are considered to the Cody (Cody) and the Cody (Cody) are considered to the Cody (Cody) and the Cody (Cody) are considered to the Cody (Cody) and the Cody (Cody) are considered to the Cody (Cody) and the Cody (Cody) are considered to the Cody (Cody) and the Cody (Cody) are considered to the Cody (Cody) are considered to the Cody (Cody) and the Cody (Cody) are considered to the Cody (Co	ornia Chapter of the American Institute of Architects as an example of new
resort hotel architecture.	•

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z			
Address 378 Direction W Prefix S	Street Baristo Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1937 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name			
Common Name Fire Brick House RESOURCE INFORMATION Original Use Single-family residence Stories Current Use Tract/Neighborhood Tennis Club Resource Attribute HP2. Single family property Located in a District? District				
Architectural Style	Additional Style			
CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Demolished			

PREVIOUS SURVEY EVALUATIO	<u>N</u>		
City Historic Resources Databas	se Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register 6Z	California Register 6Z Local 6Z	
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context	,		
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			
This was noted as the "Fire Brick House" that stood at 240 S. Lugo.	House" on the City list. The house at 378 W Baristo (per Steve Vaught) Baristo Rd was known as Lime S	was of stone construction; perhaps the "Fire Brick House" was the "House street until 1930.	ollow

6Z

6Z

Assessor Parcel Number	Additional APNs	2	2016 Status Code		5S3
513131020	513131021; 513131022	; 513181023; 513580066			
Address 701	Direction W Prefix	Street Baristo)	Suffix	Rd
Location					
2016 FIELD PHOTO		CONSTR	RUCTION INFORMATI	<u>ION</u>	
		Date Son Architect Architect Builder Original Other O Chaddict Historic Common	1964 - work includ homes) ct Source Steve Vaug l Owner McManu wner(s) k, Harry	; Jones & William les bungalows, clu ht; Cody Archives	s; Cody, William F. (1962-abhouse, hotel, additions and
RESOURCE INFORMATION Original Use Commerce		Stories			
Current Use Commerc	cial	Tract/Neighborhoo	Tahquitz Park	x Estates	
Resource Attribute HF	P6. 1-3 story commercial building	Located in a District?	District		
Architectural Style	Mid-century Modern	Additi	onal Style		
CHARACTER DEFINING FEATURES Grouping of buildings and features on W Baristo Rd, Tennis Club Rd, and S. Tahquitz Dr including lounge/dining room (1947, Jones and Williams), restaurant,					
bungalows, hotel, oval swin	nming pool, and tennis courts	as rayana s. ranquitz Di IIICi	anny rounge/ unining it	55m (1717, Jones	, and remains, restaurant,
GENERAL ALTERATIONS		CUSTOM ALT			
Unknown/not visible		Not fully visib	le from public right-of	f-way	

PREVIOUS SURVEY EVAL	<u>UATION</u>			
City Historic Resources I	Yes HRI Code	2003 Status Code	7R	
HSPB No.				
2016 EVALUATION	National Register	California Register	Local 5S3	
Period of Significance	1938-1947	Criterion A/1/3		
Context Palm Springs l	petween the Wars (1919-1941)			
Theme Commercial D	evelopment between the Wars (1919-1941)			
Sub-theme Hotel &	Resort Development			
Period of Significance	1947	Criterion C/3/4, 5		
Context Architectural S	Styles & Local Practitioners			
Theme Post-World W	ar II Modernism			
Sub-theme Mid-cen	tury Modern			
Period of Significance		Criterion		
Context		Criterion		
Theme Sub-theme				
Statement of Significance				
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an important recreational facility established in the pre-World War II era by Pearl McManus. New buildings constructed after World War II are significant as examples of Mid-century Modern architecture by several prominent architects of the period.				
Notes/Additional Inform	ation			
including shops, restauran a Tennis Club at the south 1947 with a design by Paul	nd resorts, the rapid increase in tourism in Palm Sprits, theaters, and office buildings to serve the growing end of town in 1937 on a boulder-strewn hillside at the IR. Williams and A. Quincy Jones, was modeled after anked by palm trees. The buildings were renovated in the IR. November, 1947.	populations of both seasonal and permane ne west end of Baristo Road. The original b n monastery on the Amalfi coast. The club i	ent residents. Pearl McManus opened uilding, altered and expanded in ncluded an elegant oval swimming	

Assessor Parcel Number	Additional APNs	<u>2016 Status Code</u> 553		
510040034	510040032; 510040031; 51004003	0; 510040029; 510040028; 510040027; 510		
Address 1802	Direction S Prefix	Street Barona Suffix Rd		
Location 1802-1876 S	Barona Rd; 1807-1863 Sandcliff Rd; 1800-1886	Sandcliff Rd; 2500-2520 E Morongo Tr		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION		
	Part of the control o	Date from Tax Assessor 1964 Date Source Architect Barton, Sherwin Architect Source Los Angeles Times Builder Original Owner Other Owner(s) Historic Name Garden Villas East Common Name Garden Villas East		
Current Use Multi-far Resource Attribute H	mily residence Stor	ries 1 ct/Neighborhood ated in a District? District Additional Style		
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms				
Horizontal massing	Turn simple geometric forms			
	anging eaves and cantilevered canopies			
Perforated concrete block				
Unadorned wall surfaces with no decorative detailing				
Plaster veneered walls				
Flush-mounted metal frame windows and sliding doors				
Landscaped setbacks with mature olive and palm trees; residential units symmetrically arranged in four clusters around central garden courts with swimming pools				
GENERAL ALTERATIONS		CUSTOM ALTERATIONS		
Windows replaced - some				

		<u>2016</u>	Status Code		5S3
PREVIOUS SURVEY EVA			000000		
City Historic Resources	s Database HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Register		California Register	Loca	1 5S3
Period of Significance	1964	Criterion	A/1/3		
Context Post-World	War II Palm Springs (1945-1969)				
Theme Post-World	War II Multi-family Residential Development (1945-196	9)			
Sub-theme					
Davied of Cianificance		Cuitouiou			
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significan	ice				
This property is significa	nt as a good example of a Mid-century Modern garden a	partment compl	ex, reflecting design and	planning principles fro	m the period.
Notes/Additional Infor	mation				
apartments, large low-ris attached residences in cl the scale of the developm Garden Villas East was dithree or six units per bui southern half of the parc cabanas. Decorative cond privacy patios for residenglobe light posts dotted the original plan and arc signage from the period signage from the period.	demand for housing, post-World War II multi-family resi se multi-building communities (including early condomi lusters as small as two and as many as eight. In virtually nents increased). Numerous examples from the postwar eveloped beginning in 1964. That year, the western half ilding as Garden Villa. Half of the units were arranged in rel. This allowed each two- or three-bedroom unit to ope crete block walls on the street-facing façades contrasted nts and shield the units from parking facilities that were the richly landscaped grounds. In 1966, the eastern parchitecture. 1965 advertisements in the Los Angeles Times at the complex. The units at Garden Villa continued to be estyle that would help buyers "live 10 years longer." A fundamental continued to be stated to the complex of the comple	nium projects), every configurate period are asso of the parcel was circular pattern up into the enwith the volume integrated into el of the tract for sconfirm this me marketed unde	split-level attached town tion, the focus of the designated with significant areas developed with 42 attain on the northern half of closed garden area and operic Mid-century Modern the perimeters of the over Garden Villa was development or the the than ame in Los Angelor that name in Los Angelor	homes, and attached a gn was around the poo chitects, designers, or o ched units clustered in the parcel, and half in ne of two private swim n design of Garden Villa erall plan. Period post a oped as Sandcliff in a do art of Garden Villa, as d es Times ads well into	nd semi- l (or pools as developers. groups of a circle on the uning pools and a and provide and frosted-esign mirroring loes existing 1966. Ads

Assessor Parcel Number	Additional APNs		2016 Status Code	6Z		6Z	6Z
510130003							
Address 1932	Direction S Prefix	Stre	et Barona		Suffix	Rd	
Location							
Location							
2016 FIELD PHOTO			CONSTRUCTION INFORMA	TION			
	A STATE OF THE STA		Date from Tax Assessor 1	945	Date fr	om Research	
# £			Date Source				
		تعلمه	Architect				
			Architect Source				
in the second			Builder				
The second second second	and the same of th		Original Owner				
		3.2	Other Owner(s)				
			Historic Name				
			Common Name				
RESOURCE INFORMATIO	· · · · · · · · · · · · · · · · · · ·						
Original Use Single-fai	mily residence	Stories	1				
	mily residence		eighborhood				
Resource Attribute H	P2. Single family property	Located in	n a District? District				
Architectural Style	Spanish Colonial Revival		Additional Style				
CHARACTER DEFINING F	EATURES						
Addition to primary facado			JSTOM ALTERATIONS				
altered, Wall cladding repla	e, Door (primary) replaced, Extensive aced, Windows replaced - all	сіу					

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
510130028	
Address 1964 Direction S Prefix Stree	et Barona Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1938 Date from Research
	Date Source
THE STATE OF THE S	Architect
	Architect Source
and and	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/No	eighborhood
	n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CO	USTOM ALTERATIONS
Extensively altered, Wall cladding replaced, Windows replaced - all	

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z	6Z 6Z
510130040		
Address 1990 Direction S Prefix Stro	et Barona Suffix	r Rd
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1938 Date	from Research
	Date Source	
F. May Market	Architect	
	Architect Source	
	Builder	
	Original Owner Darling, William S.	
	Other Owner(s)	
	Historic Name	
	Common Name	
	Darling Residence	
RESOURCE INFORMATION		
Original Use Single-family residence Stories	1	
Current Use Single-family residence Tract/N	eighborhood	
Resource Attribute HP2. Single family property Located	n a District? District	
Architectural Style	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS Extensively altered, Wall cladding replaced, Windows replaced - all	USTOM ALTERATIONS	

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number	Additional APNs		2016 Stat	<u>cus Code</u>			5S3
513070010							
Address 301	Direction N Prefix	Street	Belardo		Suffix	Rd	
Location							
2016 FIELD PHOTO			CONSTRUCTION	INFORMATION			
	MANUAL MANUAL		Date from Tax As	ssessor 1927	Date fro	om Research	
			Date Source				
	at Visit in		Architect Tanner Kline (r, William Charles; Golf Course)	O'Donnell,	Captain J.F. Lu	cey, and John
			Architect Source				
			Builder				
P. Comment			Original Owner	O'Donnell, Tho	omas		
			Other Owner(s)				
Eq							
			Historic Name	O'Donnell Golf (Club		
			Common Name Desert Golf Course				
			Descrit don dourse	-			
RESOURCE INFORMATION							
Original Use Commerci	al	Stories	N/A				
Current Use Commerci	al	Tract/Neig	hborhood				
Resource Attribute HP	6. 1-3 story commercial buildin	g Located in a	District? Di	strict			
Architectural Style S	panish Colonial Revival		Additional Style	e			
CHARACTER DEFINING FE	ATURES						
Gable roof with clay barrel t							
Plaster veneered exterior w	alls forming wide, uninterrupte	d expanses					
Gatehouse and clubhouse fla bounded by W Alejo Road o	anking golf course with extensiv n the north; N Belardo Road on	re landscaping includin the east and south, and	g turf fairways and Mt. San Jacinto on	mature trees; golf the west	course reta	ins original co	nfiguration
GENERAL ALTERATIONS		CUS	TOM ALTERATION	<u>NS</u>			
		Club	house not fully visi ographs, golf cours	ble from public rig	ght-of-way; n its genera	according to a	erial es and
		conf	iguration				

PREVIOUS SURVEY EVALUA	<u>TION</u>					_
City Historic Resources Data	abase Yes	HRI Code		2003 Status Code	7R; 5S	
HSPB No.						
2016 EVALUATION	N	lational Register		California Register		Local 5S3
Period of Significance	1927-1954		Criterion	A/1/1, 3		
Context Palm Springs betw	ween the Wars (1919-1941)					
Theme Commercial Deve	elopment between the Wars (19	919-1941)				
Sub-theme Retail & En	tertainment Development					
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
David 1 - 6 Cinnifi			Cultural		7	
Period of Significance			Criterion			
Context						
Theme Sub-theme						
Statement of Significance						
Resource Database). It is signi	ificant as an early golf course in	n Palm Springs associa	ted with promir	nent resident Thomas ()'Donnell.	
Notes/Additional Information	on					
golf course is now situated in for each hole. In 1944, after op 1930s to the 1960s, the Palm the tournament, including Ker members of O'Donnell, including	an who moved to Palm Springs two parcels, in May and Decemperating the golf course for ove Springs Invitational Golf Cham Venturi, Al Geiberger, Gene Liing William and "Mousie" Powolf Course opened to the public	ber 1925. He planned or fifteen years, O'Donr pionship was played a attler, Billy, Butch & Cr ell, Bob and Dolores Ho	and built the go nell organized th t O'Donnell Golf aig Harmon, Han ope, Kirk and Joe	olf course, which includ ne O'Donnell Golf Club o Club. Many highly resp rvie Ward, and George el Douglas, William Hol	es nine holes with as a private, nonp pected former PG, Archer. Many celo	h two tee positions rofit club. From the A Tour Pros played in ebrities were

Assessor Parcel Number	Additional APNs		2016 Status Code	5S1
513082021				
Address 400 Din	irection N Prefix	Street	Belardo	Suffix Rd
Location				
2016 FIELD PHOTO			CONSTRUCTION INFORMATION	
			Date from Tax Assessor 1948	Date from Research
		4.4	Date Source	
T. T.			Architect Clark & Frey	
	PEL	N. T.		
			Architect Source CHRD	
W. F.			Builder	
			Original Owner	
			Other Owner(s)	
			Historic Name	
			Common Name Peggy Ryan's Dance Studio; America	an Legion Post #519
			- 0887 1.7 411 0 2 41100 004410, 111101100	200.001100011012
RESOURCE INFORMATION Original Use Civic		Stories 2)	
Current Use Civic Resource Attribute HP13. 0	Community center/social hall	Tract/Neigl Located in a		
		Located III a		
Architectural Style Mid-o	century Modern		Additional Style	
CHARACTER DEFINING FEATU	<u>URES</u>			
GENERAL ALTERATIONS		CUST	OM ALTERATIONS	

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No. 36			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-36). Notes/Additional Information			

	dditional APNs	2016 Status Code	6Z	6Z	6Z
Address 501 Direction Location	N Prefix Street	Belardo	Suffix	Rd	
2016 FIELD PHOTO		CONSTRUCTION INFORMATIO	<u>N</u>		
		Date from Tax Assessor 1930 Date Source Architect Brewster & Benedict alterations) Architect Source Desert Sun 1 Builder Hicks, Alvah; George, Original Owner Hicks, Alva Other Owner(s) Graham, Ludovica; Glatter, Walte Liberace Historic Name Villa Theres Common Name Alvah Hicks Residence #3; Graham	1/15/1963 Duane (1969- ah er; Fulton, Mur	1970 Liberace	Remodel) and Peg;
RESOURCE INFORMATION Original Use Single-family residence	ce Stories 1	1			
Current Use Single-family residence	ce Tract/Neigh	hborhood Vista Acres			
Resource Attribute HP2. Single far	nily property Located in a	District? District			
Architectural Style Spanish Colo	nial Revival	Additional Style			
CHARACTER DEFINING FEATURES Asymmetrical façade					
Irregular plan and horizontal massing					
Varied gable or hipped roofs with clay l	parrel tiles				
Plaster veneered exterior walls forming	ş wide, uninterrupted expanses				
Wood-sash casement windows, with di	vided lights				
Round arched openings					
Arcades					
Balconies, patios and a tower					

GENERAL ALTERATIONS

Addition to primary facade, Addition to rear/side facade, Chimney added, Chimney altered, Decorative elements added, Door (primary) replaced, Extensively altered, Garage added, Porch altered or enclosed, Wall cladding replaced, Windows replaced - some

CUSTOM ALTERATIONS

Based upon visual observation and comparison between the 1962 Sanborn map and current aerial photos the Hicks house has been extensively altered with additions to the east, south, and west façades; replacement of exterior plaster with smooth cement plaster; and replacement of at least some doors and windows

PREVIOUS SURVEY EVALUA	<u> FION</u>			
City Historic Resources Data	abase Yes	HRI Code	2003 Status Code	7R; 3S
HSPB No.				
2016 EVALUATION	Natio	onal Register 6Z	California Register	6Z Local 6Z
Period of Significance		Crite	erion	
Context				
Theme				
Sub-theme				
Davied of Cignificance		Cuit	nui an	
Period of Significance		Griu	erion	
Context				
Theme				
Sub-theme				
Period of Significance		Crite	erion	
Context				
Theme				
Sub-theme				
Statement of Significance				
Resource Database). This prop	perty has been altered and therefor	e does not appear eligible	for historic designation.	
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential remain scattered throughout the developed Vista Acres, a twen "Villa Theresa" for his wife. The	s tycoons, industrialists, and other on international resort. While the mass started building architect-designed the entertainers and the neighborneighborhoods that developed to a the pre-World War II subdivisions. ty-seven parcel subdivision west of the Hicks family lived here until 193 to purchased the property in 1967.	wealthy businessmen, alon ovie stars primarily stayed ed estates and drawing inc rhoods where the wealthy ccommodate the growing paths property is located in f Palm Canyon Drive along 6. Hicks owned the Palm S	g with the Hollywood elite, at the resort hotels when veased attention to the grovindustrialists started constoermanent settlement. Indivithe Vista Acres tract. In Jan W. Chino Drive. Alvah Hickorings Water Company, and	surrounding the existing village and the discovered the desert and began to visiting Palm Springs, other wealthy wing resort town. In addition to the ructing their winter homes, the city has a vidual examples of these early residences uary 1923, Prescott T. Stevens s built this home in 1930 and called it I was the original developer of the Las c Resources Database at 502 N Belardo.

6Z

2016 Status Code

6Z

Assessor Parcel Number	Additional APNs	2016 Status Code	6Z
Address 502 Direction	n N Prefix Sti	eet Belardo Su	uffix Rd
2016 FIELD PHOTO		CONSTRUCTION INFORMATION Date from Tax Assessor Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Hicks (Alvah & Theresa) Residence	ate from Research
RESOURCE INFORMATION Original Use Single family property	ty Stories	N/A	
Current Use Vacant	Tract/	Neighborhood	
Resource Attribute HP2. Single fa	mily property Located	in a District? District	
Architectural Style		Additional Style	
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	

		2016 Status Code	6Z
PREVIOUS SURVEY EVALUAT	<u>'ION</u>		
City Historic Resources Data	base Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Resource Database). The origin Notes/Additional Information This address was included in the second control of the second control	ne City's Historic Resources Database as the resi	have been demolished. dence of Alvah and Theresa Hicks. However, thi	s address does not appear in the
1962 Sanborn map and there is	s no APN associated with this street address. It a	ppears as though the Hicks residence is not exa	nt, or this address is erroneous.

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z
505323002	
Address 535 Direction N Prefix Street	Belardo Suffix Rd
Location Alternate historic address: 141 W Chino Dr.	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1930 Date from Research 1927
	Date Source Desert Sun, 11/4/1927
	Architect
	Architect Source
	Builder Hicks, Alvah
	Original Owner Hicks, Alvah
	Other Owner(s)
	Kellogg, W.K.; Robey, Floyd S.; Hubler, Grace E.; Naef, Weston J.; Mustacio, Harry
	Historic Name Alvah Hicks Residence #2
	Common Name
	Kellogg Residence #1; Casa Robey
RESOURCE INFORMATION Original Use Single-family residence Stories Current Use Single-family residence Tract/Neighbor	1 Vista Acres
Resource Attribute HP2. Single family property Located in a	
	Additional Code
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
	_
	TOM ALTERATIONS
Extensively altered, Roof cladding replaced (incompatible material), Windows replaced - all	

City Historia Bassynska Date	
City Historic Resources Data	abase Yes HRI Code 2003 Status Code
HSPB No.	
2016 EVALUATION	National Register 6Z California Register 6Z Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
David of Ciavificance	Criterion
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
resource Database). This proj	perty has been altered and therefore does not appear eligible for historic designation.
Notes/Additional Information	ion
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential remain scattered throughout developed Vista Acres, a twen years at the Palm Springs Hist that the house has been substrict the 1940s. Kellogg was of Belardo at 141 West Chino Dr	ons were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the stycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy is started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the or the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens stry-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. There are photographs of this house in its early torical Society including an image of young Harold and Milt Hicks standing in front in the late 1920s. The photographs confirm cantially altered. By 1926, Hicks had sold the house to W.K. Kellogg and his family, who used the house as their winter residence of the famous cereal family of Battle Creek, MI. In the 1930s, Kellogg added to his holdings by building a second house across rive. It still exists but has been incorporated into The Corridor Palm Springs commercial project. The Jean Harlow association with tiated rumor. (via Steve Vaught) Belardo Rd was Palm Ave until 1930.

2016 Status Code

6Z

6Z

Address 599 Direction N Prefix Street Relando Suffix Rd 2016 FIELD PHOTO 2016 FIEL	Assessor Parcel Number Additional APNs			2016 Status Code			7R
CONSTRUCTION INFORMATION	505321004						
CONSTRUCTION INFORMATION Date from Tax Assessor 1930 Date from Research 1938 Date Source California Arts & Architecture, February 1938 Architect Architect Source Builder Original Owner Other Owner(s) Leavitt, R.J.; Chamberlain, Charles G.; Wagner, Emil Historic Name Common Name RESOURCE INFORMATION Tract/Neighborhood Vista Acres Resource Attribute IP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Asymmetrical Incade Irregular plan and horizontal massing Gable roofs with clay harrel tile Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS USEN	Address 591	Direction N Prefix	Stree	t Belardo	Suffi	i x Rd	
Date from Tax Assessor 1930 Date from Research 1938 Date Source California Arts & Architecture, Pebruary 1938 Architect Architect Source Ruider Original Owner Other Owner(s) Leavitt, R.J.; Chamberlain, Charles G.; Wagner, Emil Historic Name Common Name RESOURCE INFORMATION Original Use Single-family residence Tract/Neighborhood Vista Acres Resource Attribute IP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Asymmetrical ficade Irregular plan and horizontal massing Cable roofs with clay harrel tile Plaster veneered exterior walls Exterior plastered chianney with terra cotta hood GENERAL ALTERATIONS Uniform Market Source Pebruary 1938 Date from Tax Assessor 1930 Date from Tax Assessor 1930 Date from Tax Assessor 1930 Date from Research 1938 Architectural Architecture, Pebruary 1938 Architectural California Arts & Architecture, Pebruary 1938 Architectural Style Architectural California Arts & Architecture, Pebruary 1938 Architectural Style Architectural California Arts & Architecture, Pebruary 1938 Architectural Style Tract/Neighborhood Vista Acres Current Use Architectural Style Architect	ocation						
Date Source California Arts & Architecture, February 1938 Architect Architect Source Builder Original Owner Original Owner Original Owner Original Owner Original Owner Original United States Common Name RESOURCE INFORMATION Original Une Single-family residence Tract/Neighborhood Vista Acres Resource Attribute IIP2. Single family property Located in a District Additional Style CHARACTER DETINING FEATURES Asymmetrical façade Irregular plan and horizontal massing Gable roofs with clay barrel tile Plaster veneered exterior walls Exterior plastered chimaey with terra cotta hood GENERAL ALITERATIONS Indicatory not visible CUSTOM ALITERATIONS Indicatory not visible Not fally visible from public right-of-way; comparison of aertal photographs with	2016 FIELD PHOTO			CONSTRUCTION INFORMA	ATION		
Architect Source Builder Original Owner Other Owner(s) Leavitr, R.J.; Chamberlain, Charles G.; Wagner, Emil Historic Name Common Name Historic Name Common Name				Date from Tax Assessor 1	930 Date	from Research	1938
Architect Source Builder Original Owner Other Owner(s) Leavitt, B.J.; Chamberlain, Charles G.; Wagner, Emil Historic Name Common Name Common Name	NA PART			Date Source California Ar	ts & Architecture	e, February 1938	
Architect Source Builder Original Owner Other Owner(s) Leavitt, B.J.; Chamberlain, Charles G.; Wagner, Emil Historic Name Common Name Common Name				Architect			
Builder Original Owner Other Owner(s) Leavitt, B.J.; Chamberlain, Charles G; Wagner, Emil Historic Name Common Name Historic Name Common Name							
Original Owner Other Owner(s) Leavitt, B.J.; Chamberlain, Charles G.; Wagner, Emil Historic Name Common Name Common Name				Architect Source			
Other Owner(s) Leavitt, B.J.; Chambertain, Charles G.; Wagner, Emil Historic Name Common Name Common Name Common Name	A FE WAR		225	Builder			
Leavitt, B.J.; Chamberlain, Charles G.; Wagner, Emil Historic Name Common Name				Original Owner			
RESOURCE INFORMATION Original Use Single-family residence Stories Current Use Single-family residence Tract/Neighborhood Vista Acres Resource Attribute HP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Asymmetrical façade Irregular plan and horizontal massing Gable roofs with clay barrel tile Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible Not fully visible from public right-of-way; comparison of aerial photographs with				Other Owner(s)			
Common Name RESOURCE INFORMATION Original Use Single-family residence Stories Current Use Single-family residence Tract/Neighborhood Vista Acres Resource Attribute HP2. Single family property Located in a District District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Asymmetrical façade Irregular plan and horizontal massing Gable roofs with clay barrel tile Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible Not fully visible from public right-of-way; comparison of aerial photographs with				Leavitt, B.J.; Chamberlain, C	harles G.; Wagne	r, Emil	
Common Name RESOURCE INFORMATION Original Use Single-family residence Stories Current Use Single-family residence Tract/Neighborhood Vista Acres Resource Attribute HP2. Single family property Located in a District District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Asymmetrical façade Irregular plan and horizontal massing Gable roofs with clay barrel tile Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible Not fully visible from public right-of-way; comparison of aerial photographs with				Historic Name			
Original Use Single-family residence Stories				Common Name			
Original Use Single-family residence Stories							
Original Use Single-family residence Stories	DECOVER WEADOWATTON	,					
Resource Attribute HP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Asymmetrical façade Irregular plan and horizontal massing Gable roofs with clay barrel tile Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible Not fully visible from public right-of-way; comparison of aerial photographs with	Original Use Single-fam	ily residence	Stories				
Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Asymmetrical façade Irregular plan and horizontal massing Gable roofs with clay barrel tile Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible Unknown/not visible Additional Style Additional Style CHARACTER DEFINING FEATURES Additional Style	Current Use Single-fam	nily residence	Tract/Ne	ighborhood Vista Acres	3		
CHARACTER DEFINING FEATURES Asymmetrical façade Irregular plan and horizontal massing Gable roofs with clay barrel tile Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with	Resource Attribute HP2	2. Single family property	Located in	a District? District			
Asymmetrical façade Irregular plan and horizontal massing Gable roofs with clay barrel tile Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with	Architectural Style S _I	panish Colonial Revival		Additional Style			
Irregular plan and horizontal massing Gable roofs with clay barrel tile Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with	CHARACTER DEFINING FEA	ATURES					
Gable roofs with clay barrel tile Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with	Asymmetrical façade						
Plaster veneered exterior walls Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with							
Exterior plastered chimney with terra cotta hood GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with							
GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with	Plaster veneered exterior wa	alls					
GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with							
GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with							
GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with							
GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with							
GENERAL ALTERATIONS Unknown/not visible CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photographs with							
Unknown/not visible Not fully visible from public right-of-way; comparison of aerial photographs with	Exterior plastered chimney	with terra cotta hood					
Unknown/not visible Not fully visible from public right-of-way; comparison of aerial photographs with	GENERAL ALTERATIONS		CII	STOM ALTERATIONS			
			No	t fully visible from public right	t-of-way; compar	ison of aerial pho	tographs with

		2016 Status Code	7R				
PREVIOUS SURVEY EVALUATION							
City Historic Resources Database	Yes HRI Code	2003 Status Code					
HSPB No.							
2016 EVALUATION	National Register	California Register	Local 7R				
Period of Significance 1930 Criterion A/1/3							
Context Palm Springs between the Wars	(1919-1941)						
Theme Single-family Residential Develo	pment (1919-1941)						
Sub-theme Depression-era Single-fam	Sub-theme Depression-era Single-family Residential Development (1930-1941)						
Period of Significance		Criterion					
Context							
Theme							
Sub-theme							
Period of Significance		Criterion					
Context							
Theme							
Sub-theme							
Statement of Significance							
This property was re-evaluated during the 20 Resource Database). It is significant as an exa transition. It may also be significant as an exa the public right-of-way; therefore, additional	ample of pre-world War II resident ample of Spanish Colonial Revival 1	tial development in Palm Springs, reflecting residential architecture. The majority of th	g an important period of growth and				
Notes/Additional Information							
The first residential subdivisions were record resorts. In the 1920s, business tycoons, industransform Palm Springs into an international residents and seasonal visitors started buildid resort-related development for the entertain collection of early residential neighborhoods remain scattered throughout the pre-World Videveloped Vista Acres, a twenty-seven parcel resources (Citywide Historic Resources Data with 535 Belardo Road starting in 1926. Then been confirmed.	strialists, and other wealthy busine resort. While the movie stars prin ng architect-designed estates and ers and the neighborhoods where that developed to accommodate t War II subdivisions. This property I subdivision west of Palm Canyon base) this property was associated	essmen, along with the Hollywood elite, dis narily stayed at the resort hotels when visi drawing increased attention to the growin the wealthy industrialists started construc- the growing permanent settlement. Individ is located in the Vista Acres tract. In Janua Drive along W. Chino Drive. Per the City of d with Spencer Kellogg. This appears to be	scovered the desert and began to iting Palm Springs, other wealthy ag resort town. In addition to the cting their winter homes, the city has a lual examples of these early residences ry 1923, Prescott T. Stevens f Palm Springs' list of potential incorrect, as Kellogg was associated				

Assessor I	Parcel Number	A	dditiona	APNs			2016 Status Cod	<u>de</u>			5S1
51315201	4	5	13152019)							
Address	261	Direction	S	Prefix		Str	reet Belardo		Suffix	Rd	
Location 231 S Belardo Rd, 261 S Belardo Rd											
2016 FIEL	D PHOTO						CONSTRUCTION INFOR	RMATION			
	146	1	-		7.48	10/15	Date from Tax Assessor		Date fro	om Research	1958
					A		Date Source				
							Architect Frey & Chaml	bers; Cody, W	illiam F. (Alterations 1	952)
					Architect Source						
							Builder				
							Original Owner Far	nning, Louis H	I. (231)		
							Other Owner(s)				
			2	Bullion Control							
THE REAL PROPERTY.							Historic Name				
							Common Name				
							Orchid Tree Properties, I (231)	President Mot	or Inn (26	61), Elidore A	partments
RESOURCI Original U	E INFORMATION Ise Commerci				S	Stories	2				
Current U	se Vacant				7	Γract/	Neighborhood Tennis (Club			
Resource .	Attribute HP	6. 1-3 story	commerc	ial buildir	ıg L	ocated	l in a District? District				
Architectu	ural Style S	panish Colo	nial Reviv	ral			Additional Style				
CHARACT	ER DEFINING FE	ATURES									
GENERAL	ALTERATIONS						CUSTOM ALTERATIONS				

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code 7R; 5S
HSPB No. 72	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Designated, did not re-evaluate (HSPB-72).	
Notes/Additional Information	
The Albert Frey-designed portion of the site (261/263) has been demolished, pe	er comparison of the Sanborn maps and aerial photographs. Belardo Road was
Palm Ave until 1930. (via Steve Vaught)	

Assessor Parcel Number Additional APNs 503202012 513212004	2016 Status Code 5S3
	Street Belardo Suffix Rd
Location 415 S Belardo Rd	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
2010 (11222 1 110 1 0)	Date from Tax Assessor Date from Research 1936 (Town
	Date Source Desert Sun
	Architect Brewster, Benedict & Taylor (Town House); Unknown (Estrella)
THE PARTY OF THE P	Architect Source Desert Sun
	Builder Chamberlain, Charles G.
	Original Owner Pershing, Frank E; Outcault, Richard F. (Town House);
	Other Owner(s) Fischbeck, Harry and Geneva; Gorham, Jack (Estrella)
	Historic Name Town House and Bungalows; La Taquita; Avalon Hotel; E
	Common Name
	Viceroy Hotel
RESOURCE INFORMATION Original Use Commercial Store	ies 1
Current Use Commercial Trac	ct/Neighborhood Tennis Club
_	tted in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Symmetrical façade	
Horizontal massing	
Hipped roofs with clay barrel tiles and overhanging eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash casement windows with divided lights	
Divided light wood French doors	
Covered wood balcony with wood posts and metal railing across primary fa	açade
Two-story main building and seven one-story bungalows arranged around	central garden and pool
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from the public right-of-way

PREVIOUS SURVEY EVA	LUATION						
City Historic Resources	Database Yes HRI Code	2003 Status Code					
HSPB No.							
2016 EVALUATION	National Register	California Register	Local 5S3				
Period of Significance	1936	Criterion A/1/3					
Context Palm Spring	s between the Wars (1919-1941)						
Theme Commercial	Development between the Wars (1919-1941)						
Sub-theme Hotel	& Resort Development						
Period of Significance		Criterion					
Context							
Theme							
Sub-theme							
Period of Significance		Criterion					
Context							
Theme							
Sub-theme							
Statement of Significan	ce						
Many early hotels in Palr from the public right-of-	Resource Database). It is significant as an example of early tourist accommodations in Palm Springs, reflecting the importance of tourism in Palm Springs during the pre-World War II era. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early hotels in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare. It is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation. Aerial maps confirm that buildings from the 1930s are extant on the property.						
Notes/Additional Infor	mation						
In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Broad development patterns in the inter-wars period include the continued emphasis on tourism and tourist-related resources. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings. This entry covers what is now 359-415 S. Belardo Road, which is part of the Viceroy complex. The Town House and Bungalows (359 S. Belardo, c. 1936) was incorrectly identified as 369 S. Belardo Road in the City Historic Resources Database. In 1973, additional units were added to the north of the original property. Comparison of aerial photographs and the 1962 Sanborn map confirm that the original configuration is still intact. The Estrella Villas (413 S Belardo Road, c. 1936) was built by by Harry A. Fischbeck, a pioneer Hollywood cinematographer from 1914 until his retirement in 1940. Perhaps because of Fischbeck's long association with Hollywood, the Estrella Villas had many guests from the film industry including Judy Garland, Bing and Dixie Crosby, and William Darling, among many others. In 1940, Geneva Fischbeck and her son Jack Gorham, the manager of the Estrella Villas, installed a large paddock pool in the center of the court. The Town House and Bungalows and the Estrella Villas are now part of the Viceroy Hotel complex. (via Steve Vaught)							

Assessor l	Parcel Number		Addition	al APNs		2016 Status Code
Address	369	Directio	n S	Prefix	Si	reet Belardo Suffix Rd
Location	359-415 S. B	elardo				
2016 FIEL	D PHOTO					CONSTRUCTION INFORMATION
						Date from Tax Assessor Date from Research
						Date Source
						Architect
						Architect Source
						Builder
						Original Owner
						Other Owner(s)
						Historic Name Town House and Bungalows
						Common Name
						Viceroy
RESOURCE	<u>E INFO</u> RMATIO	N				
Original U	Ise				Storie	s
Current U	se				Tract	/Neighborhood
Resource	Attribute				Locate	d in a District? District
Architectu	ural Style					Additional Style
CHARACT	ER DEFINING F	EATURES				
GENERAL	ALTERATIONS					CUSTOM ALTERATIONS

PREVIOUS SURVEY EVALU	JATION		
City Historic Resources Da		2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Theme Sub-theme			
Sub-theme Statement of Significance The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly idea		
Statement of Significance The Town House and Bunga separate entry that covers v	alows (359 S. Belardo, c. 1936) was incorrectly ider what is now 359-415 S. Belardo Road, which is part		
Sub-theme Statement of Significance The Town House and Bunga separate entry that covers v	alows (359 S. Belardo, c. 1936) was incorrectly iden what is now 359-415 S. Belardo Road, which is part	t of the Viceroy complex. The evaluation i	s in that record.
Statement of Significance The Town House and Bunga separate entry that covers v Notes/Additional Informa The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly ider what is now 359-415 S. Belardo Road, which is part	t of the Viceroy complex. The evaluation i	s in that record. Historic Resources Database. There is a
Statement of Significance The Town House and Bunga separate entry that covers v Notes/Additional Informa The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly idenwhat is now 359-415 S. Belardo Road, which is part ation alows (359 S. Belardo, c. 1936) was incorrectly iden	t of the Viceroy complex. The evaluation i	s in that record. Historic Resources Database. There is a
Statement of Significance The Town House and Bunga separate entry that covers v Notes/Additional Informa The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly idenwhat is now 359-415 S. Belardo Road, which is part ation alows (359 S. Belardo, c. 1936) was incorrectly iden	t of the Viceroy complex. The evaluation i	s in that record. Historic Resources Database. There is a
Statement of Significance The Town House and Bunga separate entry that covers v Notes/Additional Informa The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly idenwhat is now 359-415 S. Belardo Road, which is part ation alows (359 S. Belardo, c. 1936) was incorrectly iden	t of the Viceroy complex. The evaluation i	s in that record. Historic Resources Database. There is a
Statement of Significance The Town House and Bunga separate entry that covers v Notes/Additional Informa The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly idenwhat is now 359-415 S. Belardo Road, which is part ation alows (359 S. Belardo, c. 1936) was incorrectly iden	t of the Viceroy complex. The evaluation i	s in that record. Historic Resources Database. There is a
Statement of Significance The Town House and Bunga separate entry that covers v Notes/Additional Informa The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly idenwhat is now 359-415 S. Belardo Road, which is part ation alows (359 S. Belardo, c. 1936) was incorrectly iden	t of the Viceroy complex. The evaluation i	s in that record. Historic Resources Database. There is a
Statement of Significance The Town House and Bunga separate entry that covers v Notes/Additional Informa The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly idenwhat is now 359-415 S. Belardo Road, which is part ation alows (359 S. Belardo, c. 1936) was incorrectly iden	t of the Viceroy complex. The evaluation i	s in that record. Historic Resources Database. There is a
Statement of Significance The Town House and Bunga separate entry that covers v Notes/Additional Informa The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly idenwhat is now 359-415 S. Belardo Road, which is part ation alows (359 S. Belardo, c. 1936) was incorrectly iden	t of the Viceroy complex. The evaluation i	s in that record. Historic Resources Database. There is a
Statement of Significance The Town House and Bunga separate entry that covers v Notes/Additional Informa The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly idenwhat is now 359-415 S. Belardo Road, which is part ation alows (359 S. Belardo, c. 1936) was incorrectly iden	t of the Viceroy complex. The evaluation i	s in that record. Historic Resources Database. There is a
Statement of Significance The Town House and Bunga separate entry that covers v Notes/Additional Informa The Town House and Bunga	alows (359 S. Belardo, c. 1936) was incorrectly idenwhat is now 359-415 S. Belardo Road, which is part ation alows (359 S. Belardo, c. 1936) was incorrectly iden	t of the Viceroy complex. The evaluation i	s in that record. Historic Resources Database. There is a

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3
502032003	
Address 1897 Direction E Prefix Str	eet Belding Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1959 Date from Research
*	Date Source
	Architect Kaptur, Hugh
	Architect Source
A LABORATOR AND A STATE OF THE	
	Original Owner Kaptur, Hugh M. and Rosemary
A CONTRACTOR OF THE PARTY OF TH	Other Owner(s)
	Historic Name Kaptur Residence Common Name
	Kaptur Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/N	Neighborhood Desert Palms Estates
	in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces with little or no decorative detailing	
Flush-mounted metal frame clerestory windows	
Asymmetrical composition; exposed wood beams and vigas; recessed wood pla	ank door (primary) with sidelight
	CUSTOM ALTERATIONS
Carport altered or enclosed	

PREVIOUS SURVEY EVALUA	ATION .			
City Historic Resources Dat	tabase Yes HRI Code	2003 Statu	s Code 7R	
HSPB No.				
2016 EVALUATION	National Register	3S California R	egister 3CS	Local 5S3
Period of Significance	1959	Criterion C/3/4, 5		
Context Architectural Sty	yles & Local Practitioners			
Theme Post-World War	II Modernism			
Sub-theme Mid-centur	ry Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
	nificant as an example of Mid-century Modern resion of design and distinctive features including its flat indows.			
Notes/Additional Informat				
population, coinciding with the and developers the opportunt trends. These conditions and "Palm Springs Modernism" of toward a degree in engineeri & Harrison. Skilled at free-ha	the peak of Modernism's popularity. This created a nity to explore and develop a wide range of architect the architects' talents led to the development of any "The Palm Springs School." A Detroit native, Huging. After serving in the Marines during the Korean and drawing, he made artist's renderings of building bid large-scale development in Palm Springs, Kaptuetic.	demand for both mass-produce ctural types and ideas, sometim n exceptional group of Modern I h Kaptur, AIA, attended Lawren War, Kaptur moved to Palm Sp gs for Wexler, Albert Frey, and o	d and custom housing es influenced by soph ouildings which later of ce Technical College in rings in 1954. He first other local architects.	s that afforded architects isticated global design came to be identified as in Michigan, working worked briefly for Wexler Beginning in the late

3S

2016 Status Code

3CS

Assessor Parcel Number	Additional APNs		2016 S	tatus Code			5S3
510210012							
Address 2290 Direction	on S Prefix	Street	Bisnaga		Suffix	Ave	
Location							
2016 FIELD PHOTO			CONSTRUCTIO				
Will to the same	武士皇帝,徐		Date from Tax	Assessor 19	925 Date f	rom Research	
N Mark & Breeze	A CONTRACTOR		Date Source				
			Architect Mill	er, Lee			
		1					
	The Company of	11/	Architect Sour	ce City Histo	oric Resources Dat	abase	
			Builder				
		A STATE	Original Owne	er			
	The same		Other Owner(s)			
	The second second		Historic Name	Purcell I	Residence		
			Common Name	e			
			Purcell Residen	ice			
RESOURCE INFORMATION Original Use Single-family reside	ence	Stories	1.5				
Current Use Single-family reside	ance	Tract/Neig	shhorhood	Araby Tract	t		
	family property	Located in a		District			
Architectural Style Residentia	ıl Vernacular		Additional St	tyle			
CHARACTER DEFINING FEATURES							
Simple rectangular form							
Gable and hipped roofs withopen eav	res						
Simple window and door surrounds							
Wood exterior cladding							
Wood shake cladding in gables; wrap	paround novek with simular	wood posts and	iling, hattanad	lactored inte	rior chimners	od double bur-	windows
wood snake clauding in gables; wrap	around porch with simple v	woou posts and ra	ning, battered, p	nastereu milei	rioi ciiiiiiieys; W0	ou uouble liulig	willuows
GENERAL ALTERATIONS		Clic	TOM ALTERATI	IONS			
Porch altered or enclosed, Windows	replaced - some	Som	e windows possi	ibly replaced	or storm windows	installed; Fren	ch doors
		poss	ibly added; porc	n steps, plast	er parapet, and la	nterns added	

<u>PREVIOUS</u>	SURVEY EVALUA	<u>ATION</u>				
City Histor	ic Resources Da	tabase Yes	HRI Code		2003 Status Code	7R; 5S
HSPB No.						
2016 EVAL	UATION		National Register		California Register	Local 5S3
Period of S	ignificance	1925		Criterion	A/1/3	
Context	Palm Springs be	tween the Wars (1919-1	941)			
Theme	Single-family Re	sidential Development (1919-1941)			
Sub-theme	Single-fam	nily Residential Developr	ment (1919-1929)			
Period of S	ignificance	1925		Criterion	C/3/5	
Context	Architectural Sty	yles & Local Practitioners	S			
Theme						
Sub-theme						
Period of S	ignificance			Criterion		
Context						
Theme						
Sub-theme						
Resource Da	atabase). This pro	operty is significant as ar		ır II residential de		istoric resources (Citywide Historic ngs, reflecting an important period of
•	itional Informat					
resorts. In the transform Presidents are resort-relation of 1925, H.W. lots were in World War a subcontra	the 1920s, business and seasonal visito and seasonal visito and development of fearly residential Otis and Son, own thended for the de I, Miller was train actor, most often v	ss tycoons, industrialists an international resort. Yors started building archifor the entertainers and I leighborhoods that devices/sub-dividers began evelopment of a communied in civil engineering, I working for Alvah Hicks.	, and other wealthy busine While the movie stars prim tect-designed estates and othe neighborhoods where to accommodate the marketing and selling "Outify that was "artistic and clout ultimately decided to be	ssmen, along with arily stayed at the drawing increased the wealthy indus he growing perma r Occidental Arab harming." Robert ecome a carpente vorker, and design	the Hollywood elite, die resort hotels when visil attention to the growin trialists started construction to the settlement. This property at Palm Springs." The Lee Miller was born in Fr. In 1931, Miller moved and many of the elabora	arrounding the existing village and the scovered the desert and began to iting Palm Springs, other wealthy no resort town. In addition to the cting their winter homes, the city has a roperty is located in the Araby tract. In 138-parcel tract of irregularly-shaped Itill, Texas in 1887. After serving in 1 to Palm Springs, where he worked as ted exposed wood detailed trusses in I pattern books.

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3
507221010			
Address 1014 Direction	on E Prefix S	Street Buena Vista	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1936	Date from Research
		Date Source	
		Architect	
# M-	if a distance of the	TH CHICCLE	
		Architect Source	
		Builder	
		Original Owner Goodman, Gro	ver S.
		Other Owner(s)	
	4-	Hope, Bob and Dolores	
		Historic Name	
		Common Name	
		Hope Residence (I)	
RESOURCE INFORMATION			
Original Use Single-family reside	ence Stori	ies 1	
Current Use Single-family reside	ence Trac	t/Neighborhood La Rambla Tract; Mo	ovie Colony East Neighborhood
Resource Attribute HP2. Single fa	amily property Locat	ted in a District? District	
Architectural Style Spanish Co	olonial Revival	Additional Style	
CHARACTER DEFINING FEATURES			
Asymmetrical façade			
Rectangular plan and horizontal mass	sing		
Gable roofs with clay barrel tiles and	open eaves		
Plaster veneered exterior walls formi	ng wide, uninterrupted expanses		
Wood-sash casement and bay windov	vs with divided lights		
Recessed porch with wood posts and	clay tile pavers		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Addition to rear/side facade, Door (pr	rimary) replaced	Some windows may be changed out; door doors; garage door replaced	(primary) replaced with sliding glass

Assessor Parcel Number	Additional APNs		2016 Status Code	553
507241011				
Address 1338	Direction E Prefix	Street	Buena Vista	Suffix Dr
Location				
2016 FIELD PHOTO			CONSTRUCTION INFORMATION	<u>ON</u>
			Date from Tax Assessor 1938	Date from Research
	*		Date Source	
		-	Analisa at Pink and O David	
	The state of the s		Architect Finlayson & Benedi	ct
		1	Architect Source Desert Sun	
			Builder Foster, H.H.	
			Original Owner Barkow,	Uarold
A STATE OF THE STATE OF			Other Owner(s)	naroiu
			other owner(s)	
			Historic Name Barkow Re	esidence
			Common Name	
RESOURCE INFORMATION	I			
Original Use Single-fam	nily residence	Stories	1	
Current Use Single-fam	nily residence	Tract/Nei	ghborhood Desert Sands	
Resource Attribute HP	2. Single family property	Located in	a District? District	
Architectural Style R	lanch		Additional Style Hacier	nda
·				
CHARACTER DEFINING FE	ATURES			
One-story, L-shaped plan	th			
	ith open eaves and clay barrel tiles			
Low, horizontal massing with Plaster cladding	In wide street iaçade			
Divided light steel sash case	amont windows			
Wide, covered front porch v				
Attached garage	vitii wood posts			
Attacheu garage				
Paneled wood door (primar	v)· corner window			
i ancica wood door (prillial	y), corner window			
GENERAL ALTERATIONS		CIIS	STOM ALTERATIONS	
No major alterations		<u></u>	- C. IIII MINITIONU	

PREVIOUS SURVEY EVALUA				
City Historic Resources Da	ntabase HRI Code	2	2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register	Ca	alifornia Register	Local 5S3
Period of Significance	1938	Criterion	A/1/3	
Context Palm Springs be	etween the Wars (1919-1941)			
Theme Single-family Re	esidential Development (1919-1941)			
Sub-theme Depression	on-era Single-family Residential Development (19	30-1941)		
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
	as an example of pre-World War II residential devivert in the winter, helping to cement the village's r			
Notes/Additional Information				
resorts. In the 1920s, busine transform Palm Springs into other wealthy residents and 1930s saw Palm Springs blosentertain them. The popular other cities in the United Statentertainers and wealthy inconsettlement. Individual examples which was developed by rea	sions were recorded in the early 1920s on tracts lasts tycoons, industrialists, and other wealthy busing an international resort. While the movie stars priseasonal visitors started building architect-designssom, as increasing numbers of celebrities made it ity of Palm Springs with the Depression-proof mostes, and new subdivision development resumed industrialists, the city has a collection of early residences remain scattered through all estate broker Edmond F. Lindop in 1935-36. Ling This house was originally owned by Harold Barkov	nessmen, along with the marily stayed at the rended estates and drawing their winter weekend vie industry surely pronder earnest in the mid-19 ential neighborhoods tout the pre-World Wandop was also a distribu	ne Hollywood elite, dissesort hotels when visiting increased attention digetaway, and more dovided more economic 930s. In addition to the that developed to accorr II subdivisions. This jutor for General House	covered the desert and began to ting Palm Springs through the 1920s, to the growing resort town. The development sprang up to house and c stability for real estate than in most e resort-related development for the mmodate the growing permanent property is located in Desert Sands,

Assessor Parcel Number Additional APNs 504132006	2016 Status Code 6Z 6Z 6Z
	reet Cabrillo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1937 Date from Research
	Date Source
	Architect
	Architect Source
	Builder V. H. C. France
	Original Owner Van Heusen, Jimmy Other Owner(s)
	other owner(s)
	Historic Name Common Name
	Van Heusen Residence
RESOURCE INFORMATION Original Use Single-family residence Storie	s 1
Current Use Single-family residence Tract/	Neighborhood
Resource Attribute HP2. Single family property Locate	d in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	CUSTOM ALTERATIONS Flat roofed addition at primary façade
antereu, winuows repiaceu - some	

PREVIOUS SURVEY EVALUATION		00000		
City Historic Resources Database	Yes HRI Code	2003 Status	Code	
HSPB No.				
2016 EVALUATION	National Register 6Z	California Re	egister 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
This property was re-evaluated during the Resource Database). It is an example of pr property has been altered and therefore d	e-World War II residential development,	reflecting an important perio	d of growth and tra	isition. However, this

6Z

6Z

Assessor Parcel Number Additional APNs 504131023	2016 Status Code 5S1
Address 360 Direction W Prefix	Street Cabrillo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1960 Date from Research Date Source Architect Cody, William F. Architect Source CHRD Builder Original Owner Other Owner(s) Historic Name
RESOURCE INFORMATION Original Use Single-family residence Current Use Single-family residence	Common Name Racquet Club Cottages West Stories 1 Tract/Neighborhood
Resource Attribute HP2. Single family property	Located in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No. 88	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Information	

Assessor Parcel Number Additional APNs	2016 Status Code 7R			
504052005				
Address 785 Direction W Prefix	Street Cabrillo Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1947 Date from Research c. 1935 Date Source Visual observation Architect Architect Source Builder Original Owner Fawcett, Farrah Other Owner(s) Historic Name Common Name Fawcett Residence			
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Palm Springs Village Resource Attribute HP2. Single family property Located in a District? District				
Architectural Style Spanish Colonial Revival	Additional Style			
CHARACTER DEFINING FEATURES Gable roof with clay barrel tiles				
Plaster veneered exterior walls				
Plaster veneered exterior walls				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			
Carport added, Unknown/not visible	Not fully visible from public right-of-way			

	<u>2016 S</u>	Status Code 7R		
PREVIOUS SURVEY EVALUATION	<u>ON</u>			
City Historic Resources Databa	ase Yes HRI Code	2003 Status Code		
HSPB No.				
2016 EVALUATION	National Register	California Register Local 7R		
Period of Significance	935 Criterion	A/1/3		
Context				
Theme				
Sub-theme				
Period of Significance	Criterion			
Context				
Theme				
Sub-theme				
Period of Significance	Criterion			
Context	<u> </u>			
Theme				
Sub-theme				
Statement of Significance				
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, the more information about its integrity is needed to complete the evaluation.				
Notes/Additional Information	ı			
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof move industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Palm Springs Village Tract. The Palm Springs Village Tract was a large tract located to the west of the Racquet Club that was subdivided in 1936-37. Local real estate man John Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.				

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
505311001	
Address 573 Direction N Prefix S	Street Cahuilla Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1935 Date from Research
	Date Source
	Architect
	. 11: 16
	Architect Source
WASSA IN . VA	Builder
	Original Owner
	Other Owner(s)
and the second	Caulkins, Edward B.; Rudnick, Robert and Saralee; Asherson, Neville
	Historic Name Common Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Storie	es 1
Current Use Single-family residence Tract	t/Neighborhood Vista Acres
	ed in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade, Door (primary) replaced, Wall cladding replaced, Windows replaced - all	Not fully visible from public right-of-way; roof line altered by addition

City Historic Resources Database Yes HRI Code 20	03 Status Code
HSPB No.	
2016 EVALUATION National Register 6Z Cali	ifornia Register 6Z Local 6Z
Period of Significance Criterion	
Context	
Theme	
Sub-theme	
Period of Significance Criterion	
Context	
Theme	
Sub-theme	
Period of Significance Criterion	
Period of Significance Criterion Context	
Theme Sub-theme	
Statement of Significance	
Resource Database). It is an example of pre-World War II residential development, reflecting an imporproperty has been altered and therefore does not appear eligible for designation.	realit period of growth and dialismon. However, diffs
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on laresorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the transform Palm Springs into an international resort. While the movie stars primarily stayed at the rescresidents and seasonal visitors started building architect-designed estates and drawing increased atteresort-related development for the entertainers and the neighborhoods where the wealthy industriali collection of early residential neighborhoods that developed to accommodate the growing permanent remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Adeveloped Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Edwin Canyon Drive Acres Canyon Drive	Hollywood elite, discovered the desert and began to ort hotels when visiting Palm Springs, other wealthy ention to the growing resort town. In addition to the ists started constructing their winter homes, the city has a settlement. Individual examples of these early residences Acres tract. In January 1923, Prescott T. Stevens

6Z

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 7R 7R 7R				
505321001					
Address 600 Direction N Prefix	Street Cahuilla Suffix Rd				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1938 Date from Research				
	Date Source				
	Architect				
	Artifiect				
	Architect Source				
	Builder				
	Original Owner				
	Other Owner(s)				
	Historic Name				
	Common Name				
DESCRIBES INFORMATION					
RESOURCE INFORMATION Original Use Single-family residence S	Stories 1				
Current Use Single-family residence	Tract/Neighborhood Vista Acres				
Resource Attribute HP2. Single family property L	Located in a District? District				
Architectural Style Unknown/not visible	Additional Style				
CHARACTER DEFINING FEATURES					
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
Unknown/not visible	Not visible from public right-of-way				

PREVIOUS SURVEY EVALUA	ATION .			
City Historic Resources Dat	tabase Yes I	HRI Code	2003 Status Code	
HSPB No.				
2016 EVALUATION	Nation	nal Register 7R	California Register	7R Local 7R
Period of Significance	1938	Criter	ion A/1/1, 3	
Context Palm Springs bet	tween the Wars (1919-1941)			
Theme Single-family Res	sidential Development (1919-1941)			
Sub-theme Depression	n-era Single-family Residential Develo	opment (1930-1941)		
Period of Significance		Criter	ion	
Context				
Theme				
Sub-theme				
Period of Significance		Criter	ion	
Context				
Theme				
Sub-theme				
Statement of Significance				
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.				
Notes/Additional Informati	ion			
resorts. In the 1920s, busines transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential remain scattered throughout	ss tycoons, industrialists, and other w an international resort. While the mo rs started building architect-designed or the entertainers and the neighborl	ealthy businessmen, along vie stars primarily stayed a destates and drawing incre hoods where the wealthy in commodate the growing pe his property is located in the state of	with the Hollywood elite, out the resort hotels when vased attention to the growndustrialists started construments ettlement. Indivine Vista Acres tract. In Januar	isiting Palm Springs, other wealthy ving resort town. In addition to the ructing their winter homes, the city has a vidual examples of these early residences

7R

2016 Status Code

7R

7R

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
505294008	
Address 641 Direction N Prefix	Street Cahuilla Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
2001122211010	Date from Tax Assessor 1930 Date from Research
	Date Source
	Dute Source
	Architect
	Architect Source
THE RESERVE THE PROPERTY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO I	Builder
Par(050)	Original Owner Hoover, Dorothy
	Other Owner(s)
	Historic Name Common Name
	Hoover Residence
RESOURCE INFORMATION Original Use Single-family residence S	Stories 1
Single-family residence	stories 1
Current Use Single-family residence T	Tract/Neighborhood Merito Vista
Resource Attribute HP2. Single family property L	Located in a District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roofs with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Wood-sash casement windows with divided lights	
Round arched opening	
Perforated bond brick garden wall; recessed, round arched door (primar	ary); louvered wood shutters
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade, Windows replaced - some	Comparison of 1962 Sanborn with current aerial photos indicates that the courtyard has been enclosed and a large addition has been constructed at the rear. Some windows have been replaced with single light wood casements.

PREVIOUS SURVEY EVALUA	<u> TION</u>				
City Historic Resources Dat	rabase Yes	HRI Code	2003 Status Code	7R	
HSPB No.					
2016 EVALUATION	Natio	onal Register 6Z	California Registe	r 6Z	Local 6Z
Period of Significance		Cri	terion		
Context					
Theme					
Sub-theme					
Period of Significance		Cri	terion		
Context					
Theme					
Sub-theme					
Period of Significance		Cri	terion		
Context					
Theme					
Sub-theme					
Statement of Significance					
	example of pre-World War II resider d therefore does not appear eligible		ing an important period of g	rowth and transitio	n. However, this
Notes/Additional Informati	ion				
resorts. In the 1920s, busines transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential tract, an important early tract	ons were recorded in the early 192 as tycoons, industrialists, and other an international resort. While the most started building architect-design or the entertainers and the neighbour neighborhoods that developed to at that was advertised for its "naturanot necessarily care to erect pretention."	wealthy businessmen, alcomovie stars primarily stayed ed estates and drawing in brhoods where the wealth accommodate the growing all beauty," its status as a p	ng with the Hollywood elite ed at the resort hotels when creased attention to the gro y industrialists started cons g permanent settlement. Thi	, discovered the desvisiting Palm Spring wing resort town. In tructing their winte s property is located	ert and began to gs, other wealthy n addition to the r homes, the city has a d in the Merito Vista

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 7R
505261019	
Address 1050 Direction N Prefix	Street Cahuilla Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1934 Date from Research
A SECTION OF SECTION	Date Source
The second secon	Architect
THE RESERVE THE PARTY OF THE PA	Architect Source
Charles Charles	Builder
	Original Owner
	Other Owner(s)
	Howard, Cy; Shagan, Steve (I)
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence S	Stories 1
	Tract/Neighborhood Merito Vista
Resource Attribute HP2. Single family property L	Located in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Gable roof with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way

PREVIOUS SURVEY EVALUAT	<u>rion</u>			
City Historic Resources Data	abase HRI Coo	de	2003 Status Code	
HSPB No.				
2016 EVALUATION	National Reg	gister	California Register	Local 7R
Period of Significance	1934	Criterion	A/1/1, 3	
Context Palm Springs betw	ween the Wars (1919-1941)			
Theme Single-family Resi	idential Development (1919-1941)			
Sub-theme Depression-	-era Single-family Residential Development	t (1930-1941)		
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
significant as an example of Sp	in the winter, helping to cement the village panish Colonial Revival architecture. The pr v is needed to complete the evaluation.			
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development fo collection of early residential ract, an important early tract	ons were recorded in the early 1920s on trast tycoons, industrialists, and other wealthy in international resort. While the movie starts started building architect-designed estate or the entertainers and the neighborhoods wheighborhoods that developed to accommo that was advertised for its "natural beauty, of necessarily care to erect pretentious home."	businessmen, along with rs primarily stayed at the es and drawing increased where the wealthy indust date the growing perman, its status as a playgrou	h the Hollywood elite, discover e resort hotels when visiting P d attention to the growing reso strialists started constructing t anent settlement. This propert	red the desert and began to alm Springs, other wealthy ort town. In addition to the heir winter homes, the city has a y is located in the Merito Vista

7R

Assessor Parcel Number	Additional APNs	2016 Status Code		
513141016	513141005			
Address 175 Dir	rection S Prefix S	Street Cahuilla	Suffix Rd	
Location 141-175 S Cahuilla	Rd			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION		
45		Date from Tax Assessor 1910/193	Date from Research 1916/1937	
	MAGANA	Date Source HSPB; Desert Sun		
N. V. Y		Architect Cody, Harold Bryant; Hu	nt Myron and Chambers H.C. (1937	
A CALL		building)	nt, Fry fon and Ghambers, fine. (1787)	
ALC CONTRACTOR OF THE PARTY OF		Architect Source Desert Sun		
		Builder Carpenter, Oral (1937 H	unt and Chambers building)	
		Original Owner Cody, Harriet (141)	and Harold Bryant; Winters, Francis	
		Other Owner(s)		
		Historic Name		
		Common Name		
		Casa Cody Inn; Winters Residence		
RESOURCE INFORMATION				
Original Use Single-family re	esidence Stori	es 1		
Current Use Commercial	Trac	t/Neighborhood Tennis Club		
Resource Attribute HP2. Sir	ngle family property Locat	operty		
Architectural Style Spanis	sh Colonial Revival	Additional Style		
CHARACTER DEFINING FEATU	RES			
GENERAL ALTERATIONS		CUSTOM ALTERATIONS		
		Garage doors replaced (141)		

PREVIOUS S	SURVEY EVALUA	ATION								
City Histori	c Resources Da	tabase	Yes	HRI Code		2	2003 Status Code	5S3 (175); 7	R	
HSPB No.	59									
2016 EVAL	<u>UATION</u>		Nat	tional Register		Ca	alifornia Register		Local 5S1	
Period of Si	ignificance				Criteri	on				
Context										
Theme										
Sub-theme										
Period of Si	ignificance				Criteri	on				
Context										
Theme										
Sub-theme										
Period of Si	ignificance				Criteri	on				
Context										
Theme										
Sub-theme										
Statement of	of Significance									
Notes/Addi	itional Informat	ion								
Notes on existing information: No extant part of Casa Cody is a former stable; prior information that there are former stables converted to guest rooms is inaccurate. Each of the existing structures can be traced to a specific period, including buildings later folded into the complex (see the 1929 Sanborn). Casa Cody contains the only fragment of the 1887 Whitewater Ditch (incorrectly identified as the Tahquitz Ditch in some sources). The historic stone walls were built by Nellie Coffman. The oldest structure on the grounds are not the Olympic bungalows but the old adobe, which was built in 1916. It was the Apache Apartments not the Apache Lodge (Orchid Tree) that was added to the complex. Also, it should be noted that Francis Crocker's El Rincon Apartments, which had been designed by John Porter Clark, were added to the property as well as the Winters residence. (via Steve Vaught)										

5S1

Assessor Parcel Number Additional APNs	2016 Status Code 7R			
513151038				
Address 200 Direction S Prefix Stre	eet Cahuilla Suffix Rd			
Location 210 S Cahuilla Rd				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1950 Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Builder			
	Original Owner Persons, Myron B.			
	Other Owner(s)			
	Historic Name Sun and Stars Apartments; Mountain View Inn			
	Common Name			
	Desert House Hotel; Desert House Inn			
RESOURCE INFORMATION Original Use Commercial Stories				
Current Use Commercial Tract/N	eighborhood Tennis Club			
	in a District? District			
Architectural Style Ranch Additional Style				
CHARACTER DEFINING FEATURES				
One-story, sprawling, U-shaped plan around swimming pool and patio				
Low, horizontal massing				
Low-pitched gable roof with open overhanging eaves				
Plaster and board-and-batten siding				
	USTOM ALTERATIONS			
Unknown/not visible, Windows replaced - some	ot fully visible from the public right-of-way			

	2016 Status Code	7R			
PREVIOUS SURVEY EVALUATION					
City Historic Resources Database Yes HRI Code	2003 Status Code				
HSPB No.					
2016 EVALUATION National Register	California Register	Local 7R			
Period of Significance 1950	Criterion A/1/3				
Context Post-World War II Palm Springs (1945-1969)					
Theme Post-World War II Commercial Development (1945-1969)					
Sub-theme					
Period of Significance	Criterion				
Context					
Theme					
Sub-theme Sub-theme					
Period of Significance	Criterion				
Context					
Theme					
Sub-theme					
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a post-World War II Ranch-style hotel, reflecting the growth of the tourism industry during the postwar era. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.					
Notes/Additional Information					
A post-World War II surge of visitors and seasonal residents coincided with Mode Springs from this period reflected the acceptance of Modernism and expressed a variety the need for tourist-oriented buildings for seasonal visitors, and the need for pracepopulation of permanent residents. Commercial development during this period continued northward and southward expansion of the commercial district along from small, single- or multi-tenant office and retail buildings to large department War II tourism boom prompted the development of a number of hotels, motels, as lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the	wide range of Modern interpretations as it increasi ctical daily services, such as banks, shops, and gas s consisted of both infill development in the original Palm Canyon and Indian Canyon Drives. Many comi stores, were designed by prominent architects of the partment hotels, and inns to accommodate the groven	ngly served two purposes: tations, for the growing commercial core, and the mercial buildings, ranging he period. The post-World ving demand. Most			

Assessor Parcel Number Additional APNs	s	2016 Status Code	7R
513151006			
Address 227 Direction S Pref	fix Stre	et Cahuilla	Suffix Rd
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1937	Date from Research
		Architect Architect Source Builder Original Owner Other Owner(s) Jones, William I.; Griffes, Eugene V. Historic Name Common Name	
RESOURCE INFORMATION Original Use Single-family residence Current Use Single-family residence Resource Attribute HP2. Single family property		1 Peighborhood Tennis Club n a District? District	
Architectural Style Spanish Colonial Revival	Architectural Style Spanish Colonial Revival Additional Style		
CHARACTER DEFINING FEATURES			
Asymmetrical façade			
Gable roof with clay barrel tiles and open eaves			
Plaster veneered exterior walls forming wide, uninterr	rupted expanses		
Wood-sash casement windows with divided lights			
GENERAL ALTERATIONS	CI	JSTOM ALTERATIONS	
Unknown/not visible		ot fully visible from public right-of-way	

PREVIOUS SURVEY EVAL	<u>UATION</u>					
City Historic Resources I	atabase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	N	lational Register		California Register	Local	7R
Period of Significance	1937		Criterion	A/1/3		
Context Palm Springs b	petween the Wars (1919-1941)					
Theme Single-family I	Residential Development (1919-1	941)				
Sub-theme Depress	ion-era Single-family Residential	Development (1930-1	941)			
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.						
Notes/Additional Inform	ation					
Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions.						

7R

Assessor Parcel Number Additional APNs 513151007	2016 Status Code 6Z 6Z 6Z				
Address 237 Direction S Prefix Street	Cahuilla Suffix Rd				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1946 Date from Research				
	Date Source				
	Architect				
	Architect Source				
237	Builder				
	Original Owner Hicks, G. Delbert				
	Other Owner(s)				
	Rutherford, J.J.				
	Historic Name				
	Common Name				
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Tennis Club Resource Attribute HP2. Single family property Located in a District? District					
Architectural Style Spanish Colonial Revival	Additional Style				
CHARACTER DEFINING FEATURES					
	STOM ALTERATIONS				
Door (primary) replaced, Windows replaced - all					

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z				
513155006					
	Street Cahuilla Suffix Rd				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1935 Date from Research 2006				
	Date Source SV				
	Architect				
	Architect Source				
	Builder				
	Original Owner				
	Other Owner(s)				
	Historic Name				
	Common Name				
RESOURCE INFORMATION Original Use Single-family residence Stori	es 2.5				
Current Use Single-family residence Trace	t/Neighborhood Tennis Club				
Resource Attribute HP2. Single family property Locat	ed in a District? District				
Architectural Style	Additional Style				
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
<u> </u>	1935 building demolished; new building on property				

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z			
Address 257 Direction S Prefix	Street Cahuilla Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1938 Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Builder			
	Original Owner			
	Other Owner(s)			
	Historic Name Common Name			
	Common Name			
RESOURCE INFORMATION Original Use Single-family residence S	Stories 2			
Current Use Single-family residence T	Tract/Neighborhood Tennis Club			
	Located in a District District			
Architectural Style Spanish Colonial Revival	Additional Style			
CHARACTER DEFINING FEATURES				
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS The 1938 building on this property has been demolished			

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z			
Address 262 Direction S Prefix Street	Cahuilla Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1940 Date from Research c. 1935			
	Date Source Visual observation			
	Architect			
	Architect Source			
	Builder			
	Original Owner			
A STATE OF THE PARTY OF THE PAR	Other Owner(s)			
	Historic Name			
	Common Name			
RESOURCE INFORMATION				
Original Use Single-family residence Stories				
	ghborhood Tennis Club			
Resource Attribute HP2. Single family property Located in	a District? District			
Architectural Style	Additional Style			
CHARACTER DEFINING FEATURES				
194	TOM ALTERATIONS 0 building appears to have been demolished; property contains only a crete slab			

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs 513151037	2016 Status Code 5S1					
Address 284 Direction S Prefix Stree	Suffix Rd					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1936 Date from Research Date Source Architect Tanner, William Charles; Williams, Harry (Addition)					
	Architect Source CHRD, PSMC Builder Original Owner Williamson, Dr. C.D. Other Owner(s) Historic Name Common Name Community Church of Palm Springs					
	ighborhood Tennis Club a District District Additional Style					
GENERAL ALTERATIONS CU	STOM ALTERATIONS					

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No. 23			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-23). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
513202001	
Address 314 Direction S Prefix Str	eet Cahuilla Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1940 Date from Research 1939
	Date Source Desert Sun
	Architect Clark, John Porter; Bashford, Katherine (landscape architect)
20 A A A A A A A A A A A A A A A A A A A	
The state of the s	Architect Source Southwest Builder and Contractor (10/17/1941); SV
STATE OF THE PARTY	Builder
	Original Owner
	Other Owner(s)
	Historic Name Palm Springs Woman's Club
	Common Name Palm Springs Woman's Club
	Tulin Springs Wollan Schub
RESOURCE INFORMATION Original Use Civic Stories	1
Current Use Civic Tract/!	Neighborhood Tennis Club
Resource Attribute HP13. Community center/social hall Located	in a District? District
Architectural Style Minimal Traditional	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration	
U-shaped plan	
Low-pitched hip roof with open eaves; flat roof	
Smooth cement plaster wall cladding	
Wood multi-light windows	
Lack of decorative exterior detailing	
Asymmetrical façade; semi-recessed entrance porch with decorative metal sup with divided lights; high rectangular windows at southwest wing; entrance ca	
	CUSTOM ALTERATIONS
Door (primary) replaced, Roof cladding replaced (incompatible material)	

					<u>2016</u>	<u> Status Code</u>			5S3
PREVIOUS	SURVEY EVALUA	<u>ATION</u>							
City Histor	ic Resources Da	tabase	Yes	HRI Code		2003 Status Cod	7R; 5S		
HSPB No.									
2016 EVAL	<u>UATION</u>		N	ational Register		California Regist	er	Local	5S3
Period of S	ignificance	1939			Criterior	A/1/3			
Context	Palm Springs be	tween the Wars	(1919-1941)						
Theme	Civic & Institution	onal Developme	nt between the V	Vars (1919-1941)					
Sub-theme									
Period of S	ignificance	1939			Criterior	C/3/5			
Context	Architectural Sty	yles & Local Pra	ctitioners						
Theme									
Sub-theme									
Period of S	ignificance				Criterior	1			
Context									
Theme									
Sub-theme									
Statement	of Significance								
Resource Da		nificant as an ex				Springs' list of poteni t in Palm Springs; ai			

Notes/Additional Information

Mrs. Warren Pinney, wife of Palm Springs' city clerk and manager of the El Mirador Hotel, invited sixty women to attend a luncheon on December 10, 1938, to discuss the formation of a women's club. At the luncheon, a nominating committee was named to develop by-laws and a list of officers for the next meeting, two days later. On December 12, 1938, Nellie Coffman invited the potential womens' club to lunch at the Desert Inn. Seventy-three women signed as charter members of the Palm Springs Woman's Club at this lunch, and their first official meeting was held on December 19, 1938. The Woman's Club completed its incorporation in 1939, affiliated with the Federation of Women's Clubs, but chose to become an independent organization in 1953. Land for the clubhouse at 314 S. Cahuilla Road was donated by Pearl McManus, and John Porter Clark donated his services to design the building. The plans were accepted at the March 20, 1939 meeting. \$12,000 was raised for construction, and contractors Wilson and Sorum won the bid to build the clubhouse. Construction commenced in mid-April, and was completed on November 17, 1939. The building consists of an auditorium with a stage, a large walled patio, sun lounge, entrance hall, dressing rooms, and kitchen. Landscape architect Katherine Bashford designed a "far-reaching plan for planting," which was executed by landscape gardener Millard Wright. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. Landscape architect Katherine Bashford studied at Pasadena's Polytechnic High School and the Otis Art Institute in Los Angeles. Traveling to Europe in the 1910s and then again in the 1920s, she studied European gardens. An apprenticeship with Florence Yoch furthered her training as a designer, and in 1923 she opened her own landscape architecture practice, working on estates in Southern California. Her early projects included gardens for Harry Bauer, John Barber, and the William C. McDuffie Estate, for which she won an award from the American Institute of Architects, Southern California Chapter. In 1935, Bashford participated in the National Housing Exhibition in Los Angeles. The following year, Fred Barlow became a partner in her firm, a relationship that resulted in an extensive portfolio of designs, including Harbor Hills, Aliso Village and Ramona Gardens. Bashford's work was recognized repeatedly in the publication California Southland, for which she also wrote several articles. She was made a Fellow of the American Society of Landscape Architects in 1936, and

Assessor Parcel Number Additional APNs	2016 Status Code 5S1
513202009	
Address 344 Direction S Prefix Stree	et Cahuilla Suffix Rd
Location 339 S Belardo Rd	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor c. 1930 Date from Research
	Date Source
	Architect Unknown
	Architect Source Survey: Tennis Club Neighborhood
	Builder
	Original Owner Orton & Ponnay
	Other Owner(s)
	Hotchkiss, Newton S.; Coope, Elizabeth; West, Walter L.; Gazda, Dr. Mace; Brown, George; Maraniss, Hilda
	Historic Name La Serena Villas Hotel; La Serena Cottages
	Common Name
	The Sequoia
RESOURCE INFORMATION Original Use Commercial Stories	1
Current Use Commercial Tract/No	eighborhood Tennis Club
Resource Attribute HP6. 1-3 story commercial building Located in	n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CU	<u>USTOM ALTERATIONS</u>

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No. 69	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Information	
City has this listed at 339 Cahuilla. Notable guests include William "Hopalong Ca 1951-1954, was a former head of publicity at Paramount studios. (per Steve Vau	ssidy" Boyd and William Demarest. George Brown, who owned La Serena from 19th Cahuilla Rd was known as Orange Ave prior to 1930.
The state of the s	5 9

Assessor Par	rcel Number	Ado	ditional APNs		<u>2016 S</u>	tatus Code	6Z	6Z	6Z
513212002									
Address 4	430	Direction	S Prefix	Stree	t Cahuilla		Suffix	Rd	
Location	429 S Belardo	Rd							
2016 FIELD	<u>РНОТО</u>				CONSTRUCTIO	ON INFORMAT	<u>ION</u>		
					Date from Tax Date Source Architect Architect Sour Builder Original Owner Other Owner(source) Cordrey, Earl Historic Name Common Nam Michael's Hous	Steve Vaught CCe McManus McManus McManus McManus	us, Pearl	e; Cordrey Resid	lence; The Colo
RESOURCE II Original Use	NFORMATION Single fan	N nily property		Stories	1				
Current Use	Commerc	rial		Tract/Ne	ighborhood	Tennis Club			
Resource At		2. Single famil	ly property		a District?	District			
Architectura	al Style	Spanish Coloni	al Revival		Additional S	tyle			
CHARACTER	R DEFINING FI	EATURES							
GENERAL AL	TEDATIONS			cu	STOM ALTERATI	IONS			

Addition to primary facade, Addition to rear/side facade, Door (primary) replaced, Extensively altered, Windows replaced - some

Not fully visible from public right-of-way; comparison of aerial photos and 1962 Sanborn indicates substantial alterations including additions to primary and secondary façades; windows and doors of Spanish Colonial Revival building facing Belardo Rd have been replaced

City Historic Resources Datal	
HSPB No.	Jase 1163 Indicode 2003 status code //K
HSI D NO.	
2016 EVALUATION	National Register 6Z California Register 6Z Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Resource Database). It is an exa property has been altered and t	d during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic ample of pre-World War II residential development, reflecting an important period of growth and transition. However, this therefore does not appear eligible for historic designation.
Notes/Additional Informatio	
husband Austin, built several co cottage was ultimately sold to r	buth Belardo was built by Pearl McManus on land she owned that had been part of the family's original ranch. McManus and her ottages throughout their subdivisions that were used as guest houses before being sold as speculative homes. The Belardo noted illustrator Earl Cordrey who made it his home starting in the 1940s. He added bungalows and converted the property to so 430 South Cahuilla Road). In the 1980s, the property was converted to a private drug & alcohol recovery center named ught)

2016 Status Code

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
513430045	
Address 2280 Direction Prefix	Street Cahuilla Hills Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1953 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Clinton, Harold; Tollins, Edna
The state of the s	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stor	ries 2
Current Use Single-family residence Trac	ct/Neighborhood
Resource Attribute HP2. Single family property Local	ated in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Low-pitched gable roof with wide overhanging eaves	
Unadorned wall surfaces with little or no decorative detailing	
Wood and brick used as exterior accent materials	
Flush-mounted metal frame fixed windows, and clerestory windows	
Hillside site; one story residence over carport; stone retaining walls and ste	eps; exterior brick chimney; canted window wall; horizontal drop siding; flush wood
door with fixed sidelight and clerestory windows	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	

					<u>2016</u>	Status Code			5S3
PREVIOUS SU	JRVEY EVALUA	<u>TION</u>		r					
City Historic	Resources Data	abase		HRI Code		2003 Status Cod	le		
HSPB No.									
2016 EVALU	ATION		Na	tional Register		California Regist	er	Local	5S3
Period of Sig	nificance	1953			Criterion	C/3/4			
Context A	rchitectural Styl	les & Local Practit	tioners						
Theme P	ost-World War l	II Modernism							
Sub-theme	Mid-centur	y Modern							
Period of Sig	nificance				Criterion				
Context									
Theme									
Sub-theme									
Period of Sig	nificance				Criterion				
Context									
Theme									
Sub-theme									
Notes/Additi The growing population, cc	ional Informati prosperity of the binciding with th	on e post-World War te peak of Modern	II years and the	e rise of the car cu	windows. ulture contributed demand for both r	exhibits quality of d to a rapid increase nass-produced and	in Palm Spring I custom housin	s' seasonal and g that afforded	l permanent l architects
trends. These	conditions and		ents led to the d			eas, sometimes infl p of Modern buildi			

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
508125001	
Address 502 Direction Prefix	Street Calle Abronia Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1929 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner Johnstone, Vanderburg and Kate Alberta
	Other Owner(s)
	Johnstone, Vanderburg and Kate Alberta; Neel, C.C.
	Historic Name Neel Residence; Neel's Nursery
	Common Name
RESOURCE INFORMATION Original Use Single-family residence S	Stories 1
Current Use Single-family residence T	Fract/Neighborhood Vista Santa Rosa
	ocated in a District? District
	bedded in a District.
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Rectangular plan and horizontal massing	
Gable roof with clay barrel tiles and tight eaves	
Board-formed concrete exterior walls forming wide, uninterrupted expansion	anses
Wood board-and-batten shutters	
Attached garage	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	No major alterations visible; property partially obscured by foliage and windows covered with shutters

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance 1929		Criterion A/1/3	
Context Palm Springs between the Wars (191	9-1941)		
Theme Single-family Residential Developme			
Sub-theme Single-family Residential Deve			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
This property was re-evaluated during the 2015 s Resource Database). It is significant as an exampl the city.			
Notes/Additional Information			
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. 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. 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. Clarence C. "C.C." & Bern B. Neel purchased the property in 1939 from Vanderburg Johnstone & the estate of Kate Alberta Johnstone. The purchase involved two adjoining residences, 603 East Camino Ramon and 503 Camino Palo Fierro. The property became both home to the Neels as well as the Neel's Nursery (until the Nursery was relocated to 330 North Indian Avenue). (Desert Sun 7/21/1939) (Historic addresses: 603 East Camino Ramon Road and 603 East Ramon Road)			

5S3

Assessor Parcel Number Additional APNs 508124017	2016 Status Code 7R
Address 537 Direction Prefix	Street Calle Abronia Suffix
Location	
<u>2016 FIELD PHOTO</u>	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1951 Date from Research c. 1936 Date Source Palm Springs News Architect Architect Source Builder Original Owner Oliver, George T. and Winnie M. Other Owner(s) Historic Name Oliver Residence Common Name
RESOURCE INFORMATION Original Use Single-family residence Current Use Single-family residence Resource Attribute HP2. Single family property	Stories 1 Tract/Neighborhood Vista Santa Rosa Located in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles and open eaves	
Plaster veneered exterior walls	
Porte-cochere over driveway; clay tile gable vents	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from the public right-of-way

	2016 Status Code	7R
PREVIOUS SURVEY EVALUATION		
City Historic Resources Database HRI Code	2003 Status Code	
HSPB No.		
2016 EVALUATION National Register	California Register	Local 7R
Period of Significance 1936	Criterion A/1/3	
Context Palm Springs between the Wars (1919-1941)		
Theme Single-family Residential Development (1919-1941)		
Sub-theme Depression-era Single-family Residential Development (1930-	1941)	
Period of Significance	Criterion	
Context		
Theme		
Sub-theme Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme Sub-theme		
Statement of Significance		
However, it is not fully visible from the public right-of-way; therefore additional i	nformation about its integrity is required to comp	ete the evaluation.
Notes/Additional Information		
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. 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. 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. This property was constructed for George and Winnie Oliver, who were well-known villagers and proprietors of several local businesses including Desert Valet Dry Cleaners at 235 North Palm Canyon Drive; Oliver's Malt Stop at 282 North Palm Canyon Drive; and the Gift Corral. Oliver was one of the signers of the petition for incorporation in 1937 and was active for years in the local Lion's Club. The Oliver family lived at 537 Calle Abronia from at least as early as 1936 until Winnie's death at 75 in 1969. Her obituary stated she had been a desert resident for 63 years. (Historic address: 537 Calle Abronia Aurita) (Sources include Palm Springs News; Desert Sun; etc.) (via Steve Vaught)		

Assessor Parcel Number Additional APNs 508124016	2016 Status Code 6Z			
Address 545 Direction S Prefix St	reet Calle Abronia Suffix			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1934 Date from Research Date Source			
	Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name			
RESOURCE INFORMATION Original Use Single family property Current Use Single family property Tract/Neighborhood Vista Santa Rosa Resource Attribute HP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style				
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			

PREVIOUS SURVEY EVALUAT	<u>ΓΙΟΝ</u>			
City Historic Resources Data	Abase Yes HRI Code		2003 Status Code	
HSPB No.				
2047 FWALHATION	Ned and Dedate		California Davietora	Level (7
2016 EVALUATION	National Register		California Register	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
property has been altered and	therefore does not appear eligible for designation	n.		
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential r turned real estate investor Ray by the pioneering McKinney fa	ons were recorded in the early 1920s on tracts lais tycoons, industrialists, and other wealthy busing in international resort. While the movie stars prins started building architect-designed estates and in the entertainers and the neighborhoods where neighborhoods that developed to accommodate the tymond Cree (1875-1967) subdivided the Vista Samily who lived there until their house burned in the each given a "Calle" street name.	essmen, along with narily stayed at th drawing increased the wealthy indus he growing perma anta Rosa tract into	n the Hollywood elite, dis e resort hotels when visi d attention to the growin strialists started construc nent settlement. In 1927 o 131 60 x100 foot parce	scovered the desert and began to ting Palm Springs, other wealthy ig resort town. In addition to the cting their winter homes, the city has a 7, former Riverside County educator els. The tract was built on land owned

Assessor Parcel Number Additional APNs 508125007	2016 Status Code 7R		
Address 564 Direction Prefix Stree	et Calle Abronia Suffix		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1928 Date from Research		
	Date Source		
	Architect		
	Architect Source		
	Builder		
	Original Owner		
	Other Owner(s)		
	Weingarten, Alvin		
	Historic Name		
	Common Name		
	eighborhood Vista Santa Rosa n a District? District		
Architectural Style Spanish Colonial Revival	Additional Style		
CHARACTER DEFINING FEATURES			
	USTOM ALTERATIONS		
Unknown/not visible			

	2016 Status Code 7R	
PREVIOUS SURVEY EVALUATION		
City Historic Resources Database Yes HRI Code	2003 Status Code	
HSPB No.		
2016 EVALUATION National Register	California Register Local 7R	
Period of Significance 1928	Criterion A/1/3	
Context Palm Springs between the Wars (1919-1941)		
Theme Single-family Residential Development (1919-1941)		
Sub-theme Single-family Residential Development (1919-1929)		
Period of Significance	Criterion	
Context	Citerion	
Theme		
Sub-theme		
Sub theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme Sub-theme		
Statement of Significance		
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of early residential development, representing a significant period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is required to complete the evaluation.		
Notes/Additional Information		
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. 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. 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. In the early 1940s, this property was home to Alvin Weingarten, a prominent villager who opened an insurance brokerage in Palm Springs in 1934 and remained an important figure in the community until his death in 1972. Weingarten and his wife were both active in local affairs, particularly the Lions and the Chamber of Commerce. In the 1930s, Weingarten became involved in 29 Palms real estate, developing a large subdivision through Desert Properties, Inc. He was also owner, during the late 1930s, of Las Casitas Apartments on South Palm Canyon Drive. (Various sources via Steve Vaught) (Historic address: 564 Calle Abronia Aurita)		

Assessor Parcel Number Additional APNs	2016 Status Code 6Z		
508125008			
Address 572 Direction S Prefix Street	ct Calle Abronia Suffix		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1935 Date from Research		
	Date Source		
	Architect		
	Architect Source		
	Builder		
	Original Owner		
	Other Owner(s)		
	Historic Name		
	Common Name		
RESOURCE INFORMATION Original Use Single family property Stories	1		
	va Dietriet Pictriet		
Resource Attribute HP2. Single family property Located in a District? District			
Architectural Style Spanish Colonial Revival Additional Style			
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS CU	ISTOM ALTERATIONS		
Roof cladding replaced (incompatible material), Windows replaced - some			

PREVIOUS SURVEY EVALUAT	<u>ΓΙΟΝ</u>			
City Historic Resources Data	Abase Yes HRI Code		2003 Status Code	
HSPB No.				
2047 FWALHATION	Ned and Dedate		California Davietora	Level (7
2016 EVALUATION	National Register		California Register	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
property has been altered and	therefore does not appear eligible for designation	n.		
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential r turned real estate investor Ray by the pioneering McKinney fa	ons were recorded in the early 1920s on tracts lais tycoons, industrialists, and other wealthy busing in international resort. While the movie stars prins started building architect-designed estates and in the entertainers and the neighborhoods where neighborhoods that developed to accommodate the tymond Cree (1875-1967) subdivided the Vista Samily who lived there until their house burned in the each given a "Calle" street name.	essmen, along with narily stayed at th drawing increased the wealthy indus he growing perma anta Rosa tract into	n the Hollywood elite, dis e resort hotels when visi d attention to the growin strialists started construc nent settlement. In 1927 o 131 60 x100 foot parce	scovered the desert and began to ting Palm Springs, other wealthy ig resort town. In addition to the cting their winter homes, the city has a 7, former Riverside County educator els. The tract was built on land owned

Assessor Parcel Number Additional APNs 508121011	2016 Status Code 6Z			
	Street Calle Ajo Suffix			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1930 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name			
RESOURCE INFORMATION Original Use Multiple family property Current Use Multiple family property Tract/Neighborhood Vista Santa Rosa Resource Attribute HP3. Multiple family property Located in a District? District				
Architectural Style Spanish Colonial Revival Additional Style				
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			

PREVIOUS SURVEY EVALUAT	<u>ΓΙΟΝ</u>			
City Historic Resources Data	Abase Yes HRI Code		2003 Status Code	
HSPB No.				
2047 FWALHATION	Ned and Dedate		California Davietora	Level (7
2016 EVALUATION	National Register		California Register	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
property has been altered and	therefore does not appear eligible for designation	n.		
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential r turned real estate investor Ray by the pioneering McKinney fa	ons were recorded in the early 1920s on tracts lais tycoons, industrialists, and other wealthy busing in international resort. While the movie stars prins started building architect-designed estates and in the entertainers and the neighborhoods where neighborhoods that developed to accommodate the tymond Cree (1875-1967) subdivided the Vista Samily who lived there until their house burned in the each given a "Calle" street name.	essmen, along with narily stayed at th drawing increased the wealthy indus he growing perma anta Rosa tract into	n the Hollywood elite, dis e resort hotels when visi d attention to the growin strialists started construc nent settlement. In 1927 o 131 60 x100 foot parce	scovered the desert and began to ting Palm Springs, other wealthy ig resort town. In addition to the cting their winter homes, the city has a 7, former Riverside County educator els. The tract was built on land owned

Assessor Parcel Number Additional APNs	2016 Status Code 6Z			
508121010				
Address 565 Direction S Prefix S	Street Calle Ajo Suffix			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1937 Date from Research			
-	Date Source			
The second second	Architect			
	Architect			
	Architect Source			
	Builder			
	Original Owner			
* *	Other Owner(s)			
	Historic Name			
	Common Name			
RESOURCE INFORMATION Original Use Single family property Stori	ies 2			
Current Use Single family property Tract/Neighborhood Vista Santa Rosa				
	ted in a District? District			
Architectural Style	Additional Style			
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			

PREVIOUS SURVEY EVALUAT	<u>ΓΙΟΝ</u>			
City Historic Resources Data	Abase Yes HRI Code		2003 Status Code	
HSPB No.				
2047 FWALHATION	Ned and Dedate		California Davietora	Level (7
2016 EVALUATION	National Register		California Register	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
property has been altered and	therefore does not appear eligible for designation	n.		
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential r turned real estate investor Ray by the pioneering McKinney fa	ons were recorded in the early 1920s on tracts lais tycoons, industrialists, and other wealthy busing in international resort. While the movie stars prins started building architect-designed estates and in the entertainers and the neighborhoods where neighborhoods that developed to accommodate the tymond Cree (1875-1967) subdivided the Vista Samily who lived there until their house burned in the each given a "Calle" street name.	essmen, along with narily stayed at th drawing increased the wealthy indus he growing perma anta Rosa tract into	n the Hollywood elite, dis e resort hotels when visi d attention to the growin strialists started construc nent settlement. In 1927 o 131 60 x100 foot parce	scovered the desert and began to ting Palm Springs, other wealthy ig resort town. In addition to the cting their winter homes, the city has a 7, former Riverside County educator els. The tract was built on land owned

Assessor Parcel Number Additional APNs	<u>2016 Sta</u>	atus Code 3S	3CS	5B		
508403002						
Address 1207 Direction S Prefix	Street Calle De Maria		Suffix			
Location						
2016 FIELD PHOTO	CONSTRUCTION	I INFORMATION				
	Date from Tax A	Assessor 1960	Date from Research	1958		
	Architect Willia Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Sutter Residence	Sutter, Theodor				
RESOURCE INFORMATION Original Use Single family property	Stories 1					
Current Use Single family property	Tract/Neighborhood	Deep Well Ranch Est	ates			
Resource Attribute HP2. Single family property	✓ Located in a District?	District Deep Well	Ranch Estates			
Architectural Style Mid-century Modern Additional Style						
CHARACTER DEFINING FEATURES						
One-story configuration with simple geometric forms						
Horizontal massing						
Flat roof						
Unadorned wall surfaces						
Flush-mounted metal frame windows						
Irregular plan; asymmetrical composition of cubist forms; chan	led concrete walls; metal framed g	lass walls;				
GENERAL ALTERATIONS No major alterations	CUSTOM ALTERATIO Garage doors replaced					

PREVIOUS SURVEY EVALUA	<u>.TION</u>			
City Historic Resources Data	rabase HRI Code	2003 Status Code		
HSPB No.				
2016 EVALUATION	National Register	3S California Register	3CS Local 5B	
Period of Significance	1958	Criterion C/3/4, 5		
Context Architectural Styl	les & Local Practitioners			
Theme Post-World War I	II Modernism			
Sub-theme Mid-centur	y Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
	s an excellent example of Mid-century Modern resic f design and distinctive features including its asym			

3CS

3S

2016 Status Code

5B

Notes/Additional Information

Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, 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. Grant formed an architectural review committee for the development 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. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams' first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976).

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5B				
508403003					
Address 1275 Direction S Prefix St	creet Calle De Maria Suffix				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1955 Date from Research				
*	Date Source				
	Architect Williams, E. Stewart				
	Architect Source				
	Builder				
	Original Owner Koerner, Leo				
	Other Owner(s)				
The state of the s	Historic Name Koerner Residence				
	Common Name				
	Koerner Residence				
RESOURCE INFORMATION Original Use Single-family residence Storie	es 1				
Current Use Single-family residence Tract,	/Neighborhood Deep Well Ranch Estates				
Resource Attribute					
Architectural Style Mid-century Modern Additional Style					
CHARACTER DEFINING FEATURES					
One-story configuration with simple geometric forms					
Horizontal massing					
Low-pitched butterfly roof with wide overhanging eaves and cantilevered car	nopies				
Unadorned wall surfaces					
Slumpstone and board-and-batten siding used as exterior wall panels					
Flush-mounted metal frame windows and sliding doors, and clerestory windows	ows				
Irregular plan on large, lushly landscaped lot					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
No major alterations	Solar panels added				

PREVIOUS SURVEY EVALUA	<u>.TION</u>	
City Historic Resources Dat	rabase HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register 3	S California Register 3CS Local 5B
Period of Significance	1955	Criterion C/3/4, 5
Context Architectural Sty	les & Local Practitioners	
Theme Post-World War	II Modernism	
Sub-theme Mid-centur	ry Modern	
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
		ential architecture designed by prominent Palm Springs architect E. Stewart tched butterfly roof, low horizontal massing, slumpstone veneer and board-

3CS

3S

2016 Status Code

5B

Notes/Additional Information

Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new haciendastyle buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, 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. Grant formed an architectural review committee for the development 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. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams' first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976).

Assessor Parcel Number	Additional APNs		2016 Sta	atus Code	3S	3CS	5B
508404009							
Address 1344	Direction S Prefix	Street	Calle De Maria		Suffix		
Location							
2016 FIELD PHOTO			CONSTRUCTION	N INFORMATIO	<u>ON</u>		
			Date from Tax A Date Source Architect Wexl Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name	er & Harrison	Date fi	rom Research	
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Deep Well Ranch Estates Resource Attribute HP2. Single family property ✓ Located in a District? District Deep Well Ranch Estates							
Architectural Style Mid-century Modern Additional Style							
CHARACTER DEFINING FE							
One-story configuration wit	h simple geometric forms						
Horizontal massing							
Flat roof with wide overhan							
Unadorned wall surfaces wi							
	impstone used as exterior wall cladding						
riusn-mounted fixed and sli	ding windows, and clerestory windov	vs					
Deep setback with U-shaped	l driveway; irregular plan; attached ga	arage; double flu	sh doors (primary	r) with fixed sid	lelights		
GENERAL ALTERATIONS		CUS	TOM ALTERATIO	<u>ONS</u>			
Windows replaced - some		Gara	age door replaced	; sidelight glazi	ng may have be	en replaced	

PREVIOUS SURVEY EVALUATION					
City Historic Resources Database HRI Code	2003 Status Code				
HSPB No.					
2016 EVALUATION National Register	3S California Register 3CS Local 5B				
Period of Significance 1959	Criterion C/3/4, 5				
Context Architectural Styles & Local Practitioners					
Theme Post-World War II Modernism					
Sub-theme Mid-century Modern					
Period of Significance	Criterion				
Context					
Theme					
Sub-theme					
out theme					
Period of Significance	Criterion				
Context					
Theme					
Sub-theme					
Statement of Significance					
This property is significant as a good example of Mid-century Modern residential architecture designed by the prominent architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including its low horizontal massing, flat roof with wide overhanging eaves, slumpstone veneer, and vertical wood siding.					
,					
Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new haciendastyle buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, 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. Grant formed an architectural review committee for the development 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. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest					

3S

2016 Status Code

3CS

5B

Assessor Parcel Number Additional APNs		2016 St	atus Code	3S	3CS	5B
508404008						
Address 1366 Direction S Prefix	Street	Calle De Maria		Suffix	2	
Location						
2016 FIELD PHOTO		CONSTRUCTION	N INFORMATI	<u>ON</u>		
		Date from Tax	Assessor 195	6 Date	from Research	1959
****	The state of	Date Source				
		Architect Wexl	ler & Harrison			
E SEE LAND		A 11: C	Г			
		Architect Source	:e			
Share The state of	1	Builder				
		Original Owner				
		Other Owner(s)			
43						
		Historic Name				
		Common Name				
		Zen House				
RESOURCE INFORMATION Original Use Single-family residence	Stories	1				
Current Use Single-family residence	rrent Use Single-family residence Tract/Neighborhood Deep Well Ranch Estates					
esource Attribute HP2. Single family property Located in a District? Deep Well Ranch Estates						
Architectural Style Mid-century Modern		Additional Sty	yle			
CHARACTER DEFINING FEATURES						
One -story configuration with simple geometric forms						
Horizontal massing						
Expressed wood post-and-beam construction						
Low-pitched shed roof with wide overhanging open eaves						
Unadorned wall surfaces with little decorative detailing						
Board-and-batten siding						
Flush-mounted metal frame fixed clerestory windows						
Double board-and-batten doors (primary)						
GENERAL ALTERATIONS	CIIS	TOM ALTERATIO	ONS			
No major alterations						

PREVIOUS SURVEY EVALU	<u>ATION</u>				
City Historic Resources Da	ntabase HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Register	3S	California Register	3CS	Local 5B
Period of Significance	1959	Criterion	C/3/4,5		
Context Architectural St	yles & Local Practitioners				
Theme Post-World War	r II Modernism				
Sub-theme Mid-centr	ury Modern				
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context		Criterion			
Theme					
Sub-theme					
Statement of Significance					
This property is significant as a good example of Mid-century Modern residential architecture designed by the prominent architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including its low-pitched shed roof with wide overhanging eaves, board-and-batten siding, and board-and-batten double doors.					
•					
Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new haciendastyle buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, 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. Grant formed an architectural review committee for the development 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. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest					

3S

2016 Status Code

3CS

5B

Assessor Parcel Number Additional APNs	2016 Status Code 6Z					
	ceet Calle El Segundo Suffix					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
	Date from Tax Assessor Date from Research					
	Date Source					
	Architect					
	Architect Source					
	Builder					
	Original Owner Other Owner(s)					
	other owner(s)					
	Historic Name Common Name					
	Hecht Residence					
RESOURCE INFORMATION Original Use Single family property Stories	N/A					
Current Use Vacant Tract/I	Neighborhood					
Resource Attribute HP2. Single family property Located	in a District? District					
Architectural Style Additional Style						
CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					

	2016 Status Code 6Z
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). The original property identified on the City list has been demonstrated by the City list has been demonstrated	e City of Palm Springs' list of potential historic resources (Citywide Historic nolished.

Assessor Parcel Number Additional APNs	2016 Status Code 6Z				
507284009					
Address 649 Direction Prefix S	Street Calle Marcus Suffix				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
THE THE PARTY OF T	Date from Tax Assessor 1944 Date from Research				
	Date Source				
	Architect				
To the second se	Architect Source				
	Builder				
	Original Owner				
	Other Owner(s)				
	Historic Name Common Name				
	Common Name				
RESOURCE INFORMATION Original Use Single family property Stori	ies 1				
	t/Neighborhood The Movie Colony				
	ted in a District? District				
Architectural Style Additional Style					
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				

		2016 Status Code	6Z
PREVIOUS SURVEY EVALUAT	<u> </u>		
City Historic Resources Data	abase Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
	ed during the 2015 survey as part of an update to t this property has been altered and therefore doe		toric resources (Citywide Historic
Notes/Additional Information	on		
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development fo collection of early residential I known as the "Movie Colony."	ons were recorded in the early 1920s on tracts large tycoons, industrialists, and other wealthy busine in international resort. While the movie stars primes started building architect-designed estates and conthe entertainers and the neighborhoods where the entertainers and the neighborhoods that developed to accommodate the "Movie Colony" was not a tract development, ersonages residing in the area around the El Miracon the entertainers and the area around the El Miracon the entertainers are successful to the entertainers and the entertainers and the entertainers and the entertainers and the neighborhoods where the entertainers and the neighborhoods where the entertainers and the entertainers a	ssmen, along with the Hollywood elite, disc arily stayed at the resort hotels when visit lrawing increased attention to the growing the wealthy industrialists started construct the growing permanent settlement. This pro rather a neighborhood name that develope	covered the desert and began to ing Palm Springs, other wealthy resort town. In addition to the ing their winter homes, the city has a perty is located in what is now

Assessor Parcel Number Additional APNs 507284002	2016 Status Code 6Z 6Z 6Z
Address 791 Direction N Prefix St	rreet Calle Marcus Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1941 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
I I SERVICE CONTRACT SERVICE RESIDENCE PROSE	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Storie	es 1
Current Use Single-family residence Tract,	/Neighborhood Winterhaven Manor No. 3 Tract; Movie Colony East Neighbo
Resource Attribute HP2. Single family property Locate	d in a District? District
Architectural Style Minimal Traditional	Additional Style
CHARACTER DEFINING FEATURES	
CENEDAL ALTEDATIONS	CHICTOM ALTERATIONS
GENERAL ALTERATIONS Door (primary) replaced, Windows replaced - all	CUSTOM ALTERATIONS Shutters added; roof cladding may have been replaced

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

6Z

Assessor Parcel Number	Additional APNs		2016 Status Code	3S	3CS	5S3
508413005						
Address 1141 Directi	ion S Prefix	Stre	et Calle Marcus	Suffix		
Location						
2016 FIELD PHOTO			CONSTRUCTION INFORMATI	ON		
			Date from Tax Assessor 195	1 Date fr	rom Research	
			Architect Burns, Herbert W. Architect Source Builder Original Owner Other Owner(s) Slayman, Mitchell; Bock, Leona Historic Name Common Name Slayman-Bock Residence	y, C.M.	er)	
	ence family property		1 Sun View Esta n a District? District	ites		
Architectural Style Mid-centu	ıry Modern		Additional Style			
CHARACTER DEFINING FEATURES						
One-story configuration with simple	geometric forms					
Horizontal massing						
Flat roof with wide overhanging eave	es and cantilevered canopie	es				
Wood screens						
Unadorned wall surfaces						
Stone used as exterior accent materi	al					
Steel casement windows						
Rectangular plan with attached carp over primary entrance; flush wood d	ort; asymmetrical composit loor (primary); glass block	tion; clustered w clerestory windo	ood post screens at carport; prom	inent stone chin	nney; stone pla	nters; canopy
GENERAL ALTERATIONS No major alterations		CI	JSTOM ALTERATIONS			

PREVIOUS SURVEY EVALU	<u>JATION</u>					
City Historic Resources D	atabase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION		National Register	3S	California Register	3CS	Local 5S3
Period of Significance	1951		Criterion	C/3/4, 5		
Context Architectural S	tyles & Local Practition	ers				
Theme Post-World Wa	ar II Modernism					
Sub-theme Mid-cent	tury Modern					
Period of Significance			Criterion	ı		
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
This property is significant	as an excellent example ctive features character	e of Mid-century Modern res istic of Burns' work includir orizontal emphasis.				
Notes/Additional Informa						
and Phil Boyd. The ensuing Estates attracted its share of Williams, and Herbert Burn	Villiams. By 1951 reside Well Ranch and subdiving between 1951 and 1951 long, low, one-story hop for prominent residents and the growing prospersion propulation, coincidents and developers the west and developers the well and the state of	ntial subdivisions began to o ded it for a custom home de 55. Grant formed an architec uses were a mixture of Span and significant architecture, rity of the post-World War II ciding with the peak of Mode e opportunity to explore and	encroach on the survelopment that be stural review commish Colonial Revivincluding houses years and the rise ernism's popularit d develop a wide r	errounding area and Wecame Deep Well Rance nittee for the developr al, Ranch, and Mid-cen designed by Hugh Kap of the car culture con y. This created a dema ange of architectural t	filliam Grant, a lo h Estates. The 23 nent that include tury Modern sty tur, Wexler & Ha tributed to a rap nd for both mass ypes and ideas, s	ocal builder, purchased 31-parcel development ed architects Cliff May des. Deep Well Ranch arrison, and E. Stewart id increase in Palm s-produced and custon cometimes influenced l

later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence

(c. 1951).

2016 Status Code

3S

3CS

5S3

Assessor Parcel Number Additional APNs 508444006	2016 Status Code 3S 3CS 5S3
Address 1577 Direction S Prefix Stre	eet Calle Marcus Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1960 Date from Research
No. of the Control of	Date Source
	Architect Kaptur, Hugh
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
	Sinkhankand Cun View Estates
	eighborhood Sun View Estates in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One story configuration with simple geometric forms	
Horizontal massing	
Expressed post-and-beam construction	
Flat roof with wide overhanging eaves	
Unadorned wall surfaces with little decorative detailing	
Plaster and slumpstone used as exterior wall panels and accent materials	
Fixed clerestory windows	
L-shaped plan with attached garage; layered plaster and slumpstone wall plane prominent brick chimney on primary façade; recessed entrance with double flu	s with angled ends; decorative clusted projections in plaster wall surfaces; sh wood doors (primary) and sidelight
GENERAL ALTERATIONS C	USTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALUATION						
City Historic Resources Database HRI Code	2003 Status Code					
HSPB No.						
2016 EVALUATION National Register	r 3S California Register 3CS Local 5S3					
Period of Significance 1960	Criterion C/3/4,5					
Context Architectural Styles & Local Practitioners						
Theme Post-World War II Modernism						
Sub-theme Mid-century Modern						
Period of Significance	Criterion					
Context						
Theme						
Sub-theme						
Period of Significance	Criterion					
Context						
Theme						
Sub-theme						
This property is significant as an excellent example of Mid-century Modern residential architecture designed by noted local architect Hugh Kaptur. It exhibits quality of design and distinctive features including expressed post-and-beam construction, layered plaster and brick wall planes with angled ends, and bands of clerestory windows.						
Notes/Additional Information						
Notes/Additional Information Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new haciendastyle buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, 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. Grant formed an architectural review committee for the development 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. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, E. Stewart Williams, and Herbert Burns. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects.						

3S

2016 Status Code

3CS

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 7R
508125020	
Address 503 Direction S Prefix St	treet Calle Palo Fierro Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1928 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
RESOURCE INFORMATION Original Use Single family property Storie Current Use Single family property Tract/	es N/A /Neighborhood Vista Santa Rosa
	ed in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

PREVIOUS SURVEY EVALUA	<u>.TION</u>					
City Historic Resources Dat	rabase Yes	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION		National Register		California Register	Local 7R	
Period of Significance	1928		Criterion	A/1/3		
Context Palm Springs bet	ween the Wars (1919-1941)					
Theme Single-family Res	sidential Development (1919-	1941)				
Sub-theme Depression	n-era Single-family Residentia	l Development (1930-1	.941)			
Period of Significance			Criterion		7	
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
	on in the city. However, it is no				m Springs, reflecting an important nal information about its integrity i	
Notes/Additional Informati	ion					
resorts. In the 1920s, busines transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential turned real estate investor Raby the pioneering McKinney for the pionee	is tycoons, industrialists, and of an international resort. While it started building architect-door the entertainers and the ne neighborhoods that develope aymond Cree (1875-1967) sub	other wealthy business; the movie stars primar esigned estates and draighborhoods where the d to accommodate the odivided the Vista Santa eir house burned in 19	men, along with fily stayed at the awing increased wealthy indus growing perma a Rosa tract into	the Hollywood elite, diseresort hotels when visit attention to the growin trialists started construction to the growin nent settlement. In 192's 131 60 x100 foot parce	arrounding the existing village and scovered the desert and began to iting Palm Springs, other wealthy ag resort town. In addition to the cting their winter homes, the city h 7, former Riverside County educatels. The tract was built on land own on of Camino Parocela (Paracelo),	nas a or ned

7R

Assessor Parcel Number	Additional APNs	2016 Status Code	6Z
508141002			
Address 526	Direction S Prefix	Street Calle Palo Fierro	Suffix
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1935	Date from Research
	additional to	Date Source	
		Architect	
14		Architect Source	
		Builder	
		Original Owner	
		Other Owner(s)	
and the first the same		Historic Name	
		Common Name	
		Grimm Residence	
RESOURCE INFORMATION Original Use Single fam	l nily property Si	tories 1	
		ract/Neighborhood Indian Trail cated in a District? District	
	2. Single family property		
Architectural Style		Additional Style	
CHARACTER DEFINING FE	ATURES		
CENEDAL ALTERATIONS		CUSTOM ALTEDATIONS	
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	

Criterion Criterion Crite	PREVIOUS SURVEY EVALUA	<u>ITION</u>			
Period of Significance Context Period of Significance Criterion	City Historic Resources Dat	Yes Yes	HRI Code	2003 Status Code	5S3
Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Statement of Significance Criterion Statement of Significance Criterion Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide listoric Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear clightle for designation. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts in the 1920s, business tyeons, industrialists, and other wealthy husinessmen, along with the follywood elite, discovered the desert and began to transform Palm Springs blocas in international record. While the move stars primarily stayed at the record noted when wealthy residents and seasonal wishors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blocas mas, as increasing numbers celebrities made it their winter weekend getway, and more deep runner to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and mew subdivision development resumed in earners in the mid-130s. This property is located in the Indian Trail tract. Indian Trail (tak.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and busband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along links and all al	HSPB No.				
Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Statement of Significance Criterion Statement of Significance Criterion Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide listoric Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear clightle for designation. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts in the 1920s, business tyeons, industrialists, and other wealthy husinessmen, along with the follywood elite, discovered the desert and began to transform Palm Springs blocas in international record. While the move stars primarily stayed at the record noted when wealthy residents and seasonal wishors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blocas mas, as increasing numbers celebrities made it their winter weekend getway, and more deep runner to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and mew subdivision development resumed in earners in the mid-130s. This property is located in the Indian Trail tract. Indian Trail (tak.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and busband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along links and all al	2047 FWALHATION			California Daniston	Y 1 (7
Context Period of Significance Context Sub-theme Sub		IN a	ational Register	Camornia Register	Local 62
Theme Sub-theme Period of Significance Criterion Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Stab-theme Stab-them	Period of Significance		Cr	terion	
Period of Significance Context Theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme Sub-theme Theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance Criterion Theme Sub-theme This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database), It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood lite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs liboson, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more development sprang up to house and entertain them. The lopalarity of Palm Springs loss of a bridle palm for the sense in the mid-1930s. This procedure, the rate the came the development shows the design of a bridle palm on the median along Indian Trail and large frontonage tots along the starte. In its first cleade, the tract became	Context				
Period of Significance Criterion Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance Criterion Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs have been such as the surface of the property of the property is a second visitor of the property is carted in the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs holoson, as increasing numbers celebrities made it their winter weekend getaway, and evel advelopment sprang up to house and centertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic state than in most other cities in the United States, and new subdivision development resumed in carnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail and large frontage lots along the street. In its first decade, the trat became	Theme				
Context Period of Significance Criterion Sub-theme	Sub-theme				
Context Period of Significance Criterion Sub-theme					
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more conomic stability for real estate than in most other cities in the United States, and new subdivision development resume in earnest in the mid-1930s. This property is located in the Indian Trail all calkes, and new subdivision development resume in earnest in the mid-1930s. This property is located in the Indian Trail all calkes, and new subdivision development resume in earnest in the mid-1930s. This property is located in the Indian Trail (alka and the states) and the development shows the design of a bridle path on the median along Indian Trail all calae frontage located in the Indian trail trails. It is first deceded, the tract became	Period of Significance		Cr	terion	
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail Ital. Indian Trail (a.k.a. Desert Trails Tract to news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and alonger frontage local the trails first decade, the tract became	Context				
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Address 545 Direction S Prefix Street Calle Palo Fierro Suffix Location Construction Information Date from Tax Assessor 1928 Date from Research Date Source	Assessor Parcel Number	Additional APNs	2016 Status Code	6Z
Location 2016 FIELD PHOTO Date from Tax Assessor 1928 Date from Research Date Source Architect Source Builder Original Owner (s) Historic Name Common Name RESOURCE INFORMATION Original Use Single family property Tract/Neighborhood Vista Santa Rosa Resource Attribute HP2. Single family property Located in a District? District Architectural Style Additional Style	508125016			
2016 FIELD PHOTO Date from Tax Assessor	Address 545 Dire	ection S Prefix	Street Calle Palo Fierro	Suffix
Date from Tax Assessor 1928 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name RESOURCE INFORMATION Original Use Single family property Stories 1 Current Use Single family property Tract/Neighborhood Vista Santa Rosa Resource Attribute HP2. Single family property Date from Tax Assessor 1928 Date from Research Date Source Architect Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Common Name Attribute HP2. Single family property District Architectural Style Additional Style	Location			
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Other Owner(s) Historic Name Common Name Common Name			Builder	
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Architectural Style Additional Style	Current Use Single family pro	operty Tra	ct/Neighborhood Vista Santa Rosa	
	Resource Attribute HP2. Sing	gle family property Loca	ated in a District? District	
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	CHARACTER DEFINING FEATUR	RES		
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GENERAL ALTERATIONS CUSTOM ALTERATIONS	GENERAL ALTERATIONS		CUSTOM ALTERATIONS	

PREVIOUS SURVEY EVALUAT	<u>ΓΙΟΝ</u>			
City Historic Resources Data	hbase Yes HRI Code		2003 Status Code	7R
HSPB No.				
2016 EVALUATION	National Register		California Register	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
D : 1 60: :0] a		
Period of Significance		Criterion		
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Theme				
Sub-theme				
Statement of Significance				
property has been aftered and	therefore does not appear eligible for designation			
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential r turned real estate investor Ray by the pioneering McKinney fa	ons were recorded in the early 1920s on tracts large tycoons, industrialists, and other wealthy busines in international resort. While the movie stars primes started building architect-designed estates and dur the entertainers and the neighborhoods where the eighborhoods that developed to accommodate the symond Cree (1875-1967) subdivided the Vista Saramily who lived there until their house burned in 1 are each given a "Calle" street name.	ssmen, along with arily stayed at the drawing increased the wealthy indus ne growing perma nta Rosa tract into	n the Hollywood elite, de resort hotels when vist attention to the growing trialists started construment settlement. In 1920 131 60 x100 foot parce	liscovered the desert and began to siting Palm Springs, other wealthy ing resort town. In addition to the acting their winter homes, the city has a 27, former Riverside County educator cels. The tract was built on land owned

6Z

Assessor Parcel Number Additional APNs 508125014	2016 Status Code 7R
Address 561 Direction S Prefix Stre	et Calle Palo Fierro Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1941 Date from Research
	Date Source
	Architect
Market State of the State of th	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single family property Stories	N/A
Current Use Single family property Tract/No.	eighborhood Vista Santa Rosa
Resource Attribute HP2. Single family property Located i	n a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CI	USTOM ALTERATIONS

	2016 Status Code 7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 7R
Period of Significance 1941	Criterion A/1/3
Context Palm Springs between the Wars (1919-1941)	
Theme Single-family Residential Development (1919-1941)	
Sub-theme Depression-era Single-family Residential Development (1930-1	941)
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). However, it is not fully visible from the public right-of-way; the evaluation.	
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largel resorts. In the 1920s, business tycoons, industrialists, and other wealthy business transform Palm Springs into an international resort. While the movie stars primar residents and seasonal visitors started building architect-designed estates and dra resort-related development for the entertainers and the neighborhoods where the collection of early residential neighborhoods that developed to accommodate the sturned real estate investor Raymond Cree (1875-1967) subdivided the Vista Santa by the pioneering McKinney family who lived there until their house burned in 192 streets in Vista Santa Rosa were each given a "Calle" street name.	men, along with the Hollywood elite, discovered the desert and began to ily stayed at the resort hotels when visiting Palm Springs, other wealthy twing increased attention to the growing resort town. In addition to the wealthy industrialists started constructing their winter homes, the city has a growing permanent settlement. In 1927, former Riverside County educator in Rosa tract into 131 60 x100 foot parcels. The tract was built on land owned

Assessor Parcel Number	Additional APNs		2016 Status Code	6Z
508151010 Address 690	Direction S Prefix	Street	Calle Palo Fierro	Suffix
Location				
2016 FIELD PHOTO			CONSTRUCTION INFORMATION Date from Tax Assessor 1942 Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name	Date from Research
Current Use Single fam	N nily property nily property 22. Single family property	Stories : Tract/Neig Located in a	hborhood Indian Trail	
CHARACTER DEFINING FE	EATURES			
GENERAL ALTERATIONS		CUST	COM ALTERATIONS	

Criterion Criterion Criterion	PREVIOUS SURVEY EVALUA	<u>ITION</u>			
Period of Significance Context Sub-theme Period of Significance Criterion Criterion Criterion Criterion Context	City Historic Resources Dat	Yes Yes	HRI Code	2003 Status Code	
Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Criterion Sub-theme Period of Significance Criterion Sub-theme Period of Significance Criterion Sub-theme Sub-theme Statement of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, this property has been altered and therefore does not appear cligible for designation. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resours in the 1920s, business tyconos; industrialists, and other wealthy husinessmen, along with the 160 bytes of the client of the content of th	HSPB No.				
Theme Sub-theme Period of Significance Criterion Sub-theme This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Indicated Support of the Support of	2016 EVALUATION	N:	ational Register	California Register	Local 6Z
Theme Sub-theme Period of Significance Criterion Sub-theme Period of Significance Criterion Criterion Context Theme Sub-theme Sub-th	Period of Significance		Crit	erion	
Period of Significance Context Theme Sub-theme Context Theme Sub-theme Statement of Significance Criterion Theme Sub-theme This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, this property has been altered and therefore does not appear eligible for designation. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood lite, discovered the desert and began to transform Palm Springs into an international resort. While the move stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs into an international resort. While the move stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blosson, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and centertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more development sprang up to house and center rain them. The House of Palm Springs with the Depression-proof movie industry surely provided and Austin McManus in 1933. The tract map for the development shows the design of a bridle palm of not mediated and long Indian Trail and large frontonal basing	Context				
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	resorts. In the 1920s, busines transform Palm Springs into a other wealthy residents and s 1930s saw Palm Springs blosentertain them. The popularit other cities in the United Stat Indian Trail (a.k.a. Desert Tra the development shows the d	as tycoons, industrialists, and oth an international resort. While the seasonal visitors started building som, as increasing numbers cele ty of Palm Springs with the Depr ses, and new subdivision develop tils Tract in news accounts of 193 design of a bridle path on the med	ner wealthy businessmen, alo e movie stars primarily staye g architect-designed estates a ebrities made it their winter v ression-proof movie industry oment resumed in earnest in t 36) was subdivided by Pearl I dian along Indian Trail and la	ng with the Hollywood elite, of at the resort hotels when vind drawing increased attentioned attention	discovered the desert and began to siting Palm Springs through the 1920s, on to the growing resort town. The evelopment sprang up to house and nic stability for real estate than in most is located in the Indian Trail tract. In McManus in 1933. The tract map for reet. In its first decade, the tract became

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
508353002	
Address 1611 Direction S Prefix Stre	eet Calle Palo Fierro Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1956 Date from Research 1954
	Date Source The Guardian
	Architect Lapham, Howard
	Arcintect Lapham, noward
	Architect Source
S of the second	Builder
	Original Owner
all the state of t	Other Owner(s)
	outer owner(s)
	Historic Name
	Common Name Desert Star Apartments
	Secretar Aparellones
RESOURCE INFORMATION	
Original Use Multi-family property Stories	1
Current Use Multi-family property Tract/N	Palo Fierro Estates
Resource Attribute HP3. Multiple family property Located	in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof and low-pitched shed roofs with wide overhanging eaves	
Wood and glass screens	
Unadorned wall surfaces with no decorative detailing	
Fixed clerestory windows	
Slumpstone and striated concrete block wall cladding; U-shaped plan around striated concrete block wall cladding the striated concrete block wall cladding the striated cladding the striated concrete block wall cladding the striated cladding the	vimming pool; entrance atrium
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Not fully visible from public right-of-way; entry gate and privacy screens added

PREVIOUS SURVEY EVALUATION	<u>v</u>		
City Historic Resources Database	se HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance 195	54	Criterion C/3/4, 5	
Context Architectural Styles &	Local Practitioners		
Theme Post-World War II Mo	dernism		
Sub-theme Mid-century Mo	odern		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context		ditterion	
Theme			
Sub-theme			
Statement of Significance			
	od example of Mid-century Modern multi-fami nctive features including its overlapping, low-		ioted designer noward Lapnam. It
Notes/Additional Information			
apartments, large low-rise multi-b attached residences in clusters as s the scale of the developments incre growth coincided with the peak of developers the opportunity to expl These conditions and the architect Springs Modernism" or "The Palm designed a number of residences in	or housing, post-World War II multi-family resi- building communities (including early condoming small as two and as many as eight. In virtually eased). Numerous examples from the postware Modernism's popularity. This created a demandere and develop a wide range of architectural task talents led to the development of an exception. Springs School." Howard Lapham was register in Thunderbird Country Club and adjacent Thurbird clubhouse. Lapham designed several not re).	nium projects), split-level attached tow every configuration, the focus of the des period are associated with significant a nd for both mass-produced and custom types and ideas, sometimes influenced onal group of Modern buildings which la red designer who moved to the Coachell nderbird Heights, some of which were p	nhomes, and attached and semi- ign was around the pool (or pools as rchitects, designers, or developers. This housing that afforded architects and by sophisticated global design trends. ater came to be identified as "Palm a Valley from Connecticut in 1954. He ublished in Architectural Digest, as

Assessor Parcel Number	Additional APNs	<u>2016 Status Code</u> 553
511280039		
Address 2205 Direction	on S Prefix S	Street Calle Palo Fierro Suffix
Location Calle Palo Fierro and Ma	ariposa Dr	
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
		Date from Tax Assessor 1964 Date from Research
		Date Source
. 4		
章 鬼	A.	Architect
	1 . 7	
Man de Marie		Architect Source
		Builder Kelso, Harry
		Original Owner Kelso, Harry
THE RESERVE OF THE PARTY OF THE		Other Owner(s)
		Historic Name Canyon Country Club Colony
		Common Name
		Canyon Country Club Colony
RESOURCE INFORMATION Original Use Multi-family proper	rty Stori	es 1
Current Use Multi-family proper	rty Trac	t/Neighborhood
		ted in a District? District
	71 1 7	
Architectural Style Mid-centur	ry Modern	Additional Style
CHARACTER DEFINING FEATURES		
One-story configuration with simple	geometric forms	
Horizontal massing		
Flat and low-pitched hipped roofs		
Perforated concrete block screen wal	lls	
Unadorned wall surfaces with little d	ecorative detailing	
Concrete block used as exterior wall	panels and accent materials	
Flush-mounted metal frame windows	S	
Grouping of rectangular buildings are	ound cul-de-sac; internal garden courts	with pools; decorative metal fencing and grilles
	-	
GENERAL ALTERATIONS		CUSTOM ALTERATIONS
Windows replaced - some		All units not visible from public right-of-way; some visible units have some windows replaced and some security screens added

PREVIOUS SURVEY EVALUA	TION		_	
City Historic Resources Data	abase HRI Co	ode	2003 Status Code	
HSPB No.				
2016 EVALUATION	National Re	gister	California Register	Local 5S3
Period of Significance	1964	Criterion	A/1/3	
Context Post-World War I	II Palm Springs (1945-1969)			
Theme Post-World War I	II Multi-family Residential Development (1	.945-1969)		
Sub-theme				
Period of Significance	1964	Criterion	C/3/4	
Context Architectural Styl	les & Local Practitioners			
Theme Post-World War I	II Modernism			
Sub-theme Mid-centur	y Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
	sign and planning principles from the perio urts and the extensive use of patterned, pe			es including its organization
Notes/Additional Informati	on			
apartments, large low-rise mu attached residences in cluster designers, or developers. The condominium community ove three bedrooms, central heati	nd for housing, post-World War II multi-far alti-building communities (including early its as small as two and as many as eight. Nu Canyon Country Club Colony was develope erlooks a 36-hole golf course. Marketed as ' ing and air conditioning, and a swimming p by the Golf Club Sales Company between 1	condominium projects), s merous examples from the ed by Harry Kelso in 1964 "golfdom's finest co-oper gool for every twelve units	split-level attached townho ne postwar period are assoc . Situated on a gently rising ative," Canyon Country Clul s. Membership in the adjace	omes, and attached and semi- ciated with significant architects, g slope on Agua Caliente land, the lb Colony condos featured two and

Assessor Parcel Number	A	Additiona	ıl APNs			2016 Status Code	6Z		6Z	6Z
507284017										
Address 686	Direction	n N	Prefix		Street	Calle Rolph		Suffix		
Location										
2016 FIELD PHOTO						CONSTRUCTION INFORMATION	<u>ON</u>			
						Date from Tax Assessor 1939	9	Date fro	om Research	
4	ثہ ۔	de28	Kan a			Date Source CHRD				
	å					Architect				
	A Part		T			Architect Source				
	(MORE)			- in		Builder				
	The same of the sa			-4		Original Owner				
				· *		Other Owner(s)				
		1		1						
						Historic Name				
						Common Name				
						Kieley Residence				
RESOURCE INFORMATION										
Original Use Single-fami	ily residen	ce		Stor	ies	1				
Current Use Single-fami	ily residen	ce		Trac	t/Neig	ghborhood Winterhaven N	Manor N	o. 3 Trac	t; Movie Colon	y East Neighbo
Resource Attribute HP2	. Single fa	mily prop	erty	Loca	ted in a	a District? District				
Architectural Style						Additional Style				
CHARACTER DEFINING FEA	ATURES									
GENERAL ALTERATIONS						TOM ALTERATIONS				
Door (primary) replaced, Ext (incompatible material), Wal	tensively a Il cladding	ltered, Ro replaced,	of claddin Windows	g replaced replaced - all	Secu	rity screens added				

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507125004	
Address 1149 Direction N Prefix Street	Calle Rolph Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1945 Date from Research
	Date Source
	Architect Clark & Frey
	Arcintect Clark & Frey
	Architect Source Architect & Engineer 4/1951
	Builder
	Original Owner Nichols, Culver
	Other Owner(s)
i	Lockwood, Henry
	Historic Name Bel Vista
	Common Name Bel Vista
	BCI VISCA
Current Use Single-family residence Tract/Nei Resource Attribute HP2. Single family property Located in	ghborhood Bel Vista a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One -story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves	
Unadorned wall surfaces with no decorative detailing	
Plaster used as exterior wall finish	
GENERAL ALTERATIONS CUS	STOM ALTERATIONS
Wall cladding replaced, Windows replaced - all	

					<u>2016</u>	Status Code		5S3
PREVIOUS	SURVEY EVALUA	ATION						
City Histor	ic Resources Da	tabase	Yes	HRI Code		2003 Status Code		
HSPB No.								
HSI B NO.								
2016 EVAL	UATION		N	ational Register		California Register	Local	5S3
Period of S	ignificance	1945			Criterion	A/1/3		
Context	Palm Springs du	ring World War	II (1939-1945)					
Theme	Multi-family Res	idential Develop	ment					
Sub-theme								
Period of S	ignificance	1945			Criterion	C/3/4, 5		
Context	Architectural Sty	rles & Local Prac	titioners					
Theme	Post-World War	II Modernism						
Sub-theme	Mid-centu	ry Modern						
Period of S	ignificance				Criterion			
Context								
Theme								
Sub-theme								
This proper Resource D		nificant as a rare	example of war	time multi-family res			istoric resources (Citywic le of Mid-century Moderr	

Notes/Additional Information

A rare example of wartime multi-family housing in Palm Springs is Bel Vista (1945-47, Clark & Frey). Throughout the country, wartime housing projects were invariably the only building projects not stalled by the onset of World War II. Bordered by E. Chia Road on the north, Sunrise Way on the east, Tachevah Drive on the south, and N. Paseo De Anza on the west, the tract was first subdivided into multi-family residential housing units in 1945 by Sallie Stevens Nichols and her husband Culver Nichols. Bel Vista was designed as war workers' housing and its construction was subsidized by the government. As such, it had to meet specific design guidelines. Fifteen wood frame and stucco units all conformed to the same floor plan. To prevent the development from having a repetitive visual presence, the lead architect, Albert Frey, flipped the plan on each lot and varied the setbacks, creating an inviting architectural rhythm on the street. Each building also had a "distinct and individual color scheme." John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. Of the original fifteen buildings, only a few remain intact; therefore, Bel Vista does not retain sufficient integrity for designation as a historic district, but intact individual examples are eligible for local designation.

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
507125003	
Address 1163 Direction N Prefix	Street Calle Rolph Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1945 Date from Research
	Date Source
	Architect Clark & Frey
CANADA ALABAMA	
NEW TOTAL BANK	Architect Source Architect & Engineer 4/1951
	Builder
	Original Owner Nichols, Culver
	Other Owner(s)
	Historic Name Bel Vista
	Common Name
	Bel Vista
RESOURCE INFORMATION	
Original Use Single-family residence Stori	ies 1
	Et/Neighborhood Bel Vista
Resource Attribute HP2. Single family property Local	ted in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Addition to primary facade, Addition to rear/side facade, Extensively	CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of aerial photos and
altered, Porch altered or enclosed	Architect & Engineer plan indicates that the property has been substantially altered

PREVIOUS SURVEY EVALUA	<u>.TION</u>			
City Historic Resources Data	rabase Yes HRI Code	2	003 Status Code	
HSPB No.				
2016 EVALUATION	National Registe	er 6Z Ca	alifornia Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
Resource Database). It is an ex	ed during the 2015 survey as part of an update example of wartime multi-family housing and M tered and therefore does not appear eligible for	id-century Modern resid	ngs' list of potential historic r dential architecture by promi	esources (Citywide Historic inent local architects Clark &

6Z

6Z

6Z

Notes/Additional Information

A rare example of wartime multi-family housing in Palm Springs is Bel Vista (1945-47, Clark & Frey). Throughout the country, wartime housing projects were invariably the only building projects not stalled by the onset of World War II. Bordered by E. Chia Road on the north, Sunrise Way on the east, Tachevah Drive on the south, and N. Paseo De Anza on the west, the tract was first subdivided into multi-family residential housing units in 1945 by Sallie Stevens Nichols and her husband Culver Nichols. Bel Vista was designed as war workers' housing and its construction was subsidized by the government. As such, it had to meet specific design guidelines. Fifteen wood frame and stucco units all conformed to the same floor plan. To prevent the development from having a repetitive visual presence, the lead architect, Albert Frey, flipped the plan on each lot and varied the setbacks, creating an inviting architectural rhythm on the street. Each building also had a "distinct and individual color scheme." The commission was an ideal project for Frey who was interested in economical and pre-fabricated housing. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments. Of the original fifteen buildings, only a few remain intact; therefore, Bel Vista does not retain sufficient integrity for designation as a historic district, but intact individual examples are eligible for local designation.

Assessor Parcel Number Additional APNs 507124012	2016 Status Code 5S3
	reet Calle Rolph Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1945 Date from Research
	Date Source
	Architect Clark & Frey
And dark	
	Architect Source Architect & Engineer 4/1951 (via Steve Vaught)
	Builder
	Original Owner Nichols, Culver Other Owner(s)
	Other Owner(s)
	Historic Name Common Name
RESOURCE INFORMATION Original Use Single family property Storie	s 1
Current Use Single family property Tract/	/Neighborhood Bel Vista Tract
Resource Attribute HP2. Single family property Locate	d in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

PREVIOUS SUR	RVEY EVALUA	ATION					
City Historic R	Resources Dat	abase	HRI Code		2003 Status Code		
HSPB No.	.00						
2016 EVALUAT	TION		National Register		California Register	Loca	1 5S3
Period of Signi	ificance			Criterion			
Context							
Theme							
Sub-theme							
Period of Signi	ificance			Criterion			
Context							
Theme							
Sub-theme							
Period of Signi	ificance			Criterion			
Context							
Theme							
Sub-theme							
Statement of S	Significance						
Resource Datab	oase). It is sign	ed during the 2015 surve ificant as a rare example e by prominent local arcl	of wartime multi-family				
Notes/Additio	nal Informati	ion					
invariably the o on the south, an her husband Cu specific design visual presence building also ha housing. Of the	only building p nd N. Paseo De ulver Nichols. E guidelines. Fifi e, the lead arch ad a "distinct a original fifteen	ulti-family housing in Pal projects not stalled by the Anza on the west, the tra Bel Vista was designed as teen wood frame and stu litect, Albert Frey, flipped and individual color scher in buildings, only a few re is are eligible for local des	onset of World War II. B act was first subdivided i war workers' housing a cco units all conformed t the plan on each lot and me." The commission was main intact; therefore, Bo	ordered by E. Chia nto multi-family re nd its construction o the same floor pl varied the setback s an ideal project fo	Road on the north, Sun sidential housing units was subsidized by the g an. To prevent the deve is, creating an inviting a or Frey who was interes	rise Way on the east, To in 1945 by Sallie Steve government. As such, it elopment from having a prehitectural rhythm on ted in economical and	achevah Drive ns Nichols and had to meet repetitive the street. Each pre-fabricated

Assessor Parcel Number	Additional APNs		<u>2016 St</u>	atus Code			7R
508414007							
Address 1366 Dire	ction S Prefix	Stree	t Calle Rolph		Suffix		
Location							
2016 FIELD PHOTO			CONSTRUCTIO	N INFORMATION			
	4	- Alla	Date from Tax		Date fro	om Research	
				Desert Sun 10/11/1 cler & Harrison ce			
RESOURCE INFORMATION Original Use Single family pro Current Use Single family pro Resource Attribute HP2. Single			1 ighborhood	District			
Architectural Style Mid-cer	ntury Modern		Additional St	yle			
CHARACTER DEFINING FEATUR	ES						
							
GENERAL ALTERATIONS			STOM ALTERATION				
Unknown/not visible		No	t visible from publ	ic right-of-way			

PREVIOUS	SURVEY EVALUA	<u>ATION</u>					
City Histor	ic Resources Dat	abase	HRI Code		2003 Status Code		
HSPB No.							
2016 EVAL	<u>UATION</u>		National Register		California Register	Loca	7R
Period of S	ignificance	1958		Criterio	C/3/4, 5		
Context	Architectural Sty	les & Local Practitioners					
Theme	Post-World War	II Modernism					
Sub-theme	Mid-centu	ry Modern					
Period of S	ignificance			Criterio	1		
Context							
Theme							
Sub-theme							
Period of S	ignificance			Criterio	1		
Context							
Theme							
Sub-theme							
Statement	of Significance						
man ison. If	owever, it is not i	ully visible from the public rigl	icoi-way, merelore	the evaluation C	ont not be completed.		
Notes/Add	itional Informat	ion					
population, and develop trends. Thes "Palm Sprin William Coo moving to P	coinciding with the cers the opportung se conditions and legs Modernism" of the color where both words alm Springs. Wex	e post-World War II years and he peak of Modernism's popula ity to explore and develop a w the architects' talents led to the "The Palm Springs School." Dorked. Wexler, a graduate of the ler & Harrison's early house do n	arity. This created a c ide range of architec de development of an onald Wexler and Ri e University of Minno esigns show the influ	demand for both tural types and it exceptional gro chard Harrison esota architectu tence of both Ne	mass-produced and cu deas, sometimes influe up of Modern buildings formed a partnership in re school, had worked f utra and Cody, but also	astom housing that afford need by sophisticated glo s which later came to be in 1952 after meeting at th or Richard Neutra in Los the beginning of a distinc	ed architects bal design dentified as e office of Angeles before

7R

Assessor Parcel Number	Additional APNs	2016 Status Code 5S3
513390026		
Address 233 Direct	ction W Prefix S	Street Camino Alturas Suffix
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
walk		Date from Tax Assessor 1945 Date from Research 1938
		Date Source
	A SHE	
April 18 Apr		Architect
IL OI	THE RESERVE AND THE	Architect Source
359		Builder
		Original Owner Burns, R.E.
		Other Owner(s)
		Reich, Herman
-		Historic Name
		Common Name
RESOURCE INFORMATION Original Use Single-family res	sidence Stori	ies 1
Current Use Single-family res	ridence Trac	t/Neighborhood The Mesa
Resource Attribute HP2. Sing	le family property Locat	ted in a District? District
Architectural Style Ranch		Additional Style Hacienda
CHARACTER DEFINING FEATUR	ES	
One-story, sprawling, L-shaped pla		
Low, horizontal massing with wide	e street façade	
Low-pitched gable roof with open	overhanging eaves and clay barrel tile	
Plaster wall cladding		
Divided light steel sash casement v	vindows	
Attached garage		
Exterior brick chimney on primary	r façade; masonry patio wall at primary fa	ıçade; bay window; divided light wood French doors
GENERAL ALTERATIONS		CUSTOM ALTERATIONS
No major alterations		Garage door replaced

	2016 Status Code 5S3
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 5S3
Period of Significance 1938	Criterion A/1/1, 3
Context Palm Springs between the Wars (1919-1941)	
Theme Single-family Residential Development (1919-1941)	
Sub-theme Depression-era Single-family Residential Development (1930-19	41)
Damied of Circuit annua 1020	Criterian C/2/A
Period of Significance 1938	Criterion C/3/4
Context Architectural Styles & Local Practitioners	
Theme Ranch	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property is significant as an example of pre-World War II residential developm as a good example of Ranch-style residential architecture from the 1930s.	ent, reflecting an important period of growth and transition in the city; and
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largely resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessm transform Palm Springs into an international resort. While the movie stars primarily residents and seasonal visitors started building architect-designed estates and draw resort-related development for the entertainers and the neighborhoods where the vicollection of early residential neighborhoods that developed to accommodate the gr (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the footh In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, has to the desert climate and casual lifestyle. These tended to be informal one-story hou rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and noth before and after the war, combining as it did modernist ideas of space and fund. This house was published in Architecture Forum and Architectural Digest.	en, along with the Hollywood elite, discovered the desert and began to y stayed at the resort hotels when visiting Palm Springs, other wealthy ving increased attention to the growing resort town. In addition to the wealthy industrialists started constructing their winter homes, the city has a rowing permanent settlement. This property is located in Palm Canyon Mesa ills of the southern end of the city, developed by Edmond T. Fulford in 1924. acienda, and wood ranch vernacular types were believed to be well-suited uses finished in plaster, brick, or board-and-batten siding, with irregular or minimal ornamentation. The Ranch-style house proved particularly popular

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z
508234005	
Address 1311 Direction E Prefix Str	eet Camino Amapola Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1948 Date from Research 1948-1951
	Date Source Desert Sun
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
	Lynbrook Apartments
RESOURCE INFORMATION Original Use Multi-family residence Stories	1
Current Use Multi-family residence Tract/I	Neighborhood Palm Valley Colony Lands
	in a District? District
	Additional Style
Architectural Style Mid-century Modern	Auditional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS No major alterations	CUSTOM ALTERATIONS
1.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5	

City Historic Resources Da		_				7
	tabase Yes	HRI Code		2003 Status Code	7R	
HSPB No.						
2016 EVALUATION		National Register 6	Z	California Register	6Z	Local 6Z
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
Resource Database). Althougera, it does not represent an	ted during the 2015 survey as _l gh this property appears to be a excellent or distinctive exampl erefore, it does not appear elig	in intact example of m e of its style or type, p	ulti-family reside	ntial development from	n the immediate	post-World War II
Notes/Additional Informa	tion					

6Z

6Z

Solution E Prefix Street Camino Amapola Suffix
Address 1340 Direction E Prefix Street Camino Amapola Suffix
Location
2016 FIELD PHOTO CONSTRUCTION INFORMATION
Date from Tax Assessor 1938 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Ramon Tract Resource Attribute HP2. Single family property Located in a District? District
Architectural Style Spanish Colonial Revival Additional Style
CHARACTER DEFINING FEATURES
Asymmetrical façade
Irregular plan and horizontal massing
Varied gable roofs with clay barrel tiles
Open eaves; brick walls with weeping mortar; steel sash casement windows; porch with wood posts and beam; attic vents in gable
GENERAL ALTERATIONS CUSTOM ALTERATIONS
Door (primary) replaced, No major alterations

PREVIOUS SURVEY EVALUAT								
City Historic Resources Data	Abase Yes HRI Code	2003 Status Code						
HSPB No.								
2016 EVALUATION	National Register	California Register	Local 5S3					
Period of Significance	1938	Criterion A/1/3						
Context Palm Springs betw	Context Palm Springs between the Wars (1919-1941)							
Theme Single-family Resi	Theme Single-family Residential Development (1919-1941)							
Sub-theme Depression	-era Single-family Residential Development (1930-	1941)						
Period of Significance		Criterion						
Context								
Theme								
Sub-theme								
Period of Significance		Criterion						
Context		Criterion						
Theme								
Sub-theme								
Statement of Significance								
Resource Database). It is significant as an example of pre-World War II residential development, representing an important period of growth and transition in the city.								
Notes/Additional Information	on							
resorts. In the 1920s, business transform Palm Springs into a other wealthy residents and se 1930s saw Palm Springs bloss entertain them. The popularity other cities in the United State entertainers and wealthy indu settlement. Individual example	ons were recorded in the early 1920s on tracts large is tycoons, industrialists, and other wealthy business in international resort. While the movie stars prima easonal visitors started building architect-designed som, as increasing numbers of celebrities made it the yof Palm Springs with the Depression-proof movie es, and new subdivision development resumed in eatstrialists, the city has a collection of early residenties of early residences remain scattered throughout in 1937. It is located at the southwest corner of Ran	smen, along with the Hollywood elite, d rily stayed at the resort hotels when vi- estates and drawing increased attention eir winter weekend getaway, and more industry surely provided more econon arnest in the mid-1930s. In addition to the all neighborhoods that developed to accumulate the pre-World War II subdivisions. The	discovered the desert and began to siting Palm Springs through the 1920s, on to the growing resort town. The development sprang up to house and nic stability for real estate than in most the resort-related development for the commodate the growing permanent as Ramon Tract was developed by real					

Assessor Parcel Number Additional APNs 508234003	2016 Status Code 6Z 6Z 6Z
Address 1357 Direction E Prefix Str	eet Camino Amapola Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1950 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Multi-family residence Stories	1
	in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
	CUSTOM ALTERATIONS
No major alterations	

PREVIOUS SUR	VEY EVALUA	<u>TION</u>								
City Historic Re	esources Dat	abase	Yes	HRI Code			2003 Status Code	7R		
HSPB No.										
2016 EVALUAT	ION		N	ational Register	6Z		California Register	6Z	Local	6Z
Period of Signif	ficance					Criterion				
Context										
Theme										
Sub-theme										
Period of Signif	ficance					Criterion				
Context										
Theme										
Sub-theme										
Period of Signif	ficance					Criterion				
Context										
Theme										
Sub-theme										
Statement of Si	gnificance									
Resource Databaera, it does not r Therefore, it doe	ase). Althougl represent an e es not appear	n this property excellent or dist eligible for des	appears to be an	intact example o	f multi-	family reside	rings' list of potential ential development fr compared to other si	om the in	nmediate post-W	orld War II
Notes/Addition	nal Informati	ion								

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 7R					
513440017						
Address 2196 Direction S Prefix	Street Camino Barranca Suffix					
Location 200 W Camino Encanto						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
2016 FIELD PHOTO Date from Tax Assessor 1935 Date from Research Date Source Architect Williams, Harry Architect Source Builder Original Owner Ransom, Robert Other Owner(s) Lapp, John; Braunshweiger, Walter; Lang, Walter; Manilow, Barry (II) Historic Name Rock Point; Ransom Residence Common Name Rock Point; Ransom Residence						
RESOURCE INFORMATION Original Use Single-family residence Stories 1						
Current Use Single-family residence	Tract/Neighborhood Palm Canyon Estates					
Resource Attribute HP2. Single family property	Located in a District? District					
Architectural Style Spanish Colonial Revival	Additional Style					
CHARACTER DEFINING FEATURES Hipped roofs with clay barrel tiles Plaster veneered exterior walls Casement windows with divided lights Prominent brick chimney						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					
Unknown/not visible	Not fully visible from the public right-of way					

					<u>20</u>	16 St	tatus Code		7R
PREVIOUS	SURVEY EVALUA	<u>ATION</u>		_		_			
City Histor	ic Resources Da	tabase	Yes	HRI Code			2003 Status Code		
HSPB No.		l							
2016 EVAL	UATION		N	ational Register		(California Register	Local	7R
Period of S	ignificance	1935			Criteri	on	A/1/3		
Context	Palm Springs be	ween the Wars	(1919-1941)						
Theme	Single-family Re	sidential Develo	pment (1919-19	941)					
Sub-theme	Depressio	n-era Single-fam	ily Residential I	Development (1930	-1941)				
Period of S	ignificance				Criteri	on			
Context									
Theme									
Sub-theme									
Period of S	ignificance				Criteri	on			
Context									
Theme									
Sub-theme									
Statement of Significance									
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It may also be significant as an example of Spanish Colonial Revival architecture by prominent architect Harry Williams. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.									

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1934, two hillside streets adjacent to Palm Canyon Mesa No. 2 Tract were developed as "Palm Canyon Estates" by Los Angeles real estate man, Herbert W. Stanton and his son Forrest O. Stanton, a building contractor. Harry J. Williams studied architecture at Cornell University and in 1905 cofounded, with Harry I. Schenck, the Dayton, Ohio firm Schenck and Williams, which became one of the most prominent architectural practices in the city. The firm's projects included the Hawthorn Hill home for Orville Wright and his sister and father, the Dayton Young Men's Christian Association Building, the Engineers Club of Dayton building, and the Dayton offices of National Cash Register for Julia Carnell. In 1934, with little work in Dayton during the Depression, Williams was hired by Carnell to design two major commercial projects in her winter home, Palm Springs: the Carnell Building (196 N. Palm Canyon Drive; HSPB-11) and La Plaza and the Plaza Theatre (1936; HSPB-22). In 1943 Harry and his wife Una, who suffered from rheumatoid arthritis, moved to Palm Springs, where Harry opened an architecture office in La Plaza. After World War II he was joined in practice by his sons E. Stewart and Roger, both of whom had, like their father, studied architecture at Cornell. The firm of Williams, Williams and Williams designed a number of prominent Modern buildings in the city, including the first iteration of the Palm Springs Aerial Tramway (with Clark and Frey, 1949), the master plan (1955) and several buildings at Palm Springs High School, and Palm Springs City Hall (with Clark, Frey and Chambers, 1955). After Harry's death in 1957, the brothers continued in practice as Williams and Williams.

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
513400018	
Address 213 Direction Prefix	Street Camino Buena Vista Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1940 Date from Research c. 1935
	Date Source Visual observation Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
Current Use Single-family residence	Stories 1 Tract/Neighborhood The Mesa Located in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
CENERAL ALTERNATIONS	CUCTOM ALTERNATIONS
GENERAL ALTERATIONS Addition to rear/side facade, Extensively altered, Wall cladding	CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison with 1962 Sanborn
replaced	indicates large additions to rear and side facades; garage door replaced; security door added to primary entrance; decorative ceramic tile surrounds added;

plaster possibly replaced

City Historic Resources Da	
HSPB No.	
204 C FWAL HATION	National Paristra (7)
2016 EVALUATION	National Register 6Z California Register 6Z Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
property has been altered ar	d therefore does not appear eligible for historic designation.
Notes/Additional Informa	ion
resorts. In the 1920s, busine transform Palm Springs into residents and seasonal visitor resort-related development collection of early residentia	ions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the st tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy its started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a laneighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa es), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

2016 Status Code

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S1
513400004	
Address 272 Direction Prefix	Street Camino Buena Vista Suffix
Location 2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1924 Date from Research Date Source Architect Heineman, Alfred Architect Source Builder Original Owner Davidson, Lewis R. Other Owner(s) Neel, Earl; English, Joey
	Historic Name Common Name Neel, Earl, Residence
RESOURCE INFORMATION Original Use Single-family residence Sto	tories 1.5
Current Use Single-family residence Tra	ract/Neighborhood The Mesa
Resource Attribute HP2. Single family property Loc	ocated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	7R
HSPB No. 48			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance	Cr	iterion	
Context			
Theme			
Sub-theme			
Period of Significance	Cr	iterion	
Context			
Theme			
Sub-theme			
Period of Significance	Cr	iterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-48). Notes/Additional Information			

Assessor Parcel Number	Additional APNs		2016 Status Code			7R
13400024						
Address 282 Dir	rection W Prefix	Street	Camino Carmelita	Suffi	x	
ocation						
016 FIELD PHOTO			CONSTRUCTION INFORMAT	<u>ΓΙΟΝ</u>		
			Date from Tax Assessor 19	Date	from Research	1936
ESOURCE INFORMATION Original Use Single-family r	esidence	Stories	Architect Colcord, Gerard R Architect Source Arts and A Builder Original Owner Other Owner(s) Mercer, Johnny; Bartholomey	itecture Architecture; Ste	d (landscape des	
Single-family r			ghborhood The Mesa			
esource Attribute HP2. Sin	ngle family property	Located in	a District? District			
rchitectural Style Spanis	sh Colonial Revival		Additional Style			
IARACTER DEFINING FEATU	RES					
orizontal massing						
ble roofs with clay barrel tiles						
aster veneered exterior walls						
PENEDAL ALTER ATTONO		6776	TOM ALTER ATIONS			
GENERAL ALTERATIONS Unknown/not visible			TOM ALTERATIONS fully visible from public right-	of-way. Garage o	loor replaced.	
			- 0		-	

					<u>2016</u> :	Status Code		7R
PREVIOUS	SURVEY EVALUA	<u>ITION</u>						
City Histor	ic Resources Dat	abase	Yes	HRI Code		2003 Status Code	7R	
HSPB No.								
2016 EVAL	UATION			National Register		California Register		Local 7R
Period of S	ignificance	1936			Criterion	A/1/1, 3		
Context	Context Palm Springs between the Wars (1919-1941)							
Theme	Single-family Res	sidential Devel	opment (1919	-1941)				
Sub-theme	Depression	n-era Single-far	nily Residentia	al Development (193	0-1941)			
	ignificance				Criterion			
Context								
Theme								
Sub-theme								
Period of S	ignificance				Criterion			
Context								
Theme								
Sub-theme								
Statement	of Significance							
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as the work of master architect Gerard Colcord; and for its long association with Johnny Mercer (1936-1976). However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.								
Notes/Additional Information								
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.ka. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. This property was the long-time desert home of lyricist/composer Johnny Mercer and his wife, dancer Ginger Meehan. Mercer started writing songs for Hollywood in 1935 and wrote more than 1,500 before he died in 1976, including Moon River and Jeepers Creepers. According to the real estate listing, Mercer owned the home until his death in 1976 (he died in Bel Air), and his widow lived in their compound until her death in the 1990s. According to the Desert Sun, Mercer added a pool to the property in 1950. Architect Gerard Colcord, AlA, was born in St. Louis, Missouri. He was educated in Europe and the United States before moving to Los Angeles in 1924. Throughout his career, which lasted until his death in 1984, he designed over 300 estates across Southern California. He was known as Hollywood's society architect, and is most recognized for his Period Revival designs.								

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
505192008	
Address 1415 Direction N Prefix Street	et Camino Centro Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1964 Date from Research
	Date Source
	Architect Frey & Chambers
THE RESIDENCE OF THE PARTY OF T	Architect Source
	Builder
	Original Owner
the state of the s	Other Owner(s)
THE THE STATE OF T	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/Ne	eighborhood Las Palmas Estates
Resource Attribute HP2. Single family property Located in	n a District? District
Architectural Style Regency Revival	Additional Style
CHARACTER DEFINING FEATURES	-
Blank wall surfaces veneered in smooth plaster	
Vertically exaggerated entrance doors, set in projecting pavilion	
Patterned metal screens	
Rectangular plan; flat roof; attached garage	
GENERAL ALTERATIONS CL	JSTOM ALTERATIONS
No major alterations	

					20103	tatus code		553
<u>PREVIOUS</u>	SURVEY EVALUA	<u>ATION</u>		_				
City Histor	ic Resources Da	tabase	Yes	HRI Code		2003 Status Code	5S3	
HSPB No.								
2016 EVAL	<u>UATION</u>		N	ational Register		California Register	Local	5S3
Period of S	ignificance	1964			Criterion	C/3/4, 5		
Context	Architectural Sty	rles & Local Prac	titioners					
Theme	Post-World War	II Modernism						
Sub-theme	Regency R	evival						
Period of S	ignificance				Criterion			
Context								
Theme								
Sub-theme								
Period of S	ignificance				Criterion			
Context								
Theme								
Sub-theme								
Statement	of Significance							
Resource D Frey & Char	atabase). It is sigr	ificant as an exa	imple of Regency	y Revival residential	architecture desi	igned by the prominen	nistoric resources (Citywi it Palm Springs architect tically exaggerated doors	ural firm of

Notes/Additional Information

This property is located in Las Palmas Estates, originally subdivided in 1926 by Prescott T. Stevens. The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy. Robson Cole Chambers was born in Los Angeles. He earned his B.Arch from the University of Southern California School of Architecture in 1941. In 1946, he began working for John Porter Clark & Albert Frey at their Palm Springs office. In 1952, Chambers became a partner in the firm, at which time the firm became Clark, Frey and Chambers. In 1956, Clark left Clark, Frey & Chambers to focus on non-residential work; Frey & Chambers remained partners until

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
513420023	
Address 183 Direction W Prefix Str	reet Camino Encanto Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1937 Date from Research
RESOURCE INFORMATION	Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name McAllister Residence; El Descanso
Original Use Single-family residence Stories	
	Neighborhood Palm Canyon Estates; The Mesa
Resource Attribute HP2. Single family property Located	l in a District? District
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
One-story, L-shaped plan	
Low-pitched gable roof with clay barrel tiles and open eaves with shaped rafte	er tails
Low, horizontal massing with wide street façade	
Plaster wall cladding	
Divided light wood sash or steel sash windows (casement and bay)	
Louvered wood shutters	
Entrance patio with low plastered masonry wall; asymmetrical composition; h	nooded chimneys; paneled wood door
, , , , , , , , , , , , , , , , , , , ,	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade	

Yes HRI Code	2003 Status Code	
National Register	California Register	Local 5S3
	Criterion A/1/3	
Vars (1919-1941)		
evelopment (1919-1941)		
e-family Residential Development (1930-19	941)	
	Criterion	
	Critorian	
	diterion	
industrialists, and other wealthy businessnional resort. While the movie stars primarisitors started building architect-designed e reasing numbers of celebrities made it theis prings with the Depression-proof movie ir vubdivision development resumed in earn	nen, along with the Hollywood elite, discover ly stayed at the resort hotels when visiting states and drawing increased attention to to r winter weekend getaway, and more deve adustry surely provided more economic states the mest in the mid-1930s. In 1934, two hillside	Pred the desert and began to Palm Springs through the 1920s, he growing resort town. The lopment sprang up to house and bility for real estate than in most streets adjacent to Palm Canyon
	National Register Vars (1919-1941) Evelopment (1919-1941) Priamily Residential Development (1930-1941) Recorded in the early 1920s on tracts largely industrialists, and other wealthy businessarional resort. While the movie stars primarisitors started building architect-designed expressing numbers of celebrities make it their prings with the Depression-proof movie in a subdivision development resumed in earn	National Register Criterion A/1/3 Vars (1919-1941) Evelopment (1919-1941) Criterion Criterion Criterion Criterion Criterion

Assessor Parcel Number Additional APNs	2016 Status Code 7R
503420015	
Address 184 Direction W Prefix	Street Camino Encanto Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1940 Date from Research c. 1935
CONTRACTOR OF THE PARTY OF THE	Date Source Visual observation
	Architect Schenck & Williams (attributed)
	Architect Source Attributed to Schenck & Williams by Steve Vaught, as the
	Builder
	Original Owner Carnell, Julia
	Other Owner(s)
	Ross, Minnie; Corcoran, Robert J.
CARLES TO STORY	Historic Name Carnell Residence
	Common Name
RESOURCE INFORMATION Original Use Single-family residence St	tories 2
Current Use Single-family residence Tr	ract/Neighborhood Palm Canyon Estates; The Mesa
	ocated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Varied gable roofs with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Wood-sash windows	
Brick chimney with clay chimney pot; clay pipe gable vents	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Windows replaced - some	Not fully visible from public right-of-way; full extent of alterations unknown; some windows replaced and window surrounds may have been added; security
	grilles added; carport added; concrete block screen wall may have been added. Addition to the house in May 1945 by Mrs. Minnie M. Roos (per Desert Sun).

	2016 Status Code 7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 7R
Period of Significance 1935	Criterion A/1/3
Context Palm Springs between the Wars (1919-1941)	
Theme Single-family Residential Development (1919-1941)	
Sub-theme Depression-era Single-family Residential Development (1930-	1941)
Period of Significance	Criterion
Context	Citerion
Theme	
Sub-theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property is significant as an example of 1930s residential development, whe the winter, helping to cement the village's reputation as one of the nation's top w important Palm Springs resident Julia Carnell. It may also be eligible for its Spanis Williams, pending further research. The property is not fully visible from the pub property is needed to complete the evaluation.	inter resort destinations; and for its association with NCR heiress and sh Colonial Revival architecture and association with architects Schenck &
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts large resorts. In the 1920s, business tycoons, industrialists, and other wealthy business transform Palm Springs into an international resort. While the movie stars prima other wealthy residents and seasonal visitors started building architect-designed 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it the entertain them. The popularity of Palm Springs with the Depression-proof movie other cities in the United States, and new subdivision development resumed in earlies No. 2 Tract were developed as "Palm Canyon Estates" by Los Angeles real econtractor. This property was constructed for heiress Julia Carnell. In the early 19 Register Company (NCR) of Dayton, Ohio, Julia Shaw Patterson Carnell, began inviproperty at the southeast corner of N. Palm Canyon Drive and E. Andreas Road and who had designed the NCR headquarters building, to design a two-story mixed-uc Cornelia White a three-and-one-half acre parcel that comprised most of the block Drive, and W. Arenas Road. There she constructed La Plaza and the Plaza Theatre patronage of Schenck & Williams, this house may have been designed by the firm however, the house was constructed prior to 1940 and according to city directors.	smen, along with the Hollywood elite, discovered the desert and began to rily stayed at the resort hotels when visiting Palm Springs through the 1920s, estates and drawing increased attention to the growing resort town. The eir winter weekend getaway, and more development sprang up to house and industry surely provided more economic stability for real estate than in most irrnest in the mid-1930s. In 1934, two hillside streets adjacent to Palm Canyon state man, Herbert W. Stanton and his son Forrest O. Stanton, a building 230s Desert Inn regular and widow of the co-founder of the National Cash esting in Palm Springs real estate. Carnell purchased the Community Church and commissioned Dayton architect Harry J. Williams of Schenck and Williams, se building in Spanish Colonial Revival style. Carnell also purchased from bounded by S. Palm Canyon Drive, W. Tahquitz Canyon Way, S. Indian Canyon (1936; HSPB-22), designed by Harry Williams. Based on Carnell's continued, but that is unconfirmed. A plaque on the house says Clara Bow House 1940;

Assessor Parcel Number	Additional APNs	2016 Status Code 5S3
513420051		
Address 197 Direction	ion W Prefix	Street Camino Encanto Suffix
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
AL.		Date from Tax Assessor 1945 Date from Research c. 1935
		Date Source Architect Architect Source Builder Original Owner Other Owner(s) Manilow, Barry (V) Historic Name Common Name McAllister Residence
RESOURCE INFORMATION Original Use Single-family reside		Stories 1
Current Use Single-family reside		Tract/Neighborhood Palm Canyon Estates; The Mesa
Resource Attribute HP2. Single f	family property	Located in a District? District
Architectural Style Ranch		Additional Style Hacienda
CHARACTER DEFINING FEATURES	i	
One-story, sprawling, L-shaped plan,	, with radiating wing	
Low-pitched gable roofs with clay ba	arrel tiles and open eaves	
Low, horizontal massing with wide st	treet façade	
Plaster wall cladding		
Divided light steel sash casement win	ndows	
Wide, covered front porch with wood	d posts	
Wood shutters		
Brick chimney, wood lintel over front	t window	
GENERAL ALTERATIONS		CUSTOM ALTERATIONS
No major alterations		

	2016 Status Code	5S3
PREVIOUS SURVEY EVALUATION		
City Historic Resources Database Yes HRI Code	2003 Status Code	
HSPB No.		
2016 EVALUATION National Register	California Register	Local 5S3
Period of Significance 1935	Criterion A/1/3	
Context Palm Springs between the Wars (1919-1941)		
Theme Single-family Residential Development (1919-1941)		
Sub-theme Depression-era Single-family Residential Development (1930	-1941)	
Period of Significance 1939	Criterion C/3/4	
Context Architectural Styles & Local Practitioners		
Theme Ranch		
Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Statement of Significance		
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as an example of 1930s residential development of the winter, helping to cement the village's reputation as one of the national Ranch-style residential architecture. It exhibits quality of design with characteric pitched gable roof with clay barrel tiles, steel sash windows, and wide, covered for the property of the part of the property of	nent, when important figures in finance and on's top winter resort destinations; and as a stic features of the style including its spraw	l business continued to flock to the an excellent example of a Hacienda
Notes/Additional Information		
The first residential subdivisions were recorded in the early 1920s on tracts larg resorts. In the 1920s, business tycoons, industrialists, and other wealthy business transform Palm Springs into an international resort. While the movie stars prim other wealthy residents and seasonal visitors started building architect-designe 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it tientertain them. The popularity of Palm Springs with the Depression-proof movie other cities in the United States, and new subdivision development resumed in e Mesa No. 2 Tract were developed as "Palm Canyon Estates" by Los Angeles real contractor. This house is an example of a Hacienda Ranch-style residence. In Pal hacienda, and wood ranch vernacular types were believed to be well-suited to the houses finished in plaster, brick, or board-and-batten siding, with irregular or ra and minimal ornamentation. The Ranch-style house proved particularly popular and function with traditional elements of working ranches and Spanish ranchos. Julia Carnell; Carnell's residence was at 184 W. Camino Encanto.	ssmen, along with the Hollywood elite, disco arily stayed at the resort hotels when visitir d estates and drawing increased attention to heir winter weekend getaway, and more de- e industry surely provided more economic starnest in the mid-1930s. In 1934, two hillsi estate man, Herbert W. Stanton and his son m Springs, the simpler, more rustic style of he desert climate and casual lifestyle. These limbling plans, low-pitched tile or wood shalls both before and after the war, combining a	overed the desert and began to any Palm Springs through the 1920s, to the growing resort town. The evelopment sprang up to house and stability for real estate than in most de streets adjacent to Palm Canyon Forrest O. Stanton, a building traditional southwestern adobe, tended to be informal one-story we roofs, wood or steel windows, it did modernist ideas of space

Assessor Parcel Number Additional APNs 505231005	2016 Status Code 3S 3CS 5S3
Address 1145 Direction Prefix	Street Camino Mirasol Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1938 Date from Research
	Date Source
	Architect May, Cliff
	Architect Source Arts & Architecture
	Builder Original Owner Snyder, Irving T.
	Other Owner(s)
	outer owner(s)
	Historic Name Common Name
	White Tiles
RESOURCE INFORMATION Original Use Single-family residence Sto	ories 1
Current Use Single-family residence Tra	act/Neighborhood Las Palmas Estates
Resource Attribute HP2. Single family property Loc	cated in a District? District
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
One-story, sprawling, U-shaped plan	
Low-pitched gable and hipped roofs with clay barrel tiles and open eaves	
Low, horizontal massing with wide street façade	
Plaster cladding	
Divided light steel sash casement and fixed windows	
Wood shutters	
Asymmetrical composition; prominent exterior chimney on primary façac	de-norch with wood nost and heam
and the state of t	ac, poren with wood post and beam
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	AC unit added to primary façade

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	7R
HSPB No.			
2016 EVALUATION	National Register 3S	California Register	3CS Local 5S3
Period of Significance 1938	Crite	A/1/3	
Context Palm Springs between the Wars (1919-1941)			
Theme Single-family Residential Development (1919-	1941)		
Sub-theme Depression-era Single-family Residentia	l Development (1930-1941)		
Period of Significance 1938	Crite	rion C/3/4, 5	
Context Architectural Styles & Local Practitioners			
Theme Ranch			
Sub-theme			
Period of Significance	Crite	rion	
Context			
Theme			
Sub-theme			
Statement of Significance			
This property was re-evaluated during the 2015 survey as Resource Database). It is significant as an example of 1930s the desert in the winter, helping to cement the village's rep Hacienda Ranch-style residential architecture by Cliff May, characteristic features of the style, including its one-story, s	s residential development, when utation as one of the nation's top whose designs influenced the sty	mportant figures in film, fina winter resort destinations; a le beginning in the 1930s. It	ance, and business continued to flock to and as an excellent example of exhibits quality of design and
Notes/Additional Information			
The first residential subdivisions were recorded in the early resorts. In the 1920s, business tycoons, industrialists, and of transform Palm Springs into an international resort. While other wealthy residents and seasonal visitors started build: 1930s saw Palm Springs blossom, as increasing numbers of entertain them. The popularity of Palm Springs with the De other cities in the United States, and new subdivision devel subdivided by Prescott T. Stevens in 1926. Many Hollywood Palmas Estates. As a result, Las Palmas Estates was referred Licensed building designer Cliff May is considered the father over 1,000 custom homes throughout the United States, pricombined the western ranch house and the Spanish hacient	other wealthy businessmen, along the movie stars primarily stayed ing architect-designed estates an f celebrities made it their winter pression-proof movie industry so opment resumed in earnest in the d celebrities, Los Angeles busines d to by Los Angeles society columer of the California ranch house. Namarily in Southern California. In	with the Hollywood elite, di at the resort hotels when vis d drawing increased attention weekend getaway, and more arely provided more econome mid-1930s. This property in smen, and Eastern and Midwinist Joan Winchell as "The B ot a trained architect, May d	iscovered the desert and began to siting Palm Springs through the 1920s, on to the growing resort town. The development sprang up to house and nic stability for real estate than in most is located in Las Palmas Estates, western snowbirds built homes in Las el-Air section of Palm Springs."

3S

2016 Status Code

3CS

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3
505202016			
Address 1184 Di	rection Prefix	Street Camino Mirasol	Suffix
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1934 Date Source Architect Matcham, Charles O. Architect Source Builder	harine de Roulhac
	residence Transle family property Locarerey Colonial Revival	ract/Neighborhood Las Palmas Estate cated in a District District Additional Style	es s
Asymmetrical façade			
Two-story height			
Low-pitched hipped roofs			
	conv. cantilevered. across primary facade	with simple wood posts and wood railing	
Louvered wood shutters		with simple wood posts and wood running	
Louvered wood strutters			
Irregular plan; asymmetrical co	mposition; brick veneer exterior walls; ste	eel sash casement windows	
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Windows replaced - some		Not fully visible from the public right-of panels added	-way; some windows replaced; solar

						<u>201</u>	6 St	tatus Code			5S3
PREVIOUS	SURVE	Y EVALUA	ATION .								
City Histor	ic Reso	urces Dat	tabase	Yes	HRI Code			2003 Status Code	5S3		
HSPB No.											
2016 EVAL	UATIO	N.			National Register		(California Register		Local	5S3
Period of S	Significa	nce	1934			Criterio	n	A/1/3			
Context	Palm S	prings bet	ween the War	s (1919-1941)							
Theme	Single-	family Re	sidential Devel	opment (1919	-1941)						
Sub-theme	Ε Γ	Depression	n-era Single-fa	mily Residentia	al Development (1930)-1941)					
Period of S	Significa	nce	1934			Criterio	n	C/3/4,5			
Context	Archite	ctural Sty	les & Local Pra	actitioners							
Theme	Period	Revival									
Sub-theme	e N	Monterey	Revival								
Period of S	Significa	nce				Criterio	n				
Context											
Theme											
Sub-theme											
Statement	of Signi	ficance									
Resource Dathe desert in right-of-way	atabase n the wi y, but it t exhibit). It is sign nter, help appears to s quality o	nificant as an exing to cement to be a good and of design and cl	kample of 1930 the village's rep d relatively rar	part of an update to to is residential developi outation as one of the e local example of Mo atures of the style, ind	ment, when imp nation's top wi nterey Colonial	oorta nter Rev	ant figures in film, fin resort destinations. vival residential archi	ance, and bu It is not fully tecture by n	isiness continu visible from to oted architect	ned to flock to he public Charles O.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Many Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds built homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Pennsylvania-born Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a ten-year partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as "gaining prominence in the trends towards 'outdoor-indoor' living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles." Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city's first Building and Safety Department, and the adoption of the Uniform Building Code there (1937-1940). Matcham was active in the Southern California chapter of the AIA, serving in multiple posts annually beginning in the 1930s. In 1956, he was awarded the title of Fellow in recognition of his service to the Institute.

Assessor Parcel Number Additional APNs	2016 Status Code	3S	3CS	5S3			
513400002							
Address 1951 Direction Prefix Street	Prefix Street Camino Monte						
Location							
2016 FIELD PHOTO	CONSTRUCTION INFORMATI	ON					
	Date from Tax Assessor 195		from Research				
	Date Source	, Dute	Trom Research				
	Architect Kaptur, Hugh						
A STATE OF THE STA							
	Architect Source						
	Builder						
	Original Owner						
	Other Owner(s)						
TA TA							
	Historic Name						
	Common Name						
RESOURCE INFORMATION Original Use Single-family residence Stories	1						
	eighborhood The Mesa						
Resource Attribute HP2. Single family property Located	in a District? District						
Architectural Style Mid-century Modern	Additional Style						
CHARACTER DEFINING FEATURES							
One-story configuration with simple geometric forms							
Horizontal massing							
Expressed post-and-beam construction							
Flat roof with wide overhanging eaves							
Unadorned wall surfaces with no decorative detailing							
Stone used as exterior wall panels and accent materials							
Flush-mounted metal frame windows and sliding doors, and plate glass window	v walls						
Prominent boulders on hillside site; L-shaped plan; one story massing over sem chimney on primary façade; L-shaped concrete stair; metal pipe railings; double	ni-subterranean carport with concr e doors with circular pattern and h	ete block retai: ardware	ning walls; exteri	or stone			
GENERAL ALTERATIONS CO	USTOM ALTERATIONS						
Windows replaced - some							

PREVIOUS SURVEY EVALUATION	<u>ON</u>				
City Historic Resources Databa	ase HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Register	3S C	California Register	3CS	Local 5S3
Period of Significance	959	Criterion	C/3/4, 5		
Context Architectural Styles 8	& Local Practitioners				
Theme Post-World War II M	lodernism				
Sub-theme Mid-century M	1odern				
Period of Significance		Criterion			
Context				<u> </u>	
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
	This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect Hugh Kaptur. It exhibits quality of design and distinctive features including exposed post-and-beam construction, extensive use of glass, and stone veneer to visually connect the building to its boulder-strewn hillside site.				
Notes/Additional Information					
The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.					

3S

2016 Status Code

3CS

Assessor Parcel Number Additional APNs 513400023	2016 Status Code 6Z 6Z 6Z
Address 1985 Direction Prefix Stre	eet Camino Monte Suffix
Location	Julia Julia
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1937 Date from Research Date Source
	Architect Architect Source
	Builder Original Owner
	Other Owner(s)
	Historic Name Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	
	Neighborhood The Mesa
	in a District? District
Architectural Style Ranch	Additional Style Regency Revival
CHARACTER DEFINING FEATURES One-story, sprawling plan	
Low, horizontal massing	
Low-pitched hipped roof with boxed eaves	
Plaster cladding	
Wide, covered front porch with paired metal posts	
Louvered wood shutters	
Metal window hoods	
GENERAL ALTERATIONS CO	CUSTOM ALTERATIONS
Unknown/not visible, Windows replaced - some	Not fully visible from public right-of-way; some windows have been replaced; some aluminum framed sliding doors have been added

PREVIOUS SUF											
City Historic R	Resources Dat	abase	Yes	HRI Code			2003 Status	s Code			
HSPB No.											
2016 EVALUA	TION		N	ational Register	6Z		California R	egister 6	Z	Local	6Z
Period of Signi	ificance					Criterion					
Context											
Theme											
Sub-theme											
Period of Sign	ificance					Criterion					
Context											
Theme											
Sub-theme											
Period of Signi	ificance					Criterion					
Context											
Theme											
Sub-theme											
Statement of S	S!!C!										
Resource Datablistoric designation	base). However	r, it does not ap	015 survey as pa pear to be an exc	cellent example o	of a style	or type, and	d it has been a	ltered. The	erefore it do	es not appea	ar eligible for
			ded in the early 1								
transform Palm residents and s resort-related o collection of ea	n Springs into a seasonal visitor development fo arly residential	in international is started build or the entertain neighborhoods	strialists, and oth I resort. While th ing architect-des ers and the neig is that developed early developme	e movie stars pr igned estates an hborhoods wher to accommodate	imarily s d drawir e the we the gro	tayed at the gincreased althy indust wing perman	resort hotels attention to t rialists starte nent settleme	when visit the growing d construct nt. This pro	ing Palm Sp g resort tow ting their w operty is loc	rings, other n. In additio inter homes ated in Palm	wealthy on to the , the city has a n Canyon Mesa

6Z

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S1
513410001	
Address 1995 Direction Prefix St	reet Camino Monte Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research
	Date Source
	Architect Webster & Wilson; Bashford, Katherine (landscape architect; Sheets, Millard
	Architect Source
	Builder
	Original Owner Davidson, H.C.
	Other Owner(s)
W. A series	
	Historic Name
	Common Name
	Davidson Residence; Ship of the Desert; Geolist Residence
RESOURCE INFORMATION	
Original Use Single-family residence Storie	s 2
Current Use Single-family residence Tract,	/Neighborhood The Mesa
Resource Attribute HP2. Single family property Locate	d in a District? District
Architectural Style Streamline Moderne	Additional Style
CHARACTER DEFINING FEATURES	
CHANCIER DEI ININGTEATORES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	3S
HSPB No. 47			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion]
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-47). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code	553				
505174018						
Address 365 Direction Prefix	Street Camino Norte	Suffix				
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
	Date from Tax Assessor 1936	Date from Research				
	Date Source					
	Architect Matcham, Charles O.					
	Architect Source Arts & Architectu	Ire				
		ar c				
	Builder					
	Original Owner Hicks, Harold					
	Other Owner(s) Martin, Mary					
	Historic Name Hicks Residence					
	Common Name					
RESOURCE INFORMATION						
Original Use Single-family residence	Stories 1					
Current Use Single-family residence	Tract/Neighborhood Las Palmas Estates					
Resource Attribute HP2. Single family property	Located in a District? District					
Architectural Style Ranch	Additional Style Hacienda					
CHARACTER DEFINING FEATURES						
One-story, sprawling, U-shaped plan, with radiating wings						
Low-pitched hipped roofs with clay barrel tiles and open eaves						
Low, horizontal massing with wide street façade						
Brick veneer at exterior walls						
Steel sash casement windows	Steel sash casement windows					
Attached garage, linked with open-sided breezeway						
Wood shutters						
Plastered chimneys with brick coping and terra cotta chimney pots;	knee braces at eaves					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					
Garage added	Garage added to primary façade; bay wind	dow added				

					<u>201</u>	6 S	tatus Code			5S3
PREVIOUS:	SURVEY EVAI	<u>LUATION</u>								
City Histori	ic Resources	Database	Yes	HRI Code			2003 Status Code	7R		
HSPB No.										
2016 EVAL	UATION			National Register		(California Register		Local	5S3
Period of S	ignificance	1936			Criterio	n	A/1/3			
Context	Palm Springs	between the Wa	rs (1919-1941))						
Theme	Single-family	Residential Deve	elopment (1919	9-1941)						
Sub-theme Depression-era Single-family Residential Development (1930-1941)										
Period of S	ignificance	1936			Criterio	n	B/2/2			
Context	Palm Springs	between the Wa	rs (1919-1941)							
Theme	Single-family	Residential Deve	elopment (1919	9-1941)						
Sub-theme	Associa	tion with a Signi	ficant Person							
Period of S	ignificance	1936			Criterio	n	C/3/4, 5			
Context	Architectural	Styles & Local Pi	ractitioners							
Theme	Ranch									
Sub-theme										
Statement	of Significanc	e								
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s residential development, when important figures in finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; for its association with prominent early resident Harold Hicks; and as an example of Hacienda Ranch-style residential architecture designed by noted architect Charles O. Matcham. It exhibits quality of design and characteristic features of the style, including its one-story, sprawling, U-shaped plan, low-pitched hipped roof, brick veneer, and steel casement windows.										

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Many Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds built homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Harold Hicks (1909-1997) was the son of master carpenter Alvah Hicks, who was helped develop some of the village's premier neighborhoods including Old Las Palmas and Little Tuscany, and bought control of the Palm Valley Land and Water Company founded by John Guthrie McCallum in the 1920s. Harold Hicks became prominent in his own right, with involvement in the local insurance and real estate industries, as the chairman of the committee to incorporate the City of Palm Springs, a member of the Committee of 25, and president of the water company from 1942 until 1968. (Source: Greg Niemann)

Assessor Parcel Number Additional APNs	2016 Status Code	5S3
505172007		
Address 420 Direction Prefix	Street Camino Norte	Suffix
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	<u>N</u>
	Date from Tax Assessor 1947	Date from Research
	Date Source	
what A Set		
- A-10 24 W 1	Architect	
	Austria	
	Architect Source	
247-141 Petroposis (2010)	Builder	
	Original Owner Johnson, E.	J.
	Other Owner(s)	
	Vollmer, Fred (1959)	
	Historic Name	
	Common Name	
RESOURCE INFORMATION Original Use Single family property	Stories 1	
Current Use Single family property	Tract/Neighborhood Las Palmas Esta	tes
Resource Attribute HP2. Single family property	Located in a District? District	
Architectural Style Ranch	Additional Style	
CHARACTER DEFINING FEATURES		
One-story, sprawling plan		
Low, horizontal massing with wide street façade		
Low-pitched hipped roof with boxed eaves and wood shakes		
Plaster wall cladding		
Divided light steel sash windows (casement, fixed, and grouped)		
Attached garage		
Prominent stone chimney on primary façade		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
No major alterations	Not fully visible from public right-of-w	vay

		2016 Status Code		5S3
PREVIOUS SURVEY EVALUATION				
City Historic Resources Database	HRI Code	2003 Status Co	de	
HSPB No.				
2016 EVALUATION	National Register	California Regis	ter	Local 5S3
Period of Significance 1947		Criterion C/3/4		
Context Architectural Styles & Local Prac	rtitioners			
Theme Ranch				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
	7			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
features including its sprawling plan, horizon	ital massing, prominent stone chimno	ey, and wide steel-sash casement	windows.	
Notes/Additional Information				
The Ranch house became one of the most pop the period, often using decorative elements be philosophy of the Ranch house was informali	pased on historical forms and capitali	zing on the national fascination w	ith the "Old West."	The underlying

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z
505174016	
Address 425 Direction Prefix Stre	et Camino Norte Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1952 Date from Research 1946
AND	Date Source 1946 Palm Springs City Directory
	Architect
	Architect Source
	Builder
and the same of th	Original Owner Arthur, Jerlyn
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single family property Stories	1
Current Use Single family property Tract/No	eighborhood Las Palmas Estates
	n a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CO	USTOM ALTERATIONS
Addition to primary facade, Addition to rear/side facade, Door	comparison with the 1962 Sanborn indicates that the 1952 house on this
(primary) replaced, Extensively altered, Porch altered or enclosed, Wall cladding replaced, Windows replaced - all	roperty has been completely altered, or demolished and replaced.

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	7R
HSPB No.			
2016 EVALUATION	National Register	6Z California Register	6Z Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 7R
Address 495 Direction Prefix Stre	eet Camino Norte Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Hillary, W.H. (1946)
The state of the s	
	Historic Name Common Name
RESOURCE INFORMATION Original Use Single family property Stories	2
Current Use Single family property Tract/N	Neighborhood Las Palmas Estates
	in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Varied gable and hipped roofs with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
	CUSTOM ALTERATIONS
Unknown/not visible, Wall cladding replaced, Windows replaced - some	Not fully visible from public right-of-way; garage door replaced

PREVIOUS SURVEY EVALU	ATION					
City Historic Resources Da	atabase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	N	ational Register		California Register	Local	7R
Period of Significance	1936		Criterion	A/1/3		
Context Palm Springs be	etween the Wars (1919-1941)					
Theme Single-family Re	esidential Development (1919-19	941)				
Sub-theme Depression	on-era Single-family Residential I	Development (1930-1	941)			
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
of-way; therefore, additiona	ıl information about its integrity i	s needed to complete	the evaluation.			
Notes/Additional Informa	ition					
resorts. In the 1920s, busine transform Palm Springs into residents and seasonal visit resort-related development collection of early residentia Estates, subdivided by Preso	sions were recorded in the early ess tycoons, industrialists, and otto an international resort. While the ors started building architect-dest for the entertainers and the neigal neighborhoods that developed cott T. Stevens in 1926. Hollywoo as Estates. As a result, Las Palmas	her wealthy businessing movie stars primar signed estates and dra hborhoods where the to accommodate the d celebrities, Los Ang	men, along with ily stayed at the lwing increased wealthy indust growing perma eles businessm	the Hollywood elite, die eresort hotels when vis l attention to the growin trialists started constru nent settlement. This preen, and Mice	scovered the desert and iting Palm Springs, other ing resort town. In additional their winter homes roperty is located in Las dwestern snowbirds soo	began to wealthy on to the s, the city has a Palmas n were

7R

Assessor Parcel Number	Additional APNs	2016 Status Code 5S3
505173011		
Address 533 Direc	ction Prefix	Street Camino Norte Suffix
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
		Date from Tax Assessor 1938 Date from Research
The same of the sa	and the second	Date Source
	ř.	Aushidand
	**	Architect
· · · · · · · · · · · · · · · · · · ·		Analista at Course
	*** * Th	Architect Source
	The state of the s	Builder
		Original Owner
		Other Owner(s)
	A STATE OF THE STA	Guenther, Harry L. (1941)
The same of the sa		Historia Nama
		Historic Name Common Name
		Common Name
RESOURCE INFORMATION		
Original Use Single family pro	perty St	tories
Current Use Single family pro	perty	ract/Neighborhood Las Palmas Estates
Resource Attribute HP2. Sing		ocated in a District? District
Architectural Style Mediter	ranean Revival	Additional Style
CHARACTER DEFINING FEATURE	<u>ES</u>	
Hipped roof with clay barrel tiles a	and open eaves with shaped rafter tails	s
Exteiror walls veneered in smooth	plaster	
Irregular plan; asymmetrical comp wood French doors; gabled entran	osition; one- and two-story height; ste ce portico with Palladian motif	eel casement windows with decorative surrounds and louvered wood shutters; paneled
GENERAL ALTERATIONS		CUSTOM ALTERATIONS
Door (primary) replaced, Wall class	lding replaced	Large estate property not fully visible from public right-of-way; Main house is visible; . Harry L. Guenther applied for a building permit to extend the garage in
		December 1941 (Fred Klug, contractor). (Desert Sun, 1/3/1941)

PREVIOUS SURVEY EVALUA			-
City Historic Resources Dat	abase HRI Code	2003 Status C	ode
HSPB No.			
2016 EVALUATION	National Register	California Reg	ister Local 5S3
Period of Significance	1938	Criterion A/1/3	
Context Palm Springs bet	ween the Wars (1919-1941)		
Theme Single-family Res	sidential Development (1919-1941)		
Sub-theme Depression	n-era Single-family Residential Development (1930-1	1941)	
Period of Significance	1938	Criterion C/3/4	
Context Architectural Styl	les & Local Practitioners		
Theme Period Revival St	yles		
Sub-theme Mediterran	nean Revival		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; for the development of Palm Springs as an artists' colony in the 1920s and 1930s; and as a good example of Mediterranean Revival residential architecture. It exhibits quality of design and distinctive features, including its gabled entrance portico with Palladian motif.			
Notes/Additional Informati	ion		
resorts. In the 1920s, busines transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential Estates, subdivided by Prescobuilding homes in Las Palmas	ions were recorded in the early 1920s on tracts large is tycoons, industrialists, and other wealthy business an international resort. While the movie stars primares started building architect-designed estates and draor the entertainers and the neighborhoods where the neighborhoods that developed to accommodate the ott T. Stevens in 1926. Hollywood celebrities, Los Ang is Estates. As a result, Las Palmas Estates was referred and Guenther were "prominent in the art colony [in Pa	men, along with the Hollywood of rily stayed at the resort hotels what awing increased attention to the e wealthy industrialists started of growing permanent settlement. geles businessmen, and Eastern and d to by Los Angeles society colum	elite, discovered the desert and began to hen visiting Palm Springs, other wealthy growing resort town. In addition to the constructing their winter homes, the city has a This property is located in Las Palmas and Midwestern snowbirds soon were nnist Joan Winchell as "The Bel-Air section of

Assessor Parcel Number Additional APNs 505173001	2016 Status Code 5S3
Address 561 Direction Prefix	Street Camino Norte Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
and the second second	Date from Tax Assessor 1944 Date from Research 1937
	Date Source Desert Sun, April 7, 1937 Architect Brewster & Benedict Architect Source Desert Sun Builder Marte, William and Hansen, H.L. Original Owner Wilson, H. Dalzell Other Owner(s) Parsons, Jay H. Historic Name Common Name
RESOURCE INFORMATION Original Use Single family property Current Use Single family property Resource Attribute HP2. Single family property	Stories 1 Tract/Neighborhood Las Palmas Estates Located in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES Asymmetrical façade	
Irregular plan and horizontal massing	
Hipped roofs with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	is a second of the second of t
Round arched openings	
Arcades	
Wood-sash casement windows, with divided lights	
Exterior chimney; attached garage	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Windows replaced - some	Not fully visible from public right-of-way; garage door replaced.

<u>JATION</u>				
atabase	HRI Code		2003 Status Code	
1	National Register		California Register	Local 5S3
1937		Criterion	A/1/3	
etween the Wars (1919-1941)				
esidential Development (1919-1	941)			
on-era Single-family Residential	Development (1930-1	1941)		
1937		Criterion	C/3/4	
tyles & Local Practitioners				
Styles				
Colonial Revival				
		Criterion		
significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive features, including its sprawling plan and arcaded entrance portico.				
ntion				
ess tycoons, industrialists, and o o an international resort. While t ors started building architect-de for the entertainers and the nei al neighborhoods that developed cott T. Stevens in 1926. Hollywo	ther wealthy business the movie stars primar esigned estates and dra ghborhoods where the d to accommodate the od celebrities, Los Ang	men, along with rily stayed at the awing increased wealthy indus growing perma geles businessm	the Hollywood elite, disc e resort hotels when visit attention to the growing crialists started construct nent settlement. This pro en, and Eastern and Midv	covered the desert and began to ing Palm Springs, other wealthy gresort town. In addition to the ting their winter homes, the city happerty is located in Las Palmas western snowbirds soon were
	tion sions were recorded in the early est stycoons, industrialists, and on an international resort. While to so the entertainers and the neighborhoods that developed that the source of the entertainers in 1926. Hollywoods that the source of the entertainers in 1926. Hollywoods that developed the source of the entertainers in 1926. Hollywoods that developed the source of the entertainers in 1926. Hollywoods that developed the source of the entertainers in 1926. Hollywoods that developed the source of the entertainers in 1926. Hollywoods that developed the source of the entertainers in 1926. Hollywoods that developed the source of the entertainers in 1926. Hollywoods that developed the source of the entertainers in 1926. Hollywoods that developed the source of the entertainers in 1926. Hollywoods that developed the source of the entertainers in 1926. Hollywoods that developed the source of the entertainers in 1926. Hollywoods the source of the entertainers in 1926.	National Register [1937 [20	National Register 1937 Criterion Etween the Wars (1919-1941) Desidential Development (1919-1941) Desidential Development (1930-1941) 1937 Criterion Styles Colonial Revival Criterion Criterion	National Register California Register 1937 Criterion A/1/3 Status Code National Register California Register Para Criterion Criterion Criterion C/3/4 Styles & Local Practitioners Criterion

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
508151001	
Address 723 Direction Prefix Street	t Camino Parocela Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1946 Date from Research
	Date Source
T	Architect
	Architect Source
	Builder
The second secon	Original Owner
	Other Owner(s) Pascali, Donato V.
	Pascan, Donato V.
	Historic Name
	Common Name
	1
	ghborhood Indian Trail
Resource Attribute HP2. Single family property Located in	a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
	STOM ALTERATIONS
Door (primary) replaced, Extensively altered, Windows replaced - all	

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes HF	RI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION National	al Register 6Z	California Register 6Z	Local 6Z
Period of Significance	Criterion	1	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	1	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	1	
Context			
Theme			
Sub-theme			
Statement of Significance			
Resource Database). It is an example of pre-World War II residentia property has been altered and therefore does not appear eligible for Notes/Additional Information	r designation.		
Total y Automation and The Control of the Control o			

6Z

6Z

6Z

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3
508144016			
Address 546 Direction	on S Prefix	Street Camino Real	Suffix
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor	Date from Research 1955
	ata	Date Source Desert Sun 11/11/19	955
	A ATT	Architect	
		Architect Source	
		Builder	
		Original Owner Kahn, Ted	
		Other Owner(s)	
		Historic Name	
		Common Name	
RESOURCE INFORMATION			
Original Use Multi-family residen	nce Sto	ories 1	
Current Use Multi-family residen	nce Tr	ract/Neighborhood Warm Sands Tract	
Resource Attribute HP3. Multipl	le family property Loc	cated in a District? District	
Architectural Style Mid-centur	ry Modern	Additional Style	
CHARACTER DEFINING FEATURES			
One-story configuration with simple a	geometric forms		
Horizontal massing			
Low-pitched shed roof with wide ove	rhanging eaves		
Unadorned wall surfaces			
Plaster wall cladding			
Steel sash casement windows and con	rner windows		
U-shaped plan around swimming poo	ol; wood flush doors		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
No major alterations			

		2016 Status Code	553
PREVIOUS SURVEY EVAL	UATION		
City Historic Resources I	Database HRI Code	2003 Status Cod	e
HSPB No.			
2016 EVALUATION	National Register	California Registo	er Local 5S3
Period of Significance	1955	Criterion A/1/3	
Context Post-World W	ar II Palm Springs (1945-1969)		
Theme Post-World W	ar II Commercial Development (1945-1969)		
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
apartments, large low-rise attached residences in clus	nation mand for housing, post-World War II multi-family re multi-building communities (including early condo sters as small as two and as many as eight. In virtual ents increased). Numerous examples from the postw	minium projects), split-level attached to every configuration, the focus of the	townhomes, and attached and semi- design was around the pool (or pools as

Assessor Parcel Number Additional APNs	2016 Status Code 5S3			
508144006				
Address 564 Direction S Prefix	Street Camino Real Suffix			
Location				
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
The state of	Date from Tax Assessor 1938 Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Builder			
	Original Owner LaRue, Charles E.			
	Other Owner(s)			
	Fleming, Isaac			
	Historic Name			
	Common Name			
DECOLIDED INFORMATION				
RESOURCE INFORMATION Original Use Single family property Single family property	tories 1			
Current Hea Single family property	Pract/Noighborhood Warm Canda Tract			
Current Use Single family property Tract/Neighborhood Warm Sands Tract				
Resource Attribute HP2. Single family property				
Architectural Style Spanish Colonial Revival	Additional Style			
CHARACTER DEFINING FEATURES				
Asymmetrical façade				
Irregular plan and horizontal massing				
Gable roofs with clay barrel tiles and open eaves				
Plaster veneered exterior walls forming wide, uninterrupted expanses				
Steel-sash casement windows with divided lights				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			
Addition to primary facade	Not fully visible from public right-of-way; wood pergola added to primary façade; no other visible alterations			

PREVIOUS SURVEY EVALUATI	<u>ON</u>		
City Historic Resources Datab	pase HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1938	Criterion A/1/3	
Context Palm Springs between	een the Wars (1919-1941)		
Theme Single-family Resid	ential Development (1919-1941)		
Sub-theme Depression-e	era Single-family Residential Development (193	30-1941)	
Period of Significance		Criterion	
Context		diterion	
Theme			
Sub-theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.			
Notes/Additional Information	1		
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Warm Sands tract, which was subdivided in 1937. Isaac Fleming was a retired metal products manufacturer from Los Angeles. His son, Art, was an aspiring actor at the time of his residence here. He would go to become famous as a game show host and was the first host of Jeopardy in 1964. (via Steve Vaught)			

Assessor Parcel Number Additional APNs	2016 Status Code 5S3			
508144007 Address 576 Direction S Prefix	Street Camino Real Suffix			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1938 Date from Research Date Source Architect Architect Source Builder Original Owner Neil, Homer Other Owner(s) Historic Name Common Name			
RESOURCE INFORMATION Original Use Single family property Current Use Single family property	Stories 1 Tract/Neighborhood Warm Sands Tract			
Resource Attribute HP2. Single family property	Resource Attribute HP2. Single family property Located in a District? District			
Architectural Style Spanish Colonial Revival	Additional Style			
CHARACTER DEFINING FEATURES Asymmetrical façade				
Irregular plan and horizontal massing				
Gable roof with clay barrel tiles and open eaves				
Stel-sash casement windows with divided lights				
Rock wall at property line; corner chimney				
GENERAL ALTERATIONS Door (primary) replaced, No major alterations	CUSTOM ALTERATIONS			

PREVIOUS SURVEY EVALUA			
City Historic Resources Dat	zabase HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1938	Criterion A/1/3	
Context Palm Springs bet	ween the Wars (1919-1941)		
Theme Single-family Res	sidential Development (1919-1941)		
Sub-theme Depression	n-era Single-family Residential Development (1930-	1941)	
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context		Criterion	
Theme			
Sub-theme			
Statement of Significance			
This property is significant as in the city.	s an example of pre-World War II residential develop	oment in Palm Springs, reflecting an impo	ortant period of growth and transition
Notes/Additional Informati	ion		
resorts. In the 1920s, busines transform Palm Springs into a other wealthy residents and s 1930s saw Palm Springs bloss entertain them. The popularit other cities in the United State entertainers and wealthy indu	ions were recorded in the early 1920s on tracts large is tycoons, industrialists, and other wealthy business an international resort. While the movie stars primar seasonal visitors started building architect-designed som, as increasing numbers of celebrities made it the ty of Palm Springs with the Depression-proof movie es, and new subdivision development resumed in ear ustrialists, the city has a collection of early residentiales of early residences remain scattered throughout wided in 1937.	smen, along with the Hollywood elite, dis rily stayed at the resort hotels when visit estates and drawing increased attention eir winter weekend getaway, and more d industry surely provided more economic rnest in the mid-1930s. In addition to the al neighborhoods that developed to acco	covered the desert and began to cing Palm Springs through the 1920s, to the growing resort town. The levelopment sprang up to house and c stability for real estate than in most e resort-related development for the mmodate the growing permanent

Assessor Parcel Number Additional APNs 508154005	2016 Status Code 7R				
Address 654 Direction S Prefix Location	Street Camino Real Suffix				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1937 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name				
RESOURCE INFORMATION Original Use Single family property Current Use Single family property Tract/Neighborhood Warm Sands Resource Attribute HP2. Single family property Located in a District? District					
CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES	Additional Style				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				

ortant grity is
te and the in to ne 1920s, . The ouse and n in most
3 1 1 2

Assessor Parcel Number Additional APNs 511141001	2016 Status Code 5S3
Address 1910 Direction S Prefix Street	t Camino Real Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
ATTENDED TO THE PARTY OF THE PA	Date from Tax Assessor 1964 Date from Research
PA - SEA AND THE PARTY OF THE P	Date Source
	Architect
T.	
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name Michael's House; Tiki Spa Hotel Apartments
	Michael's House, Tiki Spa Hotel Apartinenes
RESOURCE INFORMATION Original Use Multi-family residence Stories	1
	ighborhood Smoke Tree Valley Estates
Resource Attribute HP3. Multiple family property Located in	a District? District
Architectural Style Tiki	Additional Style
CHARACTER DEFINING FEATURES	
Promintent gable roofs with wide overhanging eaves and flared rakes	
Flat roofs with overhanging eaves	
Carved wood ridge beams and outriggers Lava rock veneer	
Tropical landscaping including palm trees	
Plaster veneer walls and slumpstone screen walls	
Fixed triangular clerestory windows	
Post-and-beam pergolas	
Irregular plan with multiple wings enclosing garden courts and swimming pool; a	asymmetrical composition
	STOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance 1964		Criterion C/3/4	
Context Architectural Styles & Loca	l Practitioners		
Theme Post-World War II Modern	ism		
Sub-theme Tiki			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context		<u></u>	
Theme			
Sub-theme			
Statement of Significance			
prominent A-frame roofs, and flared rio	ole of a Tiki-style, post-World War II commerci lge beams and rakes.		ares of the style metading the
Notes/Additional Information			
Springs from this period reflected the a the need for tourist-oriented buildings population of permanent residents. In t	nd seasonal residents coincided with Modernis cceptance of Modernism and expressed a wide for seasonal visitors, and the need for practica he 1950s and 1960s the romanticized exoticis nt buildings, and even private homes with town	e range of Modern interpretations as it l daily services, such as banks, shops, a m of Tiki design, loosely inspired by P	t increasingly served two purposes: and gas stations for the growing olynesian precedents, found its way

Assessor Parcel Number Additional APNs	2016 Status Code 5S3				
511160002 511051002					
Address 1955 Direction S Prefix St	reet Camino Real Suffix				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
*	Date from Tax Assessor Date from Research 1956				
*	Date Source				
	Architect				
Sahara Park	Architect Source				
The same of the sa	Builder				
	Original Owner				
	Other Owner(s)				
	Historic Name				
	Common Name Sahara Trailer Park				
	Salidi a 11 dife. 1 di K				
RESOURCE INFORMATION Original Use Multi-family property Storie	s 1				
Current Use Multi-family residence Tract/	Neighborhood				
Resource Attribute HP3. Multiple family property Located	d in a District? District				
Architectural Style Mid-century Modern	Additional Style				
CHARACTER DEFINING FEATURES					
One-story configuration with simple geometric forms					
Horizontal massing					
Low-pitched shed roofs with wide overhanging eaves and covered walkways	supported on wood posts				
Unadorned wall surfaces with no decorative detailing					
Concrete block construction					
Mobile home sites arranged on paved streets, surrounding a central communi	ity/recreation center and swimming pool				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
No major alterations, Windows replaced - some					

	2016 Status Code 5S3
PREVIOUS SURVEY EVALUATION	,
City Historic Resources Database HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 5S3
Period of Significance 1956	Criterion A/1/3
Context Post-World War II Palm Springs (1945-1969)	
Theme Trailer Park/Mobile Home Community Development	
Sub-theme	
Period of Significance	Criterion
Context	Criterion
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
The Sahara Trailer Park is significant as an excellent example of a post-World War the city in the postwar period. It has distinctive design and planning characteristic residents.	
Notes/Additional Information	
As the demand for postwar housing increased and people began to migrate to the and used for year-round living increased. Once the industry was freed from wartin metal siding and larger bathrooms and kitchens. The development of the "Tenwide helped mark the transition from "travel trailer" to "mobile home." As described by made trailers that could also serve as dwellings, but dwellings that happened to be by negative connotations elsewhere, in Palm Springs a trailer park was simply and that the Los Angeles Times had their own "Times Trailering" column and beat repo "What's Going On in the Trailer Parks" featuring events and the social comings and projected by opponents of mobile home parks in other parts of the country, the Vil 1954, the Sahara Trailer Park set a new standard for the upscale mobile home parl and Roy E. Smith on a parcel purchased from Lee Arenas, marking the first time the Amenities of the Sahara design included wide paved streets; a plaza with grocery sand beauty shop; and a large swimming pool. The architectural design of the comm The Sahara Trailer Park was featured nationally in Popular Mechanics and National	ne materials restrictions, it responded with a number of new models using "by manufacturer Marshfield Homes was uniquely 10-feet in width and author Allan D. Wallis in his book "Wheel Estate," "manufacturers no longer emobile." As described by author Lawrence Culver, "Though perhaps tainted extension of the resort's vacation atmosphere." Trailer travel was so popular orter, Jean Jacques. By 1950, the Desert Sun also had an ongoing column I goings of visitors. In opposition to the image of slum encampments lager called Palm Springs "the jeweled showcase of mobile living." Opened in k in Palm Springs. The \$450,000 30-acre project was built by Duke Belzard at Indian land in Section 26 was developed by non-Agua Caliente members. Store, television viewing room, shuffleboard courts, card room, dance hall, non buildings was based on the architecture of the nearby Biltmore Hotel.

Assessor Parcel Number Additional APNs 505202009	2016 Status Code 7R
Address 350 Direction Prefix	Street Camino Sur Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1935 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Wilson, D.H. (1946) Historic Name Common Name
Current Use Single family property	Stories 1 Tract/Neighborhood Las Palmas Estates Located in a District? District Additional Style
GENERAL ALTERATIONS Unknown/not visible	CUSTOM ALTERATIONS Not visible from public right-of-way

PREVIOUS SURVEY EVA	<u>LUATION</u>					
City Historic Resources	Database	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION		National Register		California Register		Local 7R
Period of Significance	1935		Criterion	A/1/3		
Context Palm Spring	s between the Wars (1919-1941)					
Theme Single-famil	y Residential Development (1919-1	941)				
Sub-theme Depre	ssion-era Single-family Residential	Development (1930-1	941)			
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Notes/Additional Infor The first residential subcresorts. In the 1920s, bu	livisions were recorded in the early siness tycoons, industrialists, and o	e public right-of-way; the public right-of-way	v concentrated nen, along with	onal information about on land immediately so the Hollywood elite, di	its integrity is ne	tisting village and the ert and began to
residents and seasonal v resort-related developm collection of early reside remain scattered throug Hollywood celebrities, L	into an international resort. While to isitors started building architect-deent for the entertainers and the neintial neighborhoods that developed hout the pre-World War II subdivisos Angeles businessmen, and Eastered to by Los Angeles society columns.	esigned estates and dra ghborhoods where the d to accommodate the g ions. This property is lo rn and Midwestern sno	wing increased wealthy indust rowing perma ocated in Las Pa wbirds soon w	attention to the growing attention to the growing trialists started construment settlement. Individual mas Estates, subdividual ere building homes in L	ng resort town. In cting their winter dual examples of t ed by Prescott T. S	addition to the homes, the city has a chese early residences Stevens in 1926.

7R

Assessor Parcel Number	Additional APNs		2016 Status Cod	<u>le</u>	7R	
505202010	505202010					
Address 404 Dia	rection Prefix	Str	eet Camino Sur		Suffix	
Location						
2016 FIELD PHOTO			CONSTRUCTION INFOR	<u>MATION</u>		
	THE PARTY OF		Date from Tax Assessor	1936	Date from Research 193	7
			Date Source Desert Sur	n		
STATE OF			Architect Brewster & Bo	onodict		
	Marie 1	all to	Architect Brewster & Br	ciicuici		
Maria A.	· · · · · · · · · · · · · · · · · · ·		Architect Source Steve	Vaught		
			Builder			
				cks, Alvah F. an	d Theresa	
			Other Owner(s)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	u 11101000	
The state of the s			Graham, Charles A.; Wagr	ner, Albert C.		
	3/2					
			Historic Name			
			Common Name			
RESOURCE INFORMATION						
Original Use Single family p	property	Stories	1			
Current Use Single family p	property	Tract/N	Las Palm	nas Estates		
Resource Attribute HP2. Sin	ngle family property	Located	in a District? District			
Architectural Style Spani	ish Colonial Revival		Additional Style			
CHARACTER DEFINING FEATU	JRES .					
Asymmetrical façade						
Irregular plan and horizontal ma	assing					
Varied gable and hipped roofs w	vith clay barrel tiles					
Concrete block walls with weep	ing mortar					
	1.					
Multiple hooded concrete block	chimneys					
GENERAL ALTERATIONS		(CUSTOM ALTERATIONS			
Garage added, Unknown/not vis	sible	N	Not fully visible from public rig ndicates garage addition to sid	ght-of-way; coi de façade	mparison with 1962 Sanbor	n

<u>UATION</u>					
atabase	HRI Code		2003 Status Code		
N	National Register	C	California Register	Loc	al 7R
1937		Criterion	A/1/3		
petween the Wars (1919-1941)					
Residential Development (1919-1	941)				
on-era Single-family Residential	Development (1930-194	1)			
		Criterion]	,
		Criterion			
:					
		lowever, it is n	ot fully visible from th	e public right-of-way	and therefore
ation					
ness tycoons, industrialists, and ot to an international resort. While the tors started building architect-dea t for the entertainers and the neight ial neighborhoods that developed to the pre-World War II subdivisi Angeles businessmen, and Easter	ther wealthy businessmenthe movie stars primarily signed estates and drawing the work of the work of the work of the ground the grou	n, along with ti stayed at the r ing increased a ealthy industri owing permane ated in Las Pali birds soon wer	the Hollywood elite, dis resort hotels when visi attention to the growin ialists started construc- ent settlement. Individ mas Estates, subdivide re building homes in La	scovered the desert a ting Palm Springs, otl g resort town. In add ting their winter hon ual examples of these d by Prescott T. Steve	nd began to ner wealthy ition to the nes, the city has a e early residences ens in 1926.
	ificant as an example of 1930s reseand business flocked to the dese significant for its Spanish Coloniut its integrity is required to combine the entry and the entry and the entry all neighborhoods that developed at the pre-World War II subdivisi Angeles businessmen, and Easter	National Register 1937 etween the Wars (1919-1941) desidential Development (1919-1941) on-era Single-family Residential Development (1930-194) ificant as an example of 1930s residential development, de and business flocked to the desert in the winter, helping significant for its Spanish Colonial Revival architecture. Hut its integrity is required to complete the evaluation. ation isions were recorded in the early 1920s on tracts largely deserved to the desert in the winter of the deserved to the de	National Register [1937	National Register California Register 1937 Criterion A/1/3 etween the Wars (1919-1941) tesidential Development (1919-1941) on-era Single-family Residential Development (1930-1941) Criterion Criterion Criterion Criterion criterion criterion ation tificant as an example of 1930s residential development, during a period that saw Palm Springs and business flocked to the desert in the winter, helping to cement the village's reputation as significant for its Spanish Colonial Revival architecture. However, it is not fully visible from thut it is integrity is required to complete the evaluation. ation tiestons were recorded in the early 1920s on tracts largely concentrated on land immediately su ess tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, die on international resort. While the movie stars primarily stayed at the resort hotels when visitors started building architect-designed estates and drawing increased attention to the growing troreased attention to the growing troreased attention to the growing increased attention to the growing permanent settlement. Individ	National Register California Register Loc 1937 Criterion A/1/3 etween the Wars (1919-1941) esidential Development (1919-1941) on-era Single-family Residential Development (1930-1941) Criterion Criterion Criterion Criterion Criterion A/1/3 etween the Wars (1919-1941) criterion Criterion A/1/3 etween the Wars (1919-1941) criterion A/1/3 criterion A/1/3 criterion A/1/3 criterion A/1/3 criterion Criterion Criterion A/1/3 criterion Criterion A/1/3 criterion A/1/3 criterion A/1/3 criterion Criterion A/1/3 criterion A/1/3 criterion A/1/3 criterion Criterion A/1/3 criterion A/1/3 criterion A/1/3 criterion A/1/3 criterion Criterion A/1/3 criterion Criterion Criterion Criterion A/1/3 criterion A/1/3 criterion A/1/3 criterion Criterion Criterion Criterion A/1/3 criterion A/1/3 criterion A/1/3 criterion A/1/3 criterion Criterion Criterion Criterion A/1/3 criterion

7R

Assessor Parcel Number Additional APNs	2016 Status Code 7R				
505202017					
Address 478 Direction Prefix Stree	et Camino Sur Suffix				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1930 Date from Research				
	Date Source				
	Architect Miller, Lee				
	Architect Source Palm Springs News, 4/18/1935				
	Builder				
	Original Owner Rose, Frederick A.				
	Other Owner(s)				
	Oeriel, E.E. (1946)				
	Historic Name				
	Common Name				
	Las Rosas				
RESOURCE INFORMATION					
Original Use Single family property Stories	1				
Current Use Single family property Tract/Ne	eighborhood Las Palmas Estates				
Resource Attribute HP2. Single family property Located in	n a District? District				
Architectural Style Spanish Colonial Revival	Additional Style				
CHARACTER DEFINING FEATURES					
Asymmetrical façade					
Irregular plan and horizontal massing					
Varied gable and hipped roofs with clay barrel tiles and open eaves					
Plaster veneered exterior walls forming wide, uninterrupted expanses					
Large estate property, not fully visible from the public right-of-way; masonry gates with clavos	tehouse with weeping mortar and clay barrel tile roof; wood plank driveway				
GENERAL ALTERATIONS CU	USTOM ALTERATIONS				
	ot fully visible from public right-of-way				

	2016 Status Code 7R	
PREVIOUS SURVEY EVALUATION		
City Historic Resources Database HRI Code	2003 Status Code	
HSPB No.		
2016 EVALUATION National Register	California Register Local 7R	
Period of Significance 1930	Criterion A/1/3	
Context Palm Springs between the Wars (1919-1941)		
Theme Single-family Residential Development (1919-1941)		
Sub-theme Depression-era Single-family Residential Development (193	0-1941)	
Period of Significance 1930	Criterion C/3/4, 5	
Context Architectural Styles & Local Practitioners		
Theme Period Revival Styles		
Sub-theme Spanish Colonial Revival		
Period of Significance	Criterion	
	Citterion	
Context		
Theme		
Sub-theme		
Statement of Significance		
This property appears significant as an example of 1930s residential development, during a period that saw Palm Springs blossom as more celebrities and important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It also appears significant for its Spanish Colonial Revival architecture by master builder Lee Miller. However, it is not fully visible from the public right-of-way, and therefore additional information about its integrity is required to complete the evaluation.		
Notes/Additional Information		
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. On the heels of his success with Merito Vista, in 1926 Prescott T. Stevens began subdividing a large parcel of land directly to the north which he called Las Palmas Estates. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish styles by observing existing adobes and pattern books.		

Assessor Parcel Number Additional APNs 505232004	2016 Status Code	553
Address 523 Direction Prefix	Street Camino Sur Suffix	C
Location		
	201/2001/201/201/201/201/201/201/201/201	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Data from Tay Assessed 1036	from Dogograph
A	Date from Tax Assessor 1936 Date Date Source	from Research
	Date Source	
	Architect Brewster & Benedict	
The state of the s		
THE RESERVE OF THE PARTY OF THE	Architect Source Desert Sun	
	Builder	
	Original Owner Hicks, Milton	
	Other Owner(s) Menjou, Adolph; Clampett, F.W.	
	Picinjou, Adoiph, Gampett, F.w.	
	Historic Name Hicks Residence	
	Common Name	7
RESOURCE INFORMATION		
Original Use Single family property	Stories 1	
Current Use Single family property	Tract/Neighborhood Las Palmas Estates	
Resource Attribute HP2. Single family property	Located in a District? District	
Architectural Style Ranch	Additional Style Hacienda	
CHARACTER DEFINING FEATURES		
One-story, sprawling, irregular plan		
Low, horizontal massing with wide street façade		
Low-pitched gable roof with open overhanging eaves		
Brick veneer exterior walls		
Divided light steel sash casement windows		
Wide, covered front porch with wood posts		
Wood shutters		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
Carport added, Door (primary) replaced	Carport added to primary façade	

City Historic Resources Database HRI Code 2003 Status Code HSPB No. 2016 EVALUATION National Register California Register Local 5S3 Period of Significance 1936 Criterion A/1/3 Context Palm Springs between the Wars (1919-1941)		
HSPB No. 2016 EVALUATION National Register California Register Local 5S3 Period of Significance 1936 Criterion A/1/3		
2016 EVALUATION National Register California Register Local 5S3 Period of Significance 1936 Criterion A/1/3		
Period of Significance 1936 Criterion A/1/3		
Contact Palm Springs between the Wars (1010 1041)		
raini springs between the wars (1917-1941)		
Theme Single-family Residential Development (1919-1941)		
Sub-theme Depression-era Single-family Residential Development (1930-1941)		
Period of Significance 1936 Criterion C/3/4, 5		
Context Architectural Styles & Local Practitioners		
Theme Ranch		
Sub-theme Sub-theme		
Period of Significance Criterion		
Context		
Theme		
Sub-theme		
Statement of Significance		
This property is significant as an example of pre-World War II residential development, during a period that saw Palm Springs blossom as more celebrities and important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Hacienda Ranch style architecture designed by the prominent firm of Brewster & Benedict. It exhibits quality of design and distinctive features including its brick veneer walls, wide covered porch, and steel sash casement windows.		
Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village an resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to		

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs." Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. This house is an example of a Hacienda Ranch. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before a

Assessor Parcel Number Additional APNs 505273016	2016 Status Code 6Z	
Address 420 Direction W Prefix Stre	eet Canyon Suffix Pl	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
*** *** ***	Date from Tax Assessor 1944 Date from Research	
Ans to	Date Source	
	Architect	
	Architect Source	
	Builder	
	Original Owner	
	Other Owner(s)	
	Historic Name	
	Common Name	
RESOURCE INFORMATION		
Original Use Single family property Stories	1	
	eighborhood Merito Vista	
Resource Attribute HP2. Single family property Located	in a District? District	
Architectural Style	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS C	USTOM ALTERATIONS	

		2016 Status Code	6Z
PREVIOUS SURVEY EVALUAT	<u> </u>		
City Historic Resources Data	abase Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
	ed during the 2015 survey as part of an update to t this property has been altered and therefore doe		ic resources (citywide instolic
Notes/Additional Information	on		
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development fo collection of early residential it tract, an important early tract	ons were recorded in the early 1920s on tracts large tycoons, industrialists, and other wealthy busines in international resort. While the movie stars primes started building architect-designed estates and corthe entertainers and the neighborhoods where the entertainers and the neighborhoods that developed to accommodate that was advertised for its "natural beauty," its start of necessarily care to erect pretentious homes here	ssmen, along with the Hollywood elite, discover arily stayed at the resort hotels when visiting drawing increased attention to the growing resolutes the wealthy industrialists started constructing the growing permanent settlement. This proper atus as a playground for the wealthy, and its su	ered the desert and began to Palm Springs, other wealthy sort town. In addition to the their winter homes, the city has a ty is located in the Merito Vista

Assessor Parcel Number A	Additional APNs	2016 Status Code	7R
504072011			
Address 2684 Direction	N Prefix Sti	reet Cardillo	Suffix Ave
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Coffman Residence	Date from Research
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Palm Springs Village Resource Attribute HP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style			
CHARACTER DEFINING FEATURES			
Not visible from the public right-of-way	y		
GENERAL ALTERATIONS Unknown/not visible		CUSTOM ALTERATIONS Not visible from public right-of-way	

		2016 Status Code	7R
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	7R
HSPB No.	_		
2016 EVALUATION	National Register	California Register	Local 7R
Period of Significance 1938		Criterion A/1/3	
Context Palm Springs between the W	'ars (1919-1941)		
Theme Single-family Residential De	velopment (1919-1941)		
Sub-theme Depression-era Single	-family Residential Development (1930	0-1941)	
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Resource Database). This property may be period of growth and transition in the cit needed to complete the evaluation.	oe significant as an example of pre-Wor	the City of Palm Springs' list of potential h rld War II residential development in Paln che public right-of-way; therefore, addition	Springs, reflecting an important
Notes/Additional Information The Dalm Springs Village Treet (1026, 27)) was another large treat west of the D	acquet Club, with 230 parcels. Local real e	etata man Jahn Munhalland waa salas
agent for these lots with "100-foot frontage overlooking the entire desert." By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.			

Assessor Parcel Number Additional APNs	2016 Status Code 5S3	
505321003		
Address 222 Direction W Prefix	Street Chino Suffix Dr	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
《大学》	Date from Tax Assessor 1927 Date from Research	
	Architect Architect Source Builder Original Owner Other Owner(s) Engelbrecht, Suzanne; Somavia Jr., J.R.; Rives, J.C.; Burke, S.P. Historic Name Common Name Stouffen Residence	
RESOURCE INFORMATION Original Use Single-family residence	Stories 1	
Current Use Single-family residence	Tract/Neighborhood Vista Acres	
Resource Attribute HP2. Single family property	Located in a District? District	
Architectural Style Spanish Colonial Revival	Additional Style	
CHARACTER DEFINING FEATURES		
Asymmetrical façade		
Irregular plan and horizontal massing		
Varied gable or hipped roofs with clay barrel tiles		
Plaster veneered exterior walls forming wide, uninterrupted expanses		
Wood-sash casement windows and French doors, with divided lig	hts	
Round arched openings		
Balcony, patios and tower		
Plastered masonry screen walls with decorative wrought iron gat	es; plastered exterior chimney with decorative ceramic tile	
GENERAL ALTERATIONS Windows replaced - some	CUSTOM ALTERATIONS Garage door replaced	
	Garage aooi replaced	

PREVIOUS SURVEY EVALUA			
City Historic Resources Dat	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1927	Criterion A/1/3	
Context Palm Springs bet	ween the Wars (1919-1941)		
Theme Single-family Res	sidential Development (1919-1941)		
Sub-theme Single-fam	ily Residential Development (1919-1929)		
Period of Significance	1927	Criterion C/3/4	
Context Architectural Sty	eles & Local Practitioners		
Theme Period Revival St	cyles		
Sub-theme Spanish Co	olonial Revival		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive features, including its varied gable roofs with clay barrel tiles, square tower, and wood sash windows and French doors.			
Notes/Additional Informati	ion		
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive. This property has been associated with Sammy Davis, Jr., Clark Gable and Carole Lombard; and Kay Spreckles Gable. None of these associations are verified.			

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z	
505311003		
Address 362 Direction W Prefix Str	reet Chino Suffix Dr	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1927 Date from Research	
	Date Source	
A STATE OF THE STA	Architect	
	Architect Source	
	Builder	
The state of the s	Original Owner	
A STATE OF THE PARTY OF THE PAR	Other Owner(s)	
a desire		
	Historic Name	
	Common Name	
	Parker Residence	
RESOURCE INFORMATION		
Original Use Single-family residence Stories	s 1	
Current Use Single-family residence Tract/	Neighborhood Vista Acres	
	d in a District? District	
nesource near parce in 2. Single family property	a ma District.	
Architectural Style Spanish Colonial Revival Additional Style		
CHARACTER DEFINING FEATURES		
GENERAL ALTERNATIONS	CUCTOM ALTERNATIONS	
	CUSTOM ALTERATIONS Comparison between 1929 Sanborn and current aerial photos indicates that the	
altered, Garage added, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced	property has been extensively altered	

City Historic Resources Database Yes HRI Code 20	03 Status Code	
HSPB No.		
2016 EVALUATION National Register 6Z Cali	ifornia Register 6Z Local 6Z	
Period of Significance Criterion		
Context		
Theme		
Sub-theme		
Period of Significance Criterion		
Context		
Theme		
Sub-theme		
Period of Significance Criterion		
Period of Significance Criterion Context		
Theme Sub-theme		
Statement of Significance		
Resource Database). It is an example of pre-World War II residential development, reflecting an imporproperty has been altered and therefore does not appear eligible for designation.	realit period of growth and dialismon. However, diffs	
Notes/Additional Information		
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.		

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z	
505311005	treet Chino Suffix Dr	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1991 Date from Research	
	Date Source	
THE WAR AND THE PARTY OF THE PA	Architect	
	Architect Source	
	Builder Original Original	
W. S. W.	Original Owner Other Owner(s)	
	Historia Nama	
	Historic Name Common Name	
RESOURCE INFORMATION		
Original Use Single-family residence Storie	s 2	
Current Use Single-family residence Tract,	/Neighborhood Vista Acres	
Resource Attribute HP2. Single family property Locate	d in a District? District	
Architectural Style Other	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
	Demolished	

City Historic Resources Database HSPB No. 2016 EVALUATION National Register 62 California Register 62 Local 62 Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme Criterion
2016 EVALUATION National Register 6Z California Register 6Z Local 6Z Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Criterion Criterion Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme
Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme
Context Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme
Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme Sub-theme Statement of Significance
Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme
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Statement of Significance
Notes/Additional Information
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and tresorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city he collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early resident remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 5S3							
505311006								
Address 444 Direction W Prefix	Street Chino Suffix Dr							
Location								
2016 FIELD PHOTO	CONSTRUCTION INFORMATION							
	Date from Tax Assessor 1933 Date from Research							
- Williams	Date Source							
	Architect							
	Architect Source							
	Builder							
THE RESIDENCE OF THE PARTY OF T	Original Owner Shettler, Reuben							
	Other Owner(s)							
(1) (A) (1) (A) (A) (A) (A) (A) (A) (A) (A) (A) (A	Historic Name Shettler Residence							
	Common Name							
RESOURCE INFORMATION Original Use Single-family residence Sto	ries 2							
Current Use Single-family residence Tra	nct/Neighborhood Vista Acres							
Resource Attribute HP2. Single family property Loc	ated in a District? District							
Architectural Style Spanish Colonial Revival	Additional Style							
CHARACTER DEFINING FEATURES								
Asymmetrical façade								
Irregular plan and horizontal massing								
Varied gable roofs with clay barrel tiles								
Plaster veneered exterior walls forming wide, uninterrupted expanses								
Wood-sash casement windows, with divided lights								
Pointed arched openings								
Decorative grilles of plaster								
Exterior plaster chimney; wood plank shutters; recessed wood plank door	(primary) with sidelights							
GENERAL ALTERATIONS	CUSTOM ALTERATIONS							
Addition to rear/side facade, Windows replaced - some	Wall cladding may have been replaced; metal security grilles added							

City Historic Resources Date		RI Code	2003 Status Code	7R	
	tabase les li	KI Code	2003 Status Coue	/ K	
HSPB No.					
2016 EVALUATION	Nationa	al Register	California Register		Local 5S3
Period of Significance	1933	Criterion	A/1/3		
Context Palm Springs be	tween the Wars (1919-1941)				
Theme Single-family Re	esidential Development (1919-1941)				
Sub-theme Depression	n-era Single-family Residential Develo	oment (1930-1941)			
Period of Significance	1933	Criterion	C/3/4		
Context Architectural Sty	yles & Local Practitioners				
Theme Period Revival S	tyles				
Sub-theme Spanish Co	olonial Revival				
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
	l to the desert in the winter, helping to h Colonial Revival-style architecture. It es.				
Notes/Additional Informat	tion				
resorts. In the 1920s, busines transform Palm Springs into residents and seasonal visito resort-related development f collection of early residential remain scattered throughout	sions were recorded in the early 1920s ss tycoons, industrialists, and other we an international resort. While the movers started building architect-designed for the entertainers and the neighborhol neighborhoods that developed to account the pre-World War II subdivisions. Thenty-seven parcel subdivision west of Party.	althy businessmen, along with ie stars primarily stayed at the estates and drawing increased ods where the wealthy industry industry in the growing permails property is located in the Vi	the Hollywood elite, die eresort hotels when vis lattention to the growin trialists started constru nent settlement. Individ ista Acres tract. In Janua	scovered the des iting Palm Spring ng resort town. In cting their winte dual examples of	ert and began to gs, other wealthy a addition to the r homes, the city has a these early residences

Assessor Pa	arcel Number	Ado	ditiona	l APNs			2016 Status Code	6Z	6Z	6Z
Address	470	Direction	W	Prefix		Stree	t Chino	Su	ffix Dr	
Location	588 N Patenc	io Rd								
2016 FIELD		io Rd					Date from Tax Assessor 1990 Date Source Architect Architect Source Builder Original Owner Other Owner(s)		ite from Research	
RESOURCE Original Us Current Us Resource A	e Single-fai	N mily residence mily residence P2. Single fami		erty	Tra		Common Name 2 ighborhood Vista Acres a District? District Additional Style			
CHARACTE	R DEFINING F	<u>EATURES</u>								
GENERAL A	<u>alterations</u>					CU	STOM ALTERATIONS			

City Historic Resources Database HSPB No. 2016 EVALUATION National Register 62 California Register 62 Local 62 Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme Criterion
2016 EVALUATION National Register 6Z California Register 6Z Local 6Z Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Criterion Criterion Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme
Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme
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Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme
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Theme Sub-theme Statement of Significance
Sub-theme Statement of Significance
Statement of Significance
Notes/Additional Information
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and tresorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city he collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early resident remain scattered throughout the pre-World War II subdivisions. This property is located in the Vista Acres tract. In January 1923, Prescott T. Stevens developed Vista Acres, a twenty-seven parcel subdivision west of Palm Canyon Drive along W. Chino Drive.

6Z

2016 Status Code

Assessor Parcel Number	Additional APNs	2016 Status Code 5S3
Address 595 Direction	on W Prefix	Street Chino Canyon Suffix Rd
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
	diana Cara	Date from Tax Assessor 1968 Date from Research
		Date Source
		Architect McNaughton, James
		Architect Source Desert Sun
		Builder
		Original Owner
	Marin State of the	Other Owner(s)
	-	
		Historic Name
		Common Name
RESOURCE INFORMATION		
Original Use Single-family reside	ence Sto	ories 2
Current Use Single-family reside		act/Neighborhood
Resource Attribute HP2. Single f	family property Loc	cated in a District? District
Architectural Style Regency Re	evival	Additional Style
CHARACTER DEFINING FEATURES		
Vertically exaggerated arched entran	ce doors, set in projecting pavilion	
Irregular plan; asymmetrical compos mounted metal windows and cleresto	ntion; flat roof; cement plaster claddi ory windows	ng; round arched entrance pavilion with finials; round arched windows; flush
GENERAL ALTERATIONS No major alterations		CUSTOM ALTERATIONS
No major alterations		

PREVIOUS SURVEY	Y EVALUA	<u>TION</u>							
City Historic Reso	urces Dat	abase		HRI Code		2003 Status Code			
HSPB No.									
2016 EVALUATIO	N		Nati	ional Register		California Register		Local	5S3
Period of Significa	ance	1968			Criterion	C/3/4,5			
Context Archite	ectural Sty	les & Local Practit	tioners						
Theme Regend	cy Revival								
Sub-theme									
Period of Significa	ance				Criterion				
Context									
Theme									
Sub-theme									
Period of Significa	ance				Criterion				
Context									
Theme									
Sub-theme									
Statement of Signi	ificance								
						ed by prominent local set in a projecting pav			
Notes/Additional	Notes/Additional Information								
population, coincid and developers the trends. The Regency Movement. James M	ling with the opportuncy Revival s McNaughto Hour. In t	ne peak of Modern ity to explore and style combines att on was an art direc he 1960s and 197	nism's popularity develop a wide enuated and exa ctor and set desi	r. This created a range of archite ggerated Neocla gner for early te	demand for both ctural types and ic assical elements w elevision programs	to a rapid increase in mass-produced and culeas, sometimes influe ith the simple surface; in the 1950s, includir number of houses in P	stom housing th nced by sophisti s and flat roofs o ng Pulitzer Prize	at afforded cated globa f the Mode Playhouse	l architects al design rn and The

Assessor Parcel Number Additional APNs 504212006	2016 Status Code 6Z 6Z 6Z
Address 669 Direction W Prefix Stre	eet Chino Canyon Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1937 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
	1.5 Neighborhood Little Tuscany in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES Asymmetrical façade	
Irregular plan and horizontal massing	
Varied gable and shed roofs	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash casement windows, with divided lights	
Hillside site; irregular plan and massing; asymmetrical composition on differer	nt levels; plastered chimneys with decorative hoods
GENERAL ALTERATIONS CO	CUSTOM ALTERATIONS
Addition to rear/side facade, Carport added, Roof cladding replaced (incompatible material)	Garage door replaced

PREVIOUS SURVEY EVALUATION								
City Historic Resources Database	Yes HRI Code		2003 Status Code					
HSPB No.								
2016 EVALUATION	National Register 6	Z	California Register 6Z	Local 6Z				
Period of Significance		Criterion						
Context								
Theme								
Sub-theme								
Period of Significance		Criterion						
Context								
Theme								
Sub-theme								
Sub theme								
Period of Significance		Criterion						
Context								
Theme								
Sub-theme								
Statement of Significance								
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.								
Notes/Additional Information								
The first residential subdivisions were recorresorts. In the 1920s, business tycoons, indu transform Palm Springs into an internationa other wealthy residents and seasonal visitor 1930s saw Palm Springs blossom, as increas entertain them. The popularity of Palm Sprir other cities in the United States, and new sub 1944) worked extensively with Prescott T. S. Hicks decided to create a subdivision of his contraction of the Tuscany, "because it reminded him of the Tusubdivided by Hicks and his wife Teresa (Tes Spanish;" however that attribution has not be	strialists, and other wealthy business I resort. While the movie stars primals started building architect-designeding numbers of celebrities made it the graph with the Depression-proof movie division development resumed in eatevens during the 1920s to develop rown, "Little Tuscany," in a short rocky scan Hills of Italy." In total, it includes the start in the start i	smen, along with t rily stayed at the I l estates and draw eir winter weeker industry surely pa rnest in the mid-1 residential neighbor wash in the north is sixty-two large,	the Hollywood elite, discovered the de resort hotels when visiting Palm Sprin ing increased attention to the growing and getaway, and more development sprovided more economic stability for re 1930s. Builder and real estate develop orhoods in Palm Springs. However, in the end of Palm Springs. Hicks gave the irregularly-shaped parcels, the first fo	sert and began to ags through the 1920s, g resort town. The brang up to house and eal estate than in most aer Alvah Hicks (1884- the summer of 1936, area the name Little rty of which were				

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
504211003	
Address 845 Direction W Prefix Stree	t Chino Canyon Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
To the second se	Date from Tax Assessor 1946 Date from Research
	Date Source
	Architect Clark & Frey
	memeee stark a rrey
	Architect Source
	Builder Hicks, Alvah
	Original Owner Jergens Family
	Other Owner(s)
	Adams, Frank C. (1946 City Directory); Presley, Elvis
	Historic Name Jergens Residence; Presley Residence
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/Nei	ighborhood Little Tuscany
Resource Attribute HP2. Single family property Located in	
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
One-story, sprawling, U-shaped plan	
Low-pitched gable roofs with clay barrel tiles and open eaves	
Low, horizontal massing with wide street façade	
Plaster cladding with stone accents	
Attached garage	
Hillside site; asymmetrical composition on multiple levels; stone retaining walls a	and exterior chimney on primary façade; steel sash casement windows
GENERAL ALTERATIONS CU	STOM ALTERATIONS
	condary door replaced; garage door replaced; metal railings added

					20 1	16 S	tatus Code			5S3
PREVIOUS	SURVEY EVALU	ATION								
City Histor	ic Resources Da	tabase	Yes	HRI Code			2003 Status Code	5S3		
HSPB No.		1								
IIJI D NO.										
2016 EVAL	<u>UATION</u>		N	lational Register		(California Register		Local	5S3
Period of S	ignificance	1970-1977			Criterio	n	A/1/3			
Context	Post-World War	· II Palm Springs	(1945-1969)							
Theme	The Influence of	the Entertainm	ent Industry							
Sub-theme	Associatio	on with an Impo	rtant Person							
Period of S	ignificance	1946			Criterio	n	C/3/4, 5			
Context	Architectural St	yles & Local Pra	ctitioners							
Theme	Post-World War	· II Modernism								
Sub-theme	Ranch									
Period of S	ignificance				Criterio	n				
Context										
Theme										
Sub-theme										
Statement of Significance										
Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant for its association with singer Elvis Presley, who owned it and spent several months there each year from 1970 until his death in 1977. During this time the property was informally known as "Graceland West." It is also significant as an example of Hacienda Ranch-style residential architecture by the prominent local architecture firm Clark & Frey.										

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. Builder and real estate developer Alvah Hicks (1884-1944) worked extensively with Prescott T. Stevens during the 1920s to develop residential neighborhoods in Palm Springs. However, in summer of 1936, Hicks decided to create a subdivision of his own, "Little Tuscany," in a short rocky wash in the north end of Palm Springs. The Little Tuscany tract includes Chino Canyon Road, Lombardy Road and Panorama Road, Vista Drive, W. Cielo Drive, Tuscan Road, and Leonard Road west of Via Monte Vista. Hicks gave the area the name Little Tuscany, "because it reminded him of the Tuscan Hills of Italy." This property is one of several architecturally significant works in the Little Tuscany neighborhood. It was commissioned by the Jergens family (of lotion fame) and designed by Clark & Frey in 1946. It was purchased by McDonald's executive Ray Kroc in 1960 and by Elvis Presley in 1970. Presley recorded nine songs in the house and spent several months there each year with his wife Priscilla. After the couple's divorce in 1973 Presley expanded the house by 2,000 square feet, including an additional bedroom and an entertainment room called "The Jungle Room." (Source: Forbes, September 10, 1914) John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. Frey had earned his architectural diploma at the Institute of Technology in Switzerland in 1924 and relocated to Paris in 1928, where he worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher, who sent Frey to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality,

Assessor Parcel Number	Additional AF	PNs	2016 Status Code	5S1
504211001				
Address 875	Direction W Pr	refix Street	Chino Canyon	Suffix Rd
Location				
2016 FIELD PHOTO			CONSTRUCTION INFORMATION	
A MIL			Date from Tax Assessor 1942	Date from Research
			Date Source	
	The state of the s		Architect Clark & Frey	
	The state of			
			Architect Source CHRD	
			Builder	
		1000	Original Owner Hamrick, John	and Fannie
			Other Owner(s)	
			Historic Name	
			Common Name Hamrick Residence	
RESOURCE INFORMATIO Original Use Single-far	N mily residence	Stories	1	
	mily residence P2. Single family property		ghborhood Little Tuscany a District? District	
		Locateu III a		
Architectural Style	Spanish Colonial Revival		Additional Style	
CHARACTER DEFINING F	<u>EATURES</u>			
GENERAL ALTERATIONS		CUS	TOM ALTERATIONS	

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No. 50	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Information	

Assessor Parcel Number Additional APNs	2016 Status Code	6Z	6Z	6Z
510241017				
Address 2929 Direction Prefix Stree	t Cholla	Suffix	Pl	
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATIO	<u>N</u>		
	Date from Tax Assessor 1925		om Research	
	Date Source			
	Architect			
	Architect Source			
	Builder			
	Original Owner			
The second secon	Other Owner(s)			
	Historic Name Common Name			
RESOURCE INFORMATION Original Use Single-family residence Stories	1			
	ghborhood Araby Tract			
Resource Attribute HP2. Single family property Located in	a District? District			
Architectural Style	Additional Style			
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS CU	STOM ALTERATIONS			

Addition to rear/side facade, Extensively altered, Garage added, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

Appears to be extensively altered. Garage added; roofing replaced; fascia added; stone nogging at porch appears added; porch parapet appears added; size and proportions of windows appear to be altered; wood siding appears to be added

City Historic Resources Database Yes HRI Code 2003 Status Code HSPB No. 2016 EVALUATION National Register 6Z California Register 6Z Local Period of Significance Criterion	6Z
2016 EVALUATION National Register 6Z California Register 6Z Local	6Z
	6Z
Period of Significance Criterion	
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance Criterion	
Context	
Theme	
Sub-theme	
Period of Significance Criterion	
Context	
Theme	
Sub-theme	
Statement of Significance	
Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. Howe property has been altered and therefore does not appear eligible for designation.	ver, unis
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing v resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In additic resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the A 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregulates were intended for the development of a community that was "artistic and charming."	began to wealthy on to the , the city has a Araby tract. In

6Z

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z			
507024005				
Address 443 Direction E Prefix Stro	eet Chuckawalla Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1938 Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Builder			
	Original Owner			
	Other Owner(s)			
	Caniff, Milton			
	Historic Name			
	Common Name			
	Caniff Residence			
RESOURCE INFORMATION Original Use Single-family residence Stories	1			
Current Use Single-family residence Tract/N	leighborhood Palm Springs Estates #5			
	in a District? District			
Architectural Style	Additional Style			
Architectural Style Additional Style				
CHARACTER DEFINING FEATURES				
	CUSTOM ALTERATIONS			
Addition to primary facade, Addition to rear/side facade, Chimney altered, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all	Sarage door replaced or altered; entrance altered			

City Historic Resources Dat	
HSPB No.	
2016 EVALUATION	National Register 6Z California Register 6Z Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	Citerion
Theme	
Sub-theme	
Statement of Significance	
property has been extensively	y altered and therefore does not appear eligible for designation.
Notes/Additional Informati	ion
resorts. In the 1920s, busines transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential	ions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the st tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy resorted building architect-designed estates and drawing increased attention to the growing resort town. In addition to the or the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a largely neighborhood that developed to accommodate the growing permanent settlement. This property is located in Palm Springs at largely 1866. It is located to the north of Prescott T. Stevens' Palms Springs Estates, originally subdivided in 1927, but is not associated with

2016 Status Code

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code			
504201024				
Address 1011 Direction W Prefix Stre	et Cielo Suffix Dr			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1955 Date from Research			
	Architect White, Walter Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name			
RESOURCE INFORMATION Original Use Single-family residence Stories 2 Current Use Single-family residence Tract/Neighborhood Little Tuscany				
Resource Attribute HP2. Single family property Located in a District? District				
Architectural Style Mid-century Modern Additional Style				
CHARACTER DEFINING FEATURES				
One- and two-story configuration with simple geometric forms				
Horizontal massing				
Unadorned wall surfaces; usually with little or no decorative detailing				
Wood, glass, and stone used as exterior wall panels and accent materials				
Flush-mounted metal frame windows and sliding doors, and clerestory windows				
Hillside site; concrete block retaining walls; L-shaped plan; curved shed roof wi metal framed glass walls; angled butt-glazed clerestory windows	th wide overhang and wood fascias; balcony with metal railing and support;			
	USTOM ALTERATIONS ome window glazing may have been replaced			

PREVIOUS SURVEY EVALUA	<u>TION</u>			
City Historic Resources Data	abase Yes HRI Code	2003 Statu	s Code 3S	
HSPB No.				
2016 EVALUATION	National Register	1S California R	egister 1CS	Local 5S3
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		-
Context				
Theme				
Sub-theme				
oub theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
Resource Database). It is signiexhibits quality of design and	ed during the 2015 survey as part of an update to ificant as an excellent example of Mid-century Modistinctive details, including its extensive use of sit was listed in the National Register of Historic Pl	odern residential architecture de stone, concrete block, and wood,	signed by local architec	t Walter White. It
Notes/Additional Informati	on			
population, coinciding with the and developers the opportunitrends. These conditions and "Palm Springs Modernism" or High School. He worked for Hallen Rouff, and, finally, a two skin-stressed plywood panels machine tool design. In 1947, designer and contractor in Colicense. White then returned to	e post-World War II years and the rise of the car can be peak of Modernism's popularity. This created a sity to explore and develop a wide range of archite the architects' talents led to the development of a time. The Palm Springs School." Architect Walter S. Warwell H. Harris for six months, followed by an eignear and six month term with Win E. Wilson. In System. For the remainder of World War II, White Moved from Los Angeles to Palm Springs, lorado Springs, Colorado. He continued to work as California, where he worked throughout the 19 andominiums. White died in 2002, at the age of 85	demand for both mass-produce ctural types and ideas, sometime in exceptional group of Modern by thite was born in 1917. Between ght-month term in Rudolf Schind Wilson's office, White helped place was employed by the Douglass where he worked for Clark & Free is a contractor in Colorado Sprin 170s and 1980s. He designed resi	d and custom housing to sinfluenced by sophist ouildings which later cand 1933, and 1936, he attered to some soffice, and design prefabrical Aircraft Co. in El Segund before embarking on gsuntil 1967 when he come in the soffice of	hat afforded architects cicated global design me to be identified as ended San Bernardino, a six-month term with ted war housing with a do, California, working on his own practice as a obtained his architecture

1CS

1S

2016 Status Code

Assessor Parcel Number Additional APNs 504201027	2016 Status Code 3S 3CS 5S3
	reet Cielo Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1968-69 Date from Research Date Source Architect Ellwood, Craig and Associates Architect Source Builder Original Owner Palevsky, Max Other Owner(s) Historic Name Palevsky Residence Common Name Palevsky Residence
Resource Attribute HP2. Single family property Locate	/Neighborhood Little Tuscany d in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Flat roof	
Unadorned wall surfaces	
Rectangular plan; symmetrical composition; concrete block walls with steel I-	-beam fascia; wood tongue-and-groove garage door; windows not visible from
public right-of-way; naturalistic landscape with gravel, large boulders, palms,	and desert plants
GENERAL ALTERATIONS No major alterations	CUSTOM ALTERATIONS Matel framed glass graves at entrance appear to have been added.
No major alterations	Metal framed glass screens at entrance apear to have been added

City Historic Resources Da	<u>ATION</u> tabase Yes H	RI Code	2003 Status Code	3S	
HSPB No.					
2016 EVALUATION	Nationa	al Register 3S	California Register	3CS Loca	5S3
Period of Significance	1968-69	Criterio	C/3/4, 5		
Context Architectural Sty	yles & Local Practitioners				
Theme Post-World War	II Modernism				
Sub-theme Mid-centu	ry Modern				
Period of Significance		Criterio	n		
Context					
Theme					
Sub-theme					
Period of Significance		Criterio	n		
Context					
Theme					
Sub-theme					
6					
Statement of Significance				historic resources (Cityv	vide Historic

3CS

3S

2016 Status Code

5S3

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends, Max Palevsky was a Russian-born billionaire who made his wealth producing computers and their components. Prior to commissioning his Palm Springs weekend house, computer tycoon Max Palevsky kept an apartment at the Town and Country Center (Paul R. Williams and A. Quincy Jones, 1950). After deciding the apartment lacked privacy, Palevsky commissioned architect Craig Ellwood to design a Moroccan-style walled house on a sloping plateau along West Cielo Drive, overlooking the city of Palm Springs to the south. Palevsky was closely involved with the design of his Palm Springs home, noting, "I should have been an architect, but I grew up in the Depression and I didn't really choose what I became." The resulting Palevsky House was a "synthesis of the best elements of Ellwood's domestic architecture," drawing from Ellwood's previous projects for inspiration about planning, massing, and design elements. Ellwood maximized the blending of interior and exterior space by employing glass screen walls at one end of the main axis, and, at the other end, opening the courtyard to the view of the city. Ellwood shaped the steel-frame Paleysky House around the owner's large art collection and interest in the privacy of traditional Moroccan architecture. Ellwood translated the traditional North African plan into his preferred Miesian steel and glass idiom. (Adapted from Neil Jackson, California Modern: The Architecture of Craig Ellwood) Craig Ellwood studied structural engineering at UCLA in the late 1940s. Although he never earned a formal degree he developed a strong interest in the application of industrial materials and techniques to architecture. He worked as a contractor and construction estimator in Los Angeles before establishing Craig Ellwood Associates in 1949. In 1951 he was invited by John Entenza, editor of Arts & Architecture magazine, to participate in the Case Study House program. Ellwood designed three houses for the program, #16 (considered to be among the most important of postwar California homes), #17 and #18, between 1952 and 1958. As a result of the program Ellwood won commissions for the design of a number of noteworthy Modern houses throughout Los Angeles, as well as commercial buildings and the iconic Bridge Building at Art Center College of Design in Pasadena.

Assessor Parcel Number	Additional APNs		2016 Status Code	551
504201009 Address 1030 Dir	rection W Prefix	Street	Cielo	Suffix Dr
Location				
2016 FIELD PHOTO		C	ONSTRUCTION INFORMATION	<u>ON</u>
	10	D.	ate from Tax Assessor 1952	Date from Research 1954
		D	ate Source	
Will.		A	rchitect Williams, E. Stewart	:
		THE SECOND		
	Do		rchitect Source	
			uilder	n
		ac and	riginal Owner Edris, Wi	lliam
	4		ther owner(s)	

			istoric Name ommon Name	
		E	dris Residence (II)	
RESOURCE INFORMATION				
Original Use Single-family re	residence	Stories 1		
Current Use Single-family re	residence	Tract/Neighb	Dorhood Little Tuscany	
Resource Attribute HP2. Sir	ingle family property	Located in a D	istrict? District	
Architectural Style Mid-co	century Modern		Additional Style	
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS		CUSTO	M ALTERATIONS	

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No. 46	
2016 EVALUATION National Register	California Register Local 551
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Information	

Assessor Parcel Number Additional APNs	ssor Parcel Number Additional APNs 2016 Status Code 7R		
504201037			
Address 1044 Direction W Prefix St	reet Cielo Suffix Dr		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1957 Date from Research		
	Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name		
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Little Tuscany Resource Attribute HP2. Single family property Located in a District? District Architectural Style Ranch Additional Style Modern			
Architectural Style Ranch Additional Style Modern			
CHARACTER DEFINING FEATURES One-story height and rectangular plan			
Low, horizontal massing with wide street façade			
Low-pitched gable roof with open overhanging eaves and rakes supported or	outrigger beams		
Board-and-batten siding and stone veneer at exterior walls	outrigger beams		
Wide, covered front porch with wood posts			
GENERAL ALTERATIONS Unknown/not visible	CUSTOM ALTERATIONS Not fully visible from public right-of-way		

			2016	Status Code		7R
PREVIOUS SURVEY EVALUA	<u>ATION</u>					
City Historic Resources Dat	abase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	Na	ational Register		California Register	L	ocal 7R
Period of Significance	1957		Criterion	C/3/4		
Context Architectural Sty	les & Local Practitioners					
Theme Ranch						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
	cant as an example of a Modern its integrity is needed to comple		However, it is	not fully visible from th	ne public right-of-wa	ay; therefore,
Notes/Additional Informat	ion					
population, coinciding with the and developers the opportunt trends. The Ranch house becarchitecture of the period, off	e post-World War II years and the peak of Modernism's popularity to explore and develop a wid ame one of the most popular styl ten using decorative elements baranch house was informality, or	ity. This created a dem e range of architectura es of the post-World V ised on historical form	and for both r al types and id Var II era. It w s and capitaliz	nass-produced and cus eas, sometimes influen as more conservative t zing on the national fas	tom housing that aff ced by sophisticated han other modern re cination with the "O	forded architects I global design esidential Id West." The

Assessor Parcel Number Additional APNs	2016 Status Code 5S3			
502220001				
Address 161 Direction S Prefix	Street Civic Suffix Dr			
Location 161-199 S Civic Dr				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1964 Date from Research Date Source Architect Wexler, Donald; Hamilton, David (landscape architect) Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Professional Park			
RESOURCE INFORMATION Original Use Commercial Stories 1 Current Use Commercial Tract/Neighborhood				
Resource Attribute HP6. 1-3 story commercial building Located in a District? District Architectural Style Mid-century Modern Additional Style				
CHARACTER DEFINING FEATURES				
One-story configuration with simple geometric forms				
Horizontal massing				
Flat roof with wide overhanging eaves and cantilevered canopies				
Unadorned wall surfaces				
Glass, plaster, brick and tile used as exterior wall panels				
Flush-mounted metal frame fixed and sliding windows				
Grouping of five commercial buildings arranged in linear fashion around a central landscaped court; surrounded by mature trees and shrubs; flush wood doors and transom panels				
	CHARLES A MARKET AND A MARKET A			
GENERAL ALTERATIONS No major alterations	CUSTOM ALTERATIONS			

	ric Resources D		HRI Code		2003 Status Code	7R	
HSPB No.	The Resources D.		ma douc		2000 Status Code		
					Г		
2016 EVA	<u>LUATION</u>		National Register		California Register	Local 5S	33
Period of	Significance	1964		Criterion	A/1/3		
Context	Post-World Wa	ır II Palm Springs (1945	5-1969)				
Theme	Post-World Wa	ır II Commercial Develo	opment (1945-1969)				
Sub-them	e						
Period of	Significance	1964		Criterion	C/3/4, 5		
Context	_	tyles & Local Practition	IPC	Grician	0,0,1,0		
Theme	Post-World Wa		1013				
Sub-theme		ury Modern					
Sub-tilelli	e Mid-cent	ury Modern					
Period of	Significance			Criterion			
Context							
Theme							
Sub-them	e						
Statement	t of Significance						
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as the first office condominium development in the state of California; as a good example of a courtyard professional buildings; and as a good example of Mid-century Modern commercial architecture designed by prominent Palm Springs architect Donald Wexler. The building exhibits quality of design with distinctive features including its plan organization around a central landscaped court, flat roofs with wide overhanging eaves and cantilevered canopies, and connection of indoor and outdoor space.							
Notes/Add	ditional Informa	ation					
Notes/Additional Information A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Architect Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his coworker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84). Wexler was a partner in the development of the innovative Professional Park; other partners included Bernard Perlin and Dinah Shore. This development was the first case in California where th							

Assessor Parcel Number Additional APNs 502252009	2016 Status Code 5S3		
Address 490 Direction S Prefix Street	t Compadre Suffix Rd		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1960 Date from Research		
and the same of th	Date Source		
	Architect		
	Architect Source		
	Builder		
	Original Owner		
	Other Owner(s)		
	Ritter, Edith		
	Historic Name		
	Common Name		
	Kiddie Kollege		
RESOURCE INFORMATION			
Original Use Institutional Stories	1		
Current Use Institutional Tract/Nei	ghborhood		
Resource Attribute HP15. Educational building Located in	a District? District		
Architectural Style Mid-century Modern	Additional Style		
CHARACTER DEFINING FEATURES			
One-story configuration with simple geometric forms			
Horizontal massing			
Flat roof			
Unadorned wall surfaces			
Plaster wall panels			
Wood frame fixed clerestory windows			
Asymmetrical composition; L-shaped plan enclosing play yard; slumpstone scree	n walls; louvered screens; flat roofed entrance porch		
	STOM ALTERATIONS		
No major alterations			

		2016 Status Code	5S3
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

Assessor Parcel Number 504132011 Address 280 Direction W Prefix Stree Location 2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1938 Date from Research Date Source Architect		
Location	CONSTRUCTION INFORMATION Date from Tax Assessor 1938 Date from Research Date Source		
	Date from Tax Assessor 1938 Date from Research Date Source		
2016 FIELD PHOTO	Date from Tax Assessor 1938 Date from Research Date Source		
	Date from Tax Assessor 1938 Date from Research Date Source		
	Date Source		
	Architect		
THE PARTY OF THE P	Architect Source		
	Builder		
	Original Owner		
	Other Owner(s)		
The state of the s			
	Historic Name Common Name		
	Common Name		
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Palm Springs Desert Estates			
Resource Attribute HP2. Single family property Located in a District? District			
Architectural Style Spanish Colonial Revival	Additional Style		
CHARACTER DEFINING FEATURES			
Asymmetrical façade			
Irregular plan and horizontal massing			
Gable roof with clay barrel tiles and open eaves			
Plaster veneered exterior walls forming wide, uninterrupted expanses			
Horizontal wood siding; porch with wood posts			
GENERAL ALTERATIONS C	CUSTOM ALTERATIONS		

PREVIOUS	SURVEY EVALUA	<u>ATION</u>				
City Histor	ric Resources Da	tabase	HRI Code		2003 Status Code	
HSPB No.						
2016 EVA	LUATION		National Register		California Register	Local 5S3
Period of S	Significance	1938		Criterion	A/1/3	
Context	Palm Springs be	tween the Wars (191	9-1941)			
Theme	Single-family Re	esidential Developmer	nt (1919-1941)			
Sub-theme	Depressio	n-era Single-family R	esidential Development (1930	0-1941)		
Period of S	Significance			Criterion		
Context						
Theme						
Sub-theme	e					
	Significance			Criterion		
Context						
Theme						
Sub-theme	e					
	of Significance	as an example of are V	Morld War II residential devel	onmont in Dalm (nrings reflecting an imports	ant poriod of growth and transition
This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.						
•				1 .	1 1 1 2 2 1	11
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. The property is located in Palm Springs Desert Estates, which was announced on page one of the March 1936 Palm Springs News as "the largest single land development ever carried out in Palm Springs." The planned one-hundred acre project adjoined the Racquet club on the east. The initial subdivision for this project consisted of the 18-parcel Palm Springs Desert Estates Tract bordered by Cabrillo Road to the north, Cortez Road to the south, Zanjero Road to the east and Anza Road on the west. Developed by Mason Case and Company, the company established an office in the Carnell building and assembled a team of architects, engineers, contractors and sales agents. Mason Case (1880-1948) was associated with numerous land projects including reclamation projects and residential developments in San Francisco and Los Angeles—including developments in Redwood City and South Gate. For this project, Case established a working relationship with architect W. C. Pennell with the intention of constructing "modern bungalows." H.E. Holton was sele						

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z				
513373019					
Address 210 Direction W Prefix Street	ct Crestview Suffix Dr				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1936 Date from Research				
	Date Source				
	Architect				
	Architect				
	Architect Source				
	Builder				
	Original Owner Walska, Ganna				
	Other Owner(s)				
	Historic Name				
	Common Name				
	Walska Residence				
RESOURCE INFORMATION Original Use Single-family residence Stories	2				
Current Use Single-family residence Tract/Ne	eighborhood Mountain View Estates No. 1				
	n a District? District				
Architectural Style	Additional Style				
Architecturar style	Auditional Style				
CHARACTER DEFINING FEATURES					
Addition to primary facade, Addition to upper story, Chimney altered,	ISTOM ALTERATIONS				
Door (primary) replaced, Extensively altered, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all					

PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	e 2003 Status Code
HSPB No.	
2016 EVALUATION National Regis	ster 6Z California Register 6Z Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
designation. Notes/Additional Information	en demolished or substantially altered and therefore does not appear eligible for
•	

6Z

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z
513372021	
Address 233 Direction W Prefix Stree	et Crestview Suffix Dr
Location Alternate address: 324 Overlook. This is the guesthouse for the Gill	lette Residence at 277 Crestview Dr.
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1933 Date from Research c. 1923-1925
	Date Source Steve Vaught
	Architect
	Architect Source
	Builder
	Original Owner Gillette, King Camp
	Other Owner(s)
	Halliday, Fred D.
	W W. Galleria and A
	Historic Name Gillette Guest House Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
	Eighborhood The Mesa
Resource Attribute HP2. Single family property Located in	n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Varied gable roofs with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Wood-sash casement windows, with divided lights	
GENVED AV AVERDA STANCE	VOTTON AV TUDO ATTVO VO
	JSTOM ALTERATIONS Omparison with 1962 Sanborn indicates that the property has been extensively

altered, Wall cladding replaced, Windows replaced - all

altered. It appears that the northeast corner of the building has been removed to create a small patio; substantial additions have been constructed on the side of

the primary façade and at the rear; exterior wall cladding appears to have been competely replaced; all windows appear to have been replaced

PREVIOUS SURVEY EVALUA				
City Historic Resources Data	tabase Yes HRI Code 2003 Status Code			
HSPB No.				
2016 EVALUATION	National Register 6Z California Register	6Z Local 6Z		
Period of Significance	Criterion			
Context				
Theme				
Sub-theme				
Period of Significance	Criterion			
Context				
Theme				
Sub-theme				
David of Circle	2			
Period of Significance	Criterion			
Context				
Theme				
Sub-theme				
Statement of Significance				
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1920s residential development, when important figures in finance and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is an early estate property associated with inventor and prominent businessman King Camp Gillette. However, this property has been altered and therefore does not appear eligible for historic designation.				
Notes/Additional Informati	tion			
southern end of the city. In the and began to transform Palm wealthy residents and season capitalists who came to Palm disposable blades. The King C buildings were constructed c. (likely a guest house). These I two new homes (constructed in Country Life, November 19 Gillette as there are different	alm Canyon Mesa (a.k.a. Tahquitz Desert Estates; now the Mesa), a significant early developed 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the a Springs into an international resort. While the movie stars primarily stayed at the resort and visitors started building architect-designed estates and drawing increased attention to a Springs in the 1920s include King Camp Gillette (1855-1932), an American inventor and Camp Gillette Estate was originally composed of three buildings on a single property that rec. 1923-1925, and are located at 277 W. Crestview Road (main house), 233 W. Crestview R houses all appear on the same parcel on the 1929 and 1962 Sanborn maps. The parcels well 2004 and 2007) are now situated between 233 W. Crestview Dr. and 277 W. Crestview 1928. Although this house was built on what appears to be a part of the Gillette property, it is towner/occupants listed in the City Directory. For a number of years the house was occup the Desert Sun described as "hundreds of wild quail, mourning doves, chipmonks, rabbits re."	Hollywood elite, discovered the desert hotels when visiting Palm Springs, other the growing resort town. Wealthy first manufacturer of a razor with now comprises five parcels. These oad (guest house), and 324 Overlook ere subdivided in the early 2000s, and r. The King Gillette Estate was published is not clear if it was constructed for ied by wildlife conservationist Fred D.		

2016 Status Code

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
513362012	
Address 277 Direction W Prefix Stree	et Crestview Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1924 Date from Research c. 1923-1925
	Date Source Steve Vaught; 1926 King Gillette Home Movie; 1929 Sanborn
	Architect
	Architect Source
	Builder
	Original Owner Other Owner(s) Gillette, King Camp
	Holloway, Harry D.; Turner, E.C.; Cella, J.B.; Machris, George; Robertson, E.H.; Nathanson, Jerry
	Historic Name King Gillette Estate
	Common Name
	King Gillette Estate
Resource Attribute HP2. Single family property Located in	eighborhood The Mesa n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing Varied gable roofs with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Wood-sash casement windows, with divided lights	
One-story house over semi-subterranean garage; plastered chimneys; decorativ beams	e gable vents; secondary entrances have covered porches with wood posts and
GENERAL ALTERATIONS CI	USTOM ALTERATIONS
	ecurity screen added; metal railings added

City Historia Passayrasa Da			2002 Status Codo	5S3
City Historic Resources Da	tabase HRI Code		2003 Status Code	555
HSPB No.				
2016 EVALUATION	National Register		California Register	Local 5S3
Period of Significance	1923	Criterion	A/1/3	
Context Palm Springs be	tween the Wars (1919-1941)			
Theme Single-family Re	esidential Development (1919-1941)			
Sub-theme Single-fam	nily Residential Development (1919-1929)			
Period of Significance	1923	Criterion	B/2/2	
Context Palm Springs be	tween the Wars (1919-1941)			
Theme Single-family Re	esidential Development (1919-1941)			
Sub-theme Association	on with an Important Person			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
prominent businessman Kin	s's reputation as one of the nation's top winter resort g Camp Gillette.			
Notes/Additional Informat	tion			
southern end of the city. In the and began to transform Palm wealthy residents and season capitalists who came to Palm disposable blades. The King buildings were constructed (likely a guest house). These	alm Canyon Mesa (a.k.a. Tahquitz Desert Estates; now he 1920s, business tycoons, industrialists, and other van Springs into an international resort. While the movie nal visitors started building architect-designed estate a Springs in the 1920s include King Camp Gillette (18: Camp Gillette Estate was originally composed of three c. 1923-1925, and are located at 277 W. Crestview Rohouses all appear on the same parcel on the 1929 and 12004 and 2007) are now situated between 233 W. C. 1928.	wealthy busines e stars primarily es and drawing i 55-1932), an An e buildings on a bad (main house d 1962 Sanborn	smen, along with the Ho o stayed at the resort hot ncreased attention to the nerican inventor and firs single property that nov), 233 W. Crestview Road maps. The parcels were	llywood elite, discovered the desert tels when visiting Palm Springs, other e growing resort town. Wealthy st manufacturer of a razor with w comprises five parcels. These d (guest house), and 324 Overlook e subdivided in the early 2000s, and

Assessor Parcel Number Additional APNs 513361025	2016 Status Code 7R
Address 294 Direction W Prefix Stree	et Crestview Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1933 Date from Research 1925
	Date Source LA Examiner 3/22/1925
	Architect Williams, Paul R.
	Architect Source LA Examiner 3/22/1925
	Builder
	Original Owner Fulford, Edward T. "Ted"
	Other Owner(s)
	Kidston, William, H.: Kidston, Ross H.: Bunker Jr., George T.; Bono, Sonny
	Historic Name Fulford/Kidston/Bono Residence
	Common Name
	ighborhood The Mesa n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
	STOM ALTERATIONS
Unknown/not visible No	t fully visible from public right-of-way

			2016 S	tatus Code		7R
PREVIOUS SURVEY EVALU	<u>ATION</u>					
City Historic Resources Da	atabase Yes	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION		National Register		California Register	Local	7R
Period of Significance	1925		Criterion	A/1/3		
Context Palm Springs be	etween the Wars (1919-1941)					
Theme Single-family R	esidential Development (1919	9-1941)				
Sub-theme Single-far	mily Residential Development	(1919-1929)				
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
Resource Database). This pr film, finance, and business fi may also be significant for it public right-of-way; therefo	ated during the 2015 survey as roperty appears significant as locked to the desert in the win ts Spanish Colonial Revival-sty are, additional information abo	an example of pre-World iter, helping to cement the yle design by prominent a	War II residenti e village's reputa rchitect Paul R.	ial development in Pal ation as one of the nat Williams. However, th	lm Springs, when importa ion's top winter resort de	nt figures in stinations. It
Notes/Additional Informa	ition					

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. This property was built by Fulford; it appears that the house was designed by Paul R. Williams based on a 1925 article in the Los Angeles Examiner. Paul Revere Williams (1894-1989) had a long and prolific career, from about 1915 until his retirement in 1974. A Los Angeles native, he studied at the Los Angeles School of Art and Design, the Los Angeles branch of the New York Beaux Arts Institute of Design, and the University of Southern California. While pursuing his education he worked successively for local architects Reginald Johnson and Arthur Kelly. In 1921 Williams obtained his license, becoming the first African-American licensed architect west of the Mississippi. He worked as Chief Draftsman for John C. Austin from 1921 until 1924; he started his own practice in 1922 while still working for Austin. Williams' first substantial commission was the 1931 E.L. Cord mansion in Beverly Hills, which led to many other large-scale residential commissions in the early 1930s. His work was particularly popular with the Hollywood celebrities and wealthy socialites who at that time were relocating to the western suburbs of Bel-Air, Beverly Hills, and Brentwood. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, and for a perfectionism and attention to detail that did not waiver regardless of the size of the commission. In 1957, Williams became the first African-American member of the American Institute of Architects' College of Fellows. This property was published in Country Life, November 1928.

Assessor Parcel Number Additional APNs	2016 Status Code 5S3						
513363007							
Address 1850 Direction W Prefix Stre	eet Crestview Suffix Dr						
Location							
2016 FIELD PHOTO	CONSTRUCTION INFORMATION						
Wash.	Date from Tax Assessor 1930 Date from Research						
	Date Source						
	Architect						
	Architect Source						
The same of the sa	Builder						
	Original Owner						
	Other Owner(s)						
	McKinney, Willard A. (1948); McCabe, Judge Hilton H. (1952)						
	Historic Name						
	Common Name						
	McCabe Residence						
	1 eighborhood The Mesa in a District? District						
Architectural Style Pueblo Revival	Additional Style						
CHARACTER DEFINING FEATURES							
CHARACTER DES SIGNATES COLES							
Irregular plan; clustered cubist massing; flat roofs with rounded parapets; roof uninterrupted surfaces; tripartite wood casement windows	scuppers; plastered chimneys; plaster wall cladding forming wide						
GENERAL ALTERATIONS C	USTOM ALTERATIONS						
Windows replaced - some							

PREVIOUS SURVEY EVALUAT				
City Historic Resources Data	Abase Yes HRI Coo	de	2003 Status Code	
HSPB No.				
2016 EVALUATION	National Reg	ister	California Register	Local 5S3
Period of Significance	1930	Criterion	A/1/3	
Context Palm Springs betw	ween the Wars (1919-1941)			
Theme Single-family Resid	idential Development (1919-1941)			
Sub-theme Depression-	-era Single-family Residential Development	(1930-1941)		
Period of Significance	1930	Criterion	C/3/4	
Context Architectural Style	es & Local Practitioners			
Theme Period Revival Sty	yles			
Sub-theme Pueblo Revi	ival			
Period of Significance		Criterion		
Context		Criterion		
Theme				
Sub-theme				
Statement of Significance				
	the desert in the winter, helping to cement Revival residential architecture. It exhibits q rood casement windows.			
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into an residents and seasonal visitors resort-related development for collection of early residential n	ons were recorded in the early 1920s on trast tycoons, industrialists, and other wealthy in international resort. While the movie starts started building architect-designed estate or the entertainers and the neighborhoods vneighborhoods that developed to accommos), a significant early development nestled in 152 per city directory.	businessmen, along with s primarily stayed at th s and drawing increased where the wealthy indus date the growing perma	n the Hollywood elite, die resort hotels when vis dattention to the growi trialists started constru nent settlement. This p	iscovered the desert and began to siting Palm Springs, other wealthy ng resort town. In addition to the acting their winter homes, the city has a property is located in Palm Canyon Mesa

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z					
513363004						
Address 1851 Direction W Prefix Stre	eet Crestview Suffix Dr					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
	Date from Tax Assessor 1940 Date from Research 1938					
The state of the s	Date Source Steve Vaught					
	Architect					
	Architect Source					
	Builder Original Owner Mayo, Ruth					
	Other Owner(s)					
	Historic Name					
	Common Name					
RESOURCE INFORMATION Original Use Single-family residence Stories	2					
Current Use Single-family residence Tract/N	eighborhood The Mesa					
	in a District? District					
Architectural Style Pueblo Revival	Additional Style					
CHARACTER DEFINING FEATURES						
One- and two-stories above garage						
Flat roof/roof terrace with parapets						
Cubic massing						
Expressed concrete masonry construction						
Casement windows with wood lintels over some openings						
Lack of ornamentation						
GENERAL ALTERATIONS C	USTOM ALTERATIONS					
Extensively altered, Windows replaced - all Gauge fa p	arage doors replaced and garage may have been altered; addition to south acade per Sanborn map; alteration to upper story window/door opening and ortion of wall reconstructed; vigas removed; awning removed; metal balustrade emoved from terrace					

PREVIOUS SURVEY EVALUA	<u>TION</u>			
City Historic Resources Data	abase Yes HRI Code	200	03 Status Code	
HSPB No.				
2016 EVALUATION	National Register	6Z Cali	ifornia Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
	xample of pre-World War II residential developm sidential architecture. However, this property has			
Notes/Additional Informati	ion			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential (a.k.a. Tahquitz Desert Estates	ons were recorded in the early 1920s on tracts last tycoons, industrialists, and other wealthy busing an international resort. While the movie stars prings started building architect-designed estates and or the entertainers and the neighborhoods where neighborhoods that developed to accommodate started, a significant early development nestled in the started are Grey; however per Steve Vaught, Zane Grey	essmen, along with the land arily stayed at the reso drawing increased attethe wealthy industrialisthe growing permanent foothills of the southern	Hollywood elite, discovered the orthotels when visiting Palmention to the growing resort to sts started constructing their settlement. This property is land of the city, developed by	ne desert and began to Springs, other wealthy wn. In addition to the winter homes, the city has a ocated in Palm Canyon Mesa Edmond T. Fulford in 1924.

6Z

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 7R
507530001	
Address 1314 Direction Prefix S	treet Culver Suffix Pl
Location 1250 E Paseo El Mirador	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1956 Date from Research
	Date Source
	Architect Williams, E. Stewart
	Architect Source
	Builder
	Original Owner Williams, E. Stewart
	Other Owner(s) Chihuly, Dale
	Chinuly, Dale
	Historic Name Williams Residence
	Common Name
	Williams Residence
RESOURCE INFORMATION Original Use Single-family residence Storic	es 1
Current Use Single-family residence Tract	/Neighborhood Colony of El Mirador
	ed in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS University (not visible)	CUSTOM ALTERATIONS Not visible from public right of way.
Unknown/not visible	Not visible from public right-of-way

		2016 Status Code	7R			
PREVIOUS SURVEY EVALUATION						
City Historic Resources Database	Yes HRI Code	2003 Status Cod	e			
HSPB No.						
2016 EVALUATION	National Register	California Regist	er Local 7R			
Period of Significance 1956		Criterion C/3/4, 5				
Context Architectural Styles & Local	Practitioners					
Theme Post-World War II Modernis	sm					
Sub-theme Mid-century Modern						
Period of Significance		Criterion				
Context						
Theme						
Sub-theme						
Period of Significance		Criterion				
Context						
Theme						
Sub-theme						
Statement of Significance						
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It was designed in 1956 by prominent local architect E. Stewart Williams as his family residence. This property is surrounded by later development. It is located in a gated community and therefore could not be evaluated.						
Notes/Additional Information	ld Marri II		in Dalus Carrieras' accessed and a commencent			

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." E. Stewart Williams was the son of Dayton, Ohio architect Harry Williams, who designed the offices of the National Cash Register Company in Dayton, as well as the Plaza shopping center and Carnell Building in Palm Springs for National Cash Register heiress Julia Carnell. The younger Williams studied architecture at Cornell University and the University of Pennsylvania, then taught for several years at Bard College in New York. In the late 1930s he worked for designer Raymond Loewy, and during World War II designed ships for the US Navy. After the war Williams relocated to Palms Springs and formed a partnership with his father, who had settled there in 1942, and his brother Roger. He later collaborated with John Porter Clark. One of Stewart Williams' first commissions in Palm Springs was a residence for Frank Sinatra (1947) that used natural and industrial materials to create a structure that combined the Modern aesthetic with the colors and textures of the desert. Williams designed a number of notable residences in Palm Springs including the Edris House (1954), the Williams Residence (1956), and the Sutter House (1958), as well as important institutional and commercial projects such as Temple Isaiah (1949), the Oasis Office Building (1953), Coachella Valley Savings and Loan (1955 and 1961), Santa Fe Federal Savings and Loan (1961), and the Palm Springs Desert Museum (1976). Mr. and Mrs. E. Stewart Williams are listed in the Desert Sun in November 1955 as taking out a permit for a \$24,000 new house at 1250 Paseo El Mirador. This address is also listed by Williams as his residence in his application to the AIA. The original property has been subdivided, and the present-day address corresponds to 1314 Culver Place. This property was listed in the Citywide Historic Resources Database at 1066 Paseo El Mirador.

Assessor P	arcel Number	Ad	ditional	l APNs		2016 Status Code	3S		3CS	5S3
502033011	-									
Address	1950	Direction	Е	Prefix	St	reet Desert Palms		Suffix	Dr	
Location										
Locution										
2016 FIELI	<u> </u>					CONSTRUCTION INFORMA	<u>TION</u>			
	T. Ass.	Y		带带	4.70	Date from Tax Assessor 19	947/1990	Date fr	om Research	
		N. Tak				Date Source				
	T)			The . The	※ "	Architect Cody, William F.				
TITL	N. Carlot			松上海	1 K	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				
MA			A Land		Jan Ly Ne	Architect Source The Arch	itecture of	f William	Cody; Palm Spi	ings Historica
リソ党						Builder				
4117	1 W. 7						(A7:11: F	1 147"	· C I	
				Black Company			William F.	and win	irea	
	San Short					Other Owner(s)				
						Historic Name Cody Re	sidence			
						Common Name				
						Cody Residence				
RESOURCE Original Us	INFORMATION Se Single-fam	I nily residence			Storie	s 1				
_					_					
Current Us		nily residence				'Neighborhood Desert Palm	is Estates			
Resource A	Attribute HP	2. Single fami	ly prope	erty	Locate	d in a District? District				
Architectu	ral Style	lid-century M	odern			Additional Style				
CHARACTER DEFINING FEATURES										
	onfiguration wit		netric fo	orms						
Horizontal	massing									
Expressed p	oost-and-beam c	onstruction, i	n wood	or steel						
Flat roof wi	th wide overhan	ging eaves an	d cantil	evered canopies	S					
Unadorned	wall surfaces									
Wood and o	concrete block us	sed as exterio	r wall pa	anels or accent	materials					
Flush-mour	nted metal frame	windows								
GENERAL A	ALTERATIONS					CUSTOM ALTERATIONS				
						Not fully visible from the public ri	ght-of-way	y; restore	d and remodel	ed in the
						1990s				

City Historic Resources Da	
HSPB No.	
2016 EVALUATION	National Register 3S California Register 3CS Local 5S3
Period of Significance	1947 Criterion C/3/4, 5
Context Architectural S	tyles & Local Practitioners
Theme Post-World Wa	r II Modernism
Sub-theme Mid-cent	ury Modern
Period of Significance	Criterion
Context	
Theme Sub-theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Resource Database). It is sig	ated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic gnificant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect residence. It exhibits quality of design and distinctive features including its expressed post-and-beam construction and concrete

3CS

3S

2016 Status Code

5S3

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." This house was designed by prominent local architect William F. Cody, who built it as his family residence. William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody's career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965. It was reportedly Cody's first experiment in steel frame residential architecture. The perimeter of the property was surrounded by a zig-zagging slumpstone wall. The mortar joints were bagged with sand-filled burlap sacks to smooth the joints, which became a signature of Cody's later designs. The house's structural elements (steel beams, adobe walls, and glass) are all exposed, and the distinction between indoor and outdoor spaces are blurred with the use of glass, reflecting pools, and atriums. The home originally featured a blue glass canopy over the entry. The home has two guest bedrooms, two outdoor showers, a conversation pit in the living room, and a sliding skylight in the master bedroom. There is also a bomb shelter - a nod to the Cold War era in which the home was built. Cody's former partner, Frank Urrutia, purchased the home from the Cody estate, and restored and remodeled the house in the 1990s. [Source: Andy Sotta, "William F. Cody Home," in The Architecture of William F. Cody: A Desert Retrospective (Palm Springs, CA: Palm Springs Preservation Foundation, 2004), 19.1

Assessor Parcel Number Additional APNs 508393010	2016 Status Code 5B						
Address 1106 Direction S Prefix Stree	et Driftwood Suffix Dr						
Location							
2016 FIELD PHOTO	CONSTRUCTION INFORMATION						
2010 FIELD FING TO	Date from Tax Assessor 1966 Date from Research						
	Date Source Architect Architect Source Builder Original Owner Other Owner(s) Liberace Historic Name Common Name						
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Deep Well Ranch Estates Resource Attribute HP2. Single family property Located in a District? District Architectural Style Regency Revival Additional Style							
CHARACTER DEFINING FEATURES							
Tall, steeply pitched mansard, hipped or gable roofs							
Blank wall surfaces veneered in concrete block							
Tall, narrow, round-arched wall dormers							
Eccentrically detailed and unconventionally proportioned Neo-Classical feature	s including dentil cornice						
Exaggerated applied ornament, including large urns atop cornice							
Forecourt with U-shaped driveway, scalloped masonry wall with piers and urns	, and porte-cochere with mansard roof						
GENERAL ALTERATIONS CI	USTOM ALTERATIONS						
No major alterations							

		2016 Stat	tus Code	5B
PREVIOUS SURVEY E	VALUATION			
City Historic Resourc	ces Database HRI Code	e 20	003 Status Code	
HSPB No.				
2016 EVALUATION	National Regis	ster Cal	lifornia Register	Local 5B
Period of Significance	e 1966	Criterion	C/3/4	
Context Architectu	ıral Styles & Local Practitioners			
Theme Post-Worl	d War II Modernism			
Sub-theme Reg	ency Revival			
Period of Significance	e	Criterion		_
Context				
Theme				
Sub-theme				
Doubled - COL CO	_	Carle .		
Period of Significance	B	Criterion		
Context Theme				
Sub-theme				
Statement of Significa				
	icant as a good example of Regency Revival resident rd roof, round-arched dormers, and eccentrically de			tive features including its
population, coinciding and developers the op- trends. The Regency R	ry of the post-World War II years and the rise of the with the peak of Modernism's popularity. This creat portunity to explore and develop a wide range of arcevival style combines attenuated and exaggerated N ad this house built for his mother, Frances.	ted a demand for both mass chitectural types and ideas,	s-produced and custom hous , sometimes influenced by so	sing that afforded architects phisticated global design

Assessor Parcel Number Additional APNs	2016 Status Code 5S1
Address Direction Prefix St	reet Easmor Suffix Cir
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor c. 1945 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name "Tie Down" Easmor Circle
	/Neighborhood d in a District?
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No. 40	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Information	

Assessor Parcel Number Additional APNs 507233001	2016 Status Code 5S3
Address 1011 Direction E Prefix Stree	et El Alameda Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
Section 5 de la constitución de	Date from Tax Assessor 1934 Date from Research
	Date Source
	Architect Miller, Lee (attributed)
	Architect Source Steve Vaught
	Builder
	Original Owner
	Other Owner(s)
	Greene, Mary; McKee, Mrs. Homer; Hamilton, Bill; Randolph, Roy; Valdez, Elayne and Miguelito
	Historic Name
	Common Name
	Miller Adobe
RESOURCE INFORMATION	
Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/Ne	eighborhood La Rambla Tract; Movie Colony East Neighborhood
Resource Attribute HP2. Single family property Located in	n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
L-shaped plan and horizontal massing	
Side gable roof with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash casement windows, with divided lights	
Plaster chimney; wood lintels and projecting brick sills at windows; double door	's with metal hardware
	ISTOM ALTERATIONS
Door (primary) replaced, No major alterations	

PREVIOUS SURVEY EVALUATION					
City Historic Resources Database Yes	HRI Code		2003 Status Code	7R	
HSPB No.					
2016 EVALUATION	National Register		California Register		Local 5S3
Period of Significance 1934		Criterion	A/1/3		
Context Palm Springs between the Wars (1919-1941))				
Theme Single-family Residential Development (1919))-1941)				
Sub-theme Depression-era Single-family Residenti	al Development (1930-19	941)			
Period of Significance 1934		Criterion	C/3/5]	
Context Architectural Styles & Local Practitioners					
Theme					
Sub-theme					
				1	
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
This property was re-evaluated during the 2015 survey as Resource Database). It is eligible as an example of pre-Wocity; and as the work of master builder Lee Miller.					
Notes/Additional Information The first residential subdivisions were recorded in the ear resorts. In the 1920s, business tycoons, industrialists, and transform Palm Springs into an international resort. Whil other wealthy residents and seasonal visitors started buil 1930s saw Palm Springs blossom, as increasing numbers entertain them. The popularity of Palm Springs with the Dother cities in the United States, and new subdivision developmented with Raymond Cree in the development of the parcel sizes and frontages in the different phases, with lar serving in World War I, Miller was trained in civil enginee worked as a subcontractor, most often working for Alvah trusses in the city's early mansions. With no formal training Hamilton's younger brother, Bill, lived here while working Randolph lived here for a few years during retirement in	I other wealthy businessme the movie stars primarilding architect-designed e of celebrities made it thei peression-proof movie in elopment resumed in earn Vista Santa Rosa tract) de ger frontage lots appearing but ultimately decid Hicks. Miller was a skilleding, Miller studied the Sparg at Eva Gabor Interiors in	nen, along with the states and draw residustry surely prest in the mid-function and in later phase ed to become a discoudent the late 1960s in the late 1960s in the late 1960s	the Hollywood elite, disresort hotels when visiting increased attention and getaway, and more corovided more economi 1930s. Local real estate abla (1934-36/1945). Cess. Robert Lee Miller was carpenter. In 1931, Mil and designed many of tagh observing existing and early 1970s. Chore	scovered the des ting Palm Spring n to the growing development spric c stability for rete e agent John R. Cl Chaffey experime as born in Hill, Ti ller moved to Pal the elaborated ex adobes and patte eographer and de	sert and began to gs through the 1920s, resort town. The rang up to house and al estate than in most haffey (who had ented with different lexas in 1887. After llm Springs, where he exposed wood detailed ern books. George lance instructor Roy

Grable, Barbara Stanwyck, and more. The widow of Cuban band leader Miguelito Valdez purchased this home in 1979. (Steve Vaught note: Certain sources

claim this to be a former home of Bing Crosby. However, this has not been independently verified.)

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507233002	
Address 1029 Direction E Prefix S	treet El Alameda Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date Source Architect Architect Source Builder Original Owner Other Owner(s) Turner, N.O.; Hall, Eleanor M.; Willing, Helen; Larrimore, H.E. Historic Name Common Name
	es 1 t/Neighborhood La Rambla Tract; Movie Colony East Neighborhood ed in a District District
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
One-story, sprawling plan	
Low-pitched gable roof with clay barrel tiles	
Low, horizontal massing with wide street façade	
I ow-nitched gable roof with open overhanging gaves	
Low-pitched gable roof with open overhanging eaves	
Low-pitched gable roof with open overhanging eaves Plaster and board-and-batten siding	
Plaster and board-and-batten siding	poard-and-batten shutters; wood plank door (primary) with metal hardware and
Plaster and board-and-batten siding Steel casement windows with wood lintels and projecting wood sills; wood lintels and projecting wood sills and projecti	poard-and-batten shutters; wood plank door (primary) with metal hardware and CUSTOM ALTERATIONS
Plaster and board-and-batten siding Steel casement windows with wood lintels and projecting wood sills; wood leavos, and ceramic tile surround	

PREVIOUS SURVEY EVALU	ATION					
City Historic Resources D	atabase Yes	HRI Code		2003 Status Code	7R	
HSPB No.						
2016 EVALUATION		National Register		California Register	Loc	cal 5S3
Period of Significance	1935		Criterion	A/1/3		
Context Palm Springs b	etween the Wars (1919-1941)	ı				
Theme Single-family R	esidential Development (1919)-1941)				
Sub-theme Depressi	on-era Single-family Residenti	al Development (1930-1	941)			
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
Resource Database). It appe	ears eligible as an example of e	arly residential developi	ment, reflecting	an important period of	growth and transitio	n in the city.
Notes/Additional Informa						
resorts. In the 1920s, busin transform Palm Springs into other wealthy residents and 1930s saw Palm Springs bloentertain them. The popula other cities in the United St partnered with Raymond Caparcel sizes and frontages in	sions were recorded in the earliess tycoons, industrialists, and of an international resort. While I seasonal visitors started built bassom, as increasing numbers rity of Palm Springs with the Dates, and new subdivision deverse in the development of the Vanthe different phases, with lar Palm Springs area during this part of the Vanthe Springs area during the Vant	l other wealthy businessi e the movie stars primar ding architect-designed of of celebrities made it the Depression-proof movie i elopment resumed in ear Vista Santa Rosa tract) do ger frontage lots appear	men, along with ily stayed at the estates and draver winter weeke ndustry surely prest in the mideveloped La Ran	the Hollywood elite, di- resort hotels when visi ving increased attention and getaway, and more provided more economi 1930s. Local real estate abla (1934-36/1945).	scovered the desert a iting Palm Springs thi in to the growing reso development sprang ic stability for real est e agent John R. Chaffe Chaffey experimented	nd began to rough the 1920s, rt town. The up to house and tate than in most y (who had

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
507231004	
Address 1052 Direction E Prefix	Street El Alameda Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1937 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
RESOURCE INFORMATION Original Use Single-family residence Current Use Single-family residence Resource Attribute HP2. Single family property	Stories 1 Tract/Neighborhood
Architectural Style Ranch	Additional Style Hacienda
Nancii	Auditional Style Hacterida
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Windows replaced - all	Some wall cladding may have been replaced

PREVIOUS SURVEY EVALUA	<u>TION</u>			
City Historic Resources Data	abase Yes HRI Code	2003 St	tatus Code 7R	
HSPB No.				
2016 EVALUATION	National Register	6Z Californi	ia Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
	example of pre-World War II residential developn I therefore does not appear eligible for designation		period of growth and trans	ition. However, this
Notes/Additional Informati	on			
resorts. In the 1920s, business transform Palm Springs into a other wealthy residents and s 1930s saw Palm Springs bloss entertain them. The popularit other cities in the United State partnered with Raymond Cree	ons were recorded in the early 1920s on tracts last ycoons, industrialists, and other wealthy busing international resort. While the movie stars prineasonal visitors started building architect-design som, as increasing numbers of celebrities made it y of Palm Springs with the Depression-proof moves, and new subdivision development resumed in the development of the Vista Santa Rosa tracticle different phases, with larger frontage lots appilm Springs area.	essmen, along with the Holly narily stayed at the resort ho ed estates and drawing incre their winter weekend getaw ie industry surely provided i earnest in the mid-1930s. Lo d) developed La Rambla (193	wood elite, discovered the otels when visiting Palm Spreased attention to the grow yay, and more development more economic stability for ocal real estate agent John F4-36/1945). Chaffey experi	desert and began to rings through the 1920s, ing resort town. The sprang up to house and real estate than in most & Chaffey (who had imented with different

6Z

2016 Status Code

Assessor Parcel Number	Additional APNs	2016 Status Code 6Z 6Z 6Z
507233004		
Address 1053	Direction E Prefix S	Street El Alameda Suffix
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
		Date from Tax Assessor 1935 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
Current Use Single-far	mily residence Stori Trac	tt/Neighborhood La Rambla Tract; Movie Colony East Neighborhood ted in a District? District
Architectural Style S	Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FI	ATURES	
Addition to rear/side facad all	e, Extensively altered, Windows replaced -	CUSTOM ALTERATIONS

PREVIOUS SURVEY EVALUA	<u>ATION</u>	
City Historic Resources Dat	tabase Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	6Z California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
	example of pre-world war if residential developind therefore does not appear eligible for designation	ent, reflecting an important period of growth and transition. However, this i.
Notes/Additional Informat	ion	
resorts. In the 1920s, busines transform Palm Springs into other wealthy residents and s 1930s saw Palm Springs blos entertain them. The populariother cities in the United Stat partnered with Raymond Cre	ss tycoons, industrialists, and other wealthy busing an international resort. While the movie stars pring seasonal visitors started building architect-design som, as increasing numbers of celebrities made it ty of Palm Springs with the Depression-proof moves, and new subdivision development resumed in	gely concentrated on land immediately surrounding the existing village and the ssmen, along with the Hollywood elite, discovered the desert and began to arrily stayed at the resort hotels when visiting Palm Springs through the 1920s, d estates and drawing increased attention to the growing resort town. The heir winter weekend getaway, and more development sprang up to house and e industry surely provided more economic stability for real estate than in most earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had developed La Rambla (1934-36/1945). Chaffey experimented with different arring in later phases.

6Z

2016 Status Code

Assessor Parcel Number Additional APNs		2016 Status Code	6Z		6Z	6Z
507233005						
Address 1063 Direction E Prefix	Stree	et El Alameda		Suffix		
Location						
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	<u>ON</u>			
		Date from Tax Assessor 1935	ó	Date fro	om Research	
		Date Source				
		A I				
A Street		Architect				
		Architect Source				
		Builder				
		Original Owner				
		Other Owner(s)				
the state of the s		Historic Name				
		Common Name				
RESOURCE INFORMATION Original Use Single-family residence St	tories	1				
Current Use Single-family residence Tr	ract/Ne	eighborhood La Rambla Tra	ct; Mov	ie Colony	East Neighbo	rhood
		n a District? District				
Architectural Style Ranch		Additional Style Hacien	ıda			
CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CU	ISTOM ALTERATIONS				
Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all		curity bars added to windows; sec	urity do	or added	l; openings alte	ered

PREVIOUS SURVEY EVALUA	<u>ATION</u>	
City Historic Resources Dat	tabase Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	6Z California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
	example of pre-world war if residential developind therefore does not appear eligible for designation	ent, reflecting an important period of growth and transition. However, this i.
Notes/Additional Informat	ion	
resorts. In the 1920s, busines transform Palm Springs into other wealthy residents and s 1930s saw Palm Springs blos entertain them. The populariother cities in the United Stat partnered with Raymond Cre	ss tycoons, industrialists, and other wealthy busing an international resort. While the movie stars pring seasonal visitors started building architect-design som, as increasing numbers of celebrities made it ty of Palm Springs with the Depression-proof moves, and new subdivision development resumed in	gely concentrated on land immediately surrounding the existing village and the ssmen, along with the Hollywood elite, discovered the desert and began to arrily stayed at the resort hotels when visiting Palm Springs through the 1920s, d estates and drawing increased attention to the growing resort town. The heir winter weekend getaway, and more development sprang up to house and e industry surely provided more economic stability for real estate than in most earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had developed La Rambla (1934-36/1945). Chaffey experimented with different arring in later phases.

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z
507233006	
Address 1075 Direction E Prefix Str	eet El Alameda Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1935 Date from Research
	Date Source
	Architect
	Architect Source
	Builder Original Original Chairty Conserved
	Original Owner Christy, George Other Owner(s)
	outer owner(s)
	Historic Name
	Common Name
	Christy Residence
RESOURCE INFORMATION	
Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/N	Neighborhood La Rambla Tract; Movie Colony East Neighborhood
Resource Attribute HP2. Single family property Located	in a District? District
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
	CUSTOM ALTERATIONS
Addition to rear/side facade, Windows replaced - all	

PREVIOUS SURVEY EVALUA	<u>ATION</u>	
City Historic Resources Dat	tabase Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	6Z California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
	example of pre-world war if residential developind therefore does not appear eligible for designation	ent, reflecting an important period of growth and transition. However, this i.
Notes/Additional Informat	ion	
resorts. In the 1920s, busines transform Palm Springs into other wealthy residents and s 1930s saw Palm Springs blos entertain them. The populariother cities in the United Stat partnered with Raymond Cre	ss tycoons, industrialists, and other wealthy busing an international resort. While the movie stars pring seasonal visitors started building architect-design som, as increasing numbers of celebrities made it ty of Palm Springs with the Depression-proof moves, and new subdivision development resumed in	gely concentrated on land immediately surrounding the existing village and the ssmen, along with the Hollywood elite, discovered the desert and began to arrily stayed at the resort hotels when visiting Palm Springs through the 1920s, d estates and drawing increased attention to the growing resort town. The heir winter weekend getaway, and more development sprang up to house and e industry surely provided more economic stability for real estate than in most earnest in the mid-1930s. Local real estate agent John R. Chaffey (who had developed La Rambla (1934-36/1945). Chaffey experimented with different arring in later phases.

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code	6Z 6Z 6Z
507231006		
Address 1076 Direction E Prefix Street	et El Alameda	Suffix
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATIO	<u>N</u>
	Date from Tax Assessor 1935	Date from Research c. 2013
	Date Source	
	Architect	
	Arcinect	
	Architect Source	
	Builder	
	Original Owner	
	Other Owner(s)	
	Historic Name	
	Common Name	
RESOURCE INFORMATION		
Original Use Single-family residence Stories	1	
Current Use Single-family residence Tract/No	Eighborhood La Rambla Trac	t; Movie Colony East Neighborhood
Resource Attribute HP2. Single family property Located in	n a District? District	
Architectural Style	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS CI	JSTOM ALTERATIONS	

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
507232001	
Address 1108 Direction E Prefix S	Street El Alameda Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个	Original Owner
	Other Owner(s)
Tue re	
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stori	
	t/Neighborhood La Rambla Tract No. 5; Movie Colony East Neighorhood
Resource Attribute HP2. Single family property Locat	ted in a District? District
Architectural Style Ranch	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Windows replaced - all	

PREVIOUS SURVEY EVALUATION City Historic Resources Database Yes	s HRI Code	2003 Status Code	
HSPB No.	3 IIII couc	2003 Status Couc	
2016 EVALUATION	National Register 6Z	California Register 6Z	Local 6Z
Period of Significance		terion	Docar 02
Context	GIR	CHOIL	
Theme			
Sub-theme			
Period of Significance Context	Crit	terion	
Theme			
Sub-theme			
Period of Significance	Crit	terion	
Context			
Theme			
Sub-theme			
Statement of Significance	and the second of an analysis to the City of	Dalan Caninana link of a akanskial hink	Citanida Historia
This property was re-evaluated during the 2015 Resource Database). It is an example of pre-Wor	rld War II residential development, reflect	raim springs list of potential hist ing an important period of growt	h and transition. However, this
property has been altered and therefore does no	t appear eligible for designation.		
Notes/Additional Information			

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6Z

Assessor Parcel Number Additional APNs 507232005	2016 Status Code 5S3
Address 1146 Direction E Prefix Stre	et El Alameda Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1937 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
1148	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
	eighborhood La Rambla Tract No. 5; Movie Colony East Neighorhood n a District District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES Asymmetrical façade	
Irregular plan and horizontal massing	
Varied gable roof with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Decorative grilles of wrought iron	
Not fully visible from public wight of year Dlaston window has decreased and an extensive decreased an	rad chimney
Not fully visible from public right-of-way. Plaster window hood; exterior plaster	eu chimney
	USTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALU	ATION					
City Historic Resources Da	atabase Yes	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION		National Register		California Register	Local	5S3
Period of Significance	1937		Criterion	A/1/3		
Context Palm Springs be	etween the Wars (1919-1941)	,				
Theme Single-family Re	esidential Development (1919-1	1941)				
Sub-theme Depression	on-era Single-family Residential	Development (1930-1	941)			
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion		7	
Context			Criterion			
Theme						
Sub-theme						
Statement of Significance						
Notes/Additional Informa	ation					
resorts. In the 1920s, busine transform Palm Springs into other wealthy residents and 1930s saw Palm Springs blo entertain them. The popular other cities in the United Stapartnered with Raymond Cr	sions were recorded in the early ess tycoons, industrialists, and o o an international resort. While the seasonal visitors started buildingsom, as increasing numbers of rity of Palm Springs with the Depates, and new subdivision developed in the development of the Vinte different phases, with large	ther wealthy business the movie stars primaring architect-designed of celebrities made it the pression-proof movie is opment resumed in ear sta Santa Rosa tract) do	nen, along with ily stayed at the estates and dra ir winter week ndustry surely nest in the mid eveloped La Ra	the Hollywood elite, die resort hotels when vis wing increased attentio end getaway, and more provided more econom i-1930s. Local real estat mbla (1934-36/1945).	scovered the desert and iting Palm Springs throu n to the growing resort t development sprang up ic stability for real estate e agent John R. Chaffey (v	began to gh the 1920s, own. The to house and than in most who had

Assessor Parcel Number Additional APNs 507234006	2016 Status Code 6Z 6Z 6Z
Address 1155 Direction E Prefix St	treet El Alameda Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1948 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Storie	es 1
Current Use Single-family residence Tract,	/Neighborhood La Rambla Tract No. 5; Movie Colony East Neighorhood
Resource Attribute HP2. Single family property Locate	ed in a District? District
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Addition to rear/side facade, Wall cladding replaced	CUSTOM ALTERATIONS Large rear and side addition, visible on primary façade
Addition to reary side ideade, wan clauding replaced	earge real and side addition, visible on primary layade

PREVIOUS SURVEY EVALUA	<u>TION</u>			
City Historic Resources Data	abase Yes HRI Code	2003 Status	Code	
HSPB No.				
2016 EVALUATION	National Register	6Z California Re	gister 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context		J. 11011011		
Theme				
Sub-theme				
Statement of Significance				
	ed during the 2015 survey as part of an update to perty has been altered and therefore does not ap		tential historic reso	urces (Citywide Historic
Notes/Additional Informati	on			
resorts. In the 1920s, business transform Palm Springs into a other wealthy residents and s 1930s saw Palm Springs bloss entertain them. The popularit other cities in the United State partnered with Raymond Cree	ons were recorded in the early 1920s on tracts last ycoons, industrialists, and other wealthy busing an international resort. While the movie stars prince as on a visitors started building architect-design som, as increasing numbers of celebrities made it by of Palm Springs with the Depression-proof moves, and new subdivision development resumed in the development of the Vista Santa Rosa tractiche different phases, with larger frontage lots appositions.	essmen, along with the Hollywood marily stayed at the resort hotels we ned estates and drawing increased their winter weekend getaway, and wie industry surely provided more the earnest in the mid-1930s. Local re t) developed La Rambla (1934-36)	elite, discovered the when visiting Palm S attention to the groad more development economic stability feal estate agent John	e desert and began to prings through the 1920s, wing resort town. The nt sprang up to house and or real estate than in most I R. Chaffey (who had

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code	7R
507232008		
Address 1188 Direction E Prefix	Street El Alameda Suffix	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1936 Date from Research	:h
The state of the s	Date Source	
	Architect	
A STATE OF THE STA	Architect Source	
Late Committee and the second	Builder	
	Original Owner Hope, Bob	
A STATE OF THE STA	Other Owner(s)	
	Historic Name	
	Common Name Hope Residence (II)	
RESOURCE INFORMATION Original Use Single-family residence	Stories 1	
Original Use Single-family residence	Stories 1	
Current Use Single-family residence	Tract/Neighborhood La Rambla Tract No. 5; Movie Colony East	Neighorhood
Resource Attribute HP2. Single family property	Located in a District? District	
Architectural Style Ranch	Additional Style	
CHARACTER DEFINING FEATURES		
One-story, sprawling, L-shaped plan		
Low, horizontal massing with wide street façade		
Low-pitched hipped roof with open overhanging eaves		
Plaster venner exterior walls		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
Unknown/not visible, Windows replaced - some	Not fully visible from public right-of-way	

Assessor Parcel Number Additional APNs	2016 Status Code 7R
507251003	
Address 1316 Direction E Prefix	Street El Alameda Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1935 Date from Research
- SW/C	Date Source
中。中 节 益	Architect
	Architect Source
	Builder
The state of the s	Original Owner
	Other Owner(s)
District Control of the Control of t	
	Historic Name
	Common Name
	Frankenberger Residence
	tt/Neighborhood Desert Sands Tract; Movie Colony East Neighborhood
Resource Attribute HP2. Single family property Local	ted in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not visible from public right-of-way

<u>2</u>	2016 Status Code 7R			
PREVIOUS SURVEY EVALUATION				
City Historic Resources Database Yes HRI Code	2003 Status Code			
HSPB No.				
2016 EVALUATION National Register	California Register Local 7R			
Period of Significance 1935 Criter	rion A/1/3			
Context Palm Springs between the Wars (1919-1941)				
Theme Single-family Residential Development (1919-1941)				
Sub-theme Depression-era Single-family Residential Development (1930-1941)				
Period of Significance Criter	rion			
Context				
Theme				
Sub-theme				
Sub-theme				
Period of Significance Criter	rion			
Context				
Theme				
Sub-theme				
Statement of Significance				
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. It may also be significant as an example of Spanish Colonial Revival residential architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.				
Notes/Additional Information				
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.				

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
507253005	
Address 1385 Direction E Prefix Stree	t El Alameda Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1953 Date from Research
	Date Source
The same of the sa	Suit Source
	Architect
100000000000000000000000000000000000000	Architect Source
	Builder
	Original Owner Lederer, Frances
	Other Owner(s)
	other owner(s)
	Historic Name
	Common Name
	Lederer Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	1
	Desert Sands Tract; Movie Colony East Neighborhood
Resource Attribute HP2. Single family property Located in	a District? District
Architectural Style	Additional Style
CHADACTED DEFINING FEATURES	
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CU	STOM ALTERATIONS
Extensively altered, Wall cladding replaced, Windows replaced - all	

HSPB No. 2016 EVALUATION National Register 62 Criterion Context Theme Sub-theme Period of Significance Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Context Theme Sub-theme Theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme Context Criterion Criterion Criterion
2016 EVALUATION National Register 6Z California Register 6Z Local 6Z Period of Significance Context Theme Sub-theme Period of Significance Criterion Criterion Criterion Criterion Criterion Sub-theme
Period of Significance Context Theme Sub-theme Context Theme Sub-theme Context Theme Sub-theme Sub-theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Criterion Context Theme Context Theme Theme Sub-theme Sub-theme Context Theme Sub-theme
Context Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Context Theme Sub-theme Sub-theme Sub-theme Sub-theme
Theme Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Context Theme Sub-theme Criterion Context Theme Sub-theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Sub-theme Period of Significance Context Theme Sub-theme Period of Significance Criterion Criterion Context Theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Context Theme Sub-theme Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Context Theme Sub-theme Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Theme Sub-theme Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Sub-theme Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic
Notes/Additional Information
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
513375024	
Address 152 Direction W Prefix	Street El Camino Suffix Way
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research
	Date Source
从中间本	Architect Williams, Paul R.
	Architect Source Los Angeles Examiner
	Builder
	Original Owner
	Other Owner(s)
The state of the s	
	Historic Name
	Common Name
RESOURCE INFORMATION	
	Stories 1
Current Use Single-family residence T	Tract/Neighborhood The Mesa
Resource Attribute HP2. Single family property L	ocated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Addition to rear/side facade	CUSTOM ALTERATIONS Not fully visible from public right of way; solar panels added to roof; comparison
numuri w rear/side iacade	of current aerial photos with 1962 Sanborn indicates addition of carport to side façade and large addition to rear façade

PREVIOUS SURVEY EVALUATION	<u>ON</u>	
City Historic Resources Databa	Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	6Z California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
Resource Database). It is an examexample of Spanish Colonial Rev a substantial addition to the rear	nple of pre-World War II residential developm ival architecture that is attributed to Paul R. W that alters the original footprint, it does not a	the City of Palm Springs' list of potential historic resources (Citywide Historic nent, during a period of important growth and transition in the city. It is also an Villiams in a Los Angeles Examiner article. However, due to alterations, including appear eligible for historic designation.
Notes/Additional Information		argely concentrated on land in a distally assumed to the state of
resorts. In the 1920s, business ty transform Palm Springs into an i residents and seasonal visitors s resort-related development for t collection of early residential nei (a.k.a. Tahquitz Desert Estates), a Paul Revere Williams (1894-198 Angeles School of Art and Design pursuing his education he worke African-American licensed archii in 1922 while still working for A scale residential commissions in	rccoons, industrialists, and other wealthy busing nternational resort. While the movie stars prir tarted building architect-designed estates and he entertainers and the neighborhoods where ighborhoods that developed to accommodate to a significant early development nestled in the feature of the New York Beauth and the successively for local architects Reginald John tect west of the Mississippi. He worked as Chie ustin. Williams' first substantial commission with early 1930s. His work was particularly possible to the state of the successively for local architects.	argely concentrated on land immediately surrounding the existing village and the tessmen, along with the Hollywood elite, discovered the desert and began to marily stayed at the resort hotels when visiting Palm Springs, other wealthy a drawing increased attention to the growing resort town. In addition to the enth wealthy industrialists started constructing their winter homes, the city has the growing permanent settlement. This property is located in Palm Canyon Me foothills of the southern end of the city, developed by Edmond T. Fulford in 1921 until his retirement in 1974. A Los Angeles native, he studied at the Los ux Arts Institute of Design, and the University of Southern California. While hnson and Arthur Kelly. In 1921 Williams obtained his license, becoming the first of Draftsman for John C. Austin from 1921 until 1924; he started his own practic was the 1931 E.L. Cord mansion in Beverly Hills, which led to many other large-opular with the Hollywood celebrities and wealthy socialites who at that time od. Williams became well-known for his modern interpretations of the period

revival styles that were popular at the time, and for a perfectionism and attention to detail that did not waiver regardless of the size of the commission. In 1957,

Williams became the first African-American member of the American Institute of Architects' College of Fellows.

2016 Status Code

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3			
513374009				
Address 210 Direction W Prefix St	reet El Camino Suffix Way			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1945 Date from Research c. 1935			
	Date Source Visual observation			
	Architect			
	Architect Source			
000	Builder			
	Original Owner			
ATT THE REAL PROPERTY OF THE PARTY OF THE PA	Other Owner(s)			
	Dent, Mrs. Charles			
	Historic Name			
	Common Name			
RESOURCE INFORMATION Original Use Single-family residence Storie	s 1.5			
Current Use Single-family residence Tract/	/Neighborhood The Mesa			
	d in a District? District			
Architectural Style Spanish Colonial Revival Additional Style				
CHARACTER DEFINING FEATURES				
Asymmetrical façade Irregular plan and horizontal massing				
Varied gable roofs with clay barrel tiles; some flat roofs				
Plaster veneered exterior walls forming wide, uninterrupted expanses				
Steel-sash casement windows, with divided lights				
Round arched opening				
Decorative grilles of wrought iron				
U-shaped plan; open eaves; plastered chimneys; some wood sash windows; be stair with wrought iron balustrade	ay windows; divided light wood French doors; louvered wood shutters; exterior			
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			
No major alterations				

City Historic Resources Data		udo	2003 Status Code	7R; 5S	
HSPB No.	abase 165 militario	, de	2003 Status Couc	710, 33	
HSF B NO.					
2016 EVALUATION	National Reg	gister	California Register		Local 5S3
Period of Significance	1935	Criterion	A/1/3		
Context Palm Springs bet	tween the Wars (1919-1941)				
Theme Single-family Res	sidential Development (1919-1941)				
Sub-theme Depression	n-era Single-family Residential Developmen	it (1930-1941)			
Period of Significance	1935	Criterion	C/3/4		
Context Architectural Styl	les & Local Practitioners				
Theme Period Revival St	yles				
Sub-theme Spanish Co	olonial Revival				
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
	a good example of Spanish Colonial Revival r I massing, cement plaster walls, steel sash ca			sign and distincti	ve features including
Notes/Additional Informati	ion				
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential	ions were recorded in the early 1920s on trass tycoons, industrialists, and other wealthy an international resort. While the movie starts started building architect-designed estate for the entertainers and the neighborhoods we neighborhoods that developed to accommons), a significant early development nestled in	businessmen, along with rs primarily stayed at the es and drawing increased where the wealthy indust odate the growing perman	the Hollywood elite, di resort hotels when vis attention to the growin rialists started constru- nent settlement. This p	iscovered the destiting Palm Spring ng resort town. In citing their winte roperty is located	sert and began to gs, other wealthy n addition to the r homes, the city has a d in Palm Canyon Mesa

Assessor Parcel Number Additional APNs	2016 Status Code 7R
502210023	
Address 225 Direction S Prefix Street	El Cielo Suffix Rd
Location 3111 E Tahquitz Canyon Way	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1966 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
3	Original Owner
	Other Owner(s)
The state of the s	
	Historic Name Department of Motor Vehicles Common Name
	Palm Springs Police Department and Training Facilities
RESOURCE INFORMATION Original Use Civic Stories	1
Current Use Civic Tract/Nei	ghborhood
Resource Attribute HP14. Government building Located in	a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Masonry construction	
Flat roof	
Projecting canopy on primary façade with prominent metal screen	
Unadorned wall surfaces with little decorative detailing	
Two buildings on large parcel, one on El Cielo Rd. and one at Tahquitz Canyon Wa Building	y and S Civic Drive; this evaluation is for the Department of Motor Vehicles
	TOM ALTERATIONS
GENERAL ALTERATIONS No major alterations	TOM ALTERATIONS

		<u>2016</u>	Status Code	7R
PREVIOUS SURVEY EVALUA	<u>ation</u>			
City Historic Resources Dat	tabase HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register	•	California Register	Local 7R
Period of Significance	1966	Criterion	A/1/3	
Context Post-World War	II Palm Springs (1945-1969)			
Theme Post-World War	II Civic & Institutional Development (1945-1969))		
Sub-theme				
Period of Significance	1966	Criterion	C/3/4	
Context Architectural Sty	rles & Local Practitioners			
Theme Post-World War	II Modernism			
Sub-theme Mid-centur	ry Modern			
Pariod of Significance		Criterion		
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Frey, though this is unconfirm decorative screen wall on the eligible for local designation.		MOD). It is a simple	representation of Mid-ce	entury Modern architecture, with the
Notes/Additional Informat				
Palm Springs' population gre-	visitors and seasonal residents, as well as a grow w, so did the need for civic and institutional build by local architects, reflected the progressive syn	dings. Schools, chur	ches, fire stations, other	municipal and government buildings,

Assessor Parcel Number Additional APNs	2016 Status Code 7R			
502210023				
Address 225 Direction S Prefix Stree	et El Cielo Suffix Rd			
Location 3111 E Tahquitz Canyon Way				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1966 Date from Research			
	Date Source			
	Architect			
**				
TAN HARISEMAN HARISEMAN STATE OF THE STATE O	Architect Source			
THE PROPERTY OF THE PROPERTY O	Builder			
	Original Owner			
	Other Owner(s)			
	Historic Name Department of Motor Vehicles			
	Common Name			
	Palm Springs Boxing Club			
RESOURCE INFORMATION Original Use Civic Stories	1			
Current Use Civic Tract/Neighborhood				
Resource Attribute HP14. Government building Located in a District? District				
Architectural Style Mid-century Modern Additional Style				
CHARACTER DEFINING FEATURES				
One-story configuration with simple geometric forms				
Horizontal massing Masonry construction				
Masonry construction Flat roof				
Projecting canopy on primary façade with prominent metal screen				
Unadorned wall surfaces with little decorative detailing				
Unadorned wall surfaces with little decorative detailing				
Two buildings on large parcel, one on El Cielo Rd. and one at Tahquitz Canyon W Building	Vay and S Civic Drive; this evaluation is for the Department of Motor Vehicles			
Building	Vay and S Civic Drive; this evaluation is for the Department of Motor Vehicles USTOM ALTERATIONS			
Building				
Building GENERAL ALTERATIONS CU				

		<u>2016</u>	Status Code	7R	
PREVIOUS SURVEY EVALUA	<u>ation</u>				
City Historic Resources Dat	tabase HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Register	•	California Register	Local 7R	
Period of Significance	1966	Criterion	A/1/3		
Context Post-World War	II Palm Springs (1945-1969)				
Theme Post-World War	II Civic & Institutional Development (1945-1969))			
Sub-theme					
Period of Significance	1966	Criterion	C/3/4		
Context Architectural Sty	rles & Local Practitioners				
Theme Post-World War	II Modernism				
Sub-theme Mid-centur	ry Modern				
Pariod of Significance		Criterion			
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
This property may be significant as an example of post-World War II civic development and Mid-century Modern architecture. It has been attributed to Albert Frey, though this is unconfirmed, and Frey disavowed the attribution (per PSMOD). It is a simple representation of Mid-century Modern architecture, with the decorative screen wall on the primary façade as its only distinguishing characteristic. If it can be attributed to a noted architect from the period, it may be eligible for local designation.					
Notes/Additional Informat					
Palm Springs' population gre-	visitors and seasonal residents, as well as a grow w, so did the need for civic and institutional build by local architects, reflected the progressive syn	dings. Schools, chur	ches, fire stations, other	municipal and government buildings,	

Assessor P 510030019	Parcel Number		ditional A 2490033	APNs			2016 Status Code	7R
Address	1849	Direction	S I	Prefix	St	treet El Cielo		Suffix Rd
Location	3259 Escoba	Dr						
2016 FIEL	<u>D РНОТО</u>						CONSTRUCTION INFORMATION	
							Date from Tax Assessor 1942	Date from Research c. 1945
	14-1						Date Source	
		AD booms					Architect	
		3 1		ALC:				
	401						Architect Source	
	1	And the second		Y			Builder	
	10000000000000000000000000000000000000				ALCO MANAGEMENT		Original Owner	
	VIV-Jev						Other Owner(s)	
							Historic Name Los Compadres Common Name	
							Los Compadres	
RESOURCE Original Us	se Commerc				Storie	es	1	
Current Us	Se Commerc	cial			Tract	/Neig	hborhood	
Resource A	Attribute H	P6. 1-3 story co	ommercia	l building	Locate	ed in a	District? District	
Architectu	ral Style	Other					Additional Style	
CHARACTE	ER DEFINING F	EATURES						
Multiple bu	ildings includin	ng clubhouse ar	nd stables;	; utilitarian	architecture; r	ectan	gular plans; gable or flat roofs; cemer	nt plaster wall cladding and wood siding
	ALTERATIONS						TOM ALTERATIONS	
Unknown/i	not visible					Not	fully visible from public right-of-way	

PREVIOUS SURVEY EVALUATION						
City Historic Resources Dat	tabase Yes	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	Na	ational Register		California Register	Local	7R
Period of Significance	1942		Criterion	A/1/3		
Context Palm Springs bet	tween the Wars (1919-1941)					
Theme Commercial Dev	elopment between the Wars (19	19-1941)				
Sub-theme Desert Gue	est Ranches & Western-Themed	Resort Activities				
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant for its association with the dude ranch and western-themed resort activities popular in Palm Springs from the 1920s through the post-World War II era. The Los Compadres property is not fully visible from the public right-of-way. The clubhouse was damaged in 1952; the overall historic integrity of the property is unknown and therefore the evaluation could not be completed.						
Notes/Additional Informat	ion					
financial hardship, cattle rand and answered the question "I comfortsthe main feature o its continued reliance on hor resorts and activities that sho Palm Springs Riding Club in t accompanied by a chuck wag	ence of "dude ranches" workin chers joined forces with the railmy what is a Dude Ranch?" by defining entertainment is a stable of good ses for transportation well into the bowcased ranch living. This was a chelate 1930s with about 40 mer gon. After World War II, the club publications was damaged by fire. In 1	oads to promote a newing it as "a resort where of horses where the able 20th century, Palm popular trend that combers. The club would purchased land at 184	w kind of vacati re life on a rand ole may ride to Springs was es ntinued in the p I often stage br 9 S. El Cielo Ro	ion experience. A 1928 ch is offered without the their heart's content' specially well suited to post-World War II era. leakfast rides, moonligh and and built Los Comparts.	article in the Los Angeles e frequent makeshifts for "With its rural, agricultur the creation of western-the Los Compadres originally at rides and weekend cam adres Ranch complete with adres and weekend cam adres Ranch complete with adres with adre	Times posed ordinary al roots and nemed began as the pouts

7R

Assessor Parcel Number Additional APNs	2016 Status Code 5S1					
Address 101 Direction W Prefix	Street El Portal Suffix					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
	Date from Tax Assessor Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Mesa Tract Gate House					
RESOURCE INFORMATION Original Use Other	Stories					
Current Use Other	Tract/Neighborhood The Mesa					
Resource Attribute HP39. Other	Located in a District? District					
Architectural Style	Additional Style					
CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					

				<u>2016</u>	Status Code	551
	SURVEY EVALUA					
City Histori	c Resources Da	tabase Yes	HRI Code		2003 Status Code	
HSPB No.	14					
2016 EVAL	JATION .		National Register		California Register	Local 5S1
Period of Si	gnificance			Criterion		
Context						
Theme						
Sub-theme						
Period of Si	gnificance			Criterion		
Context						
Theme						
Sub-theme						
Sub theme						
Period of Si	gnificance			Criterion		
Context						
Theme						
Sub-theme						
Statement o	of Significance					
Designated,	did not re-evalua	ate (HSPB-14).				
Notes/Addi	tional Informat	tion				

Assessor Parcel Number Additional APNs		2016 Status	<u>S Code</u>	6Z		6Z	6Z
513390030							
Address 277 Direction W Prefix	Street	El Portal			Suffix		
Location]		
2016 FIELD PHOTO		CONSTRUCTION IN					
	A CONTRACTOR	Date from Tax Asse			Date fr	om Research	c. 1935
		Date Source Visua	ıl obser	vation			
		Architect					
		Architect Source					
		Builder					
Life Collection	T BANK	Original Owner	Facto	r, Max			
		Other Owner(s)	racto	i, Max			
A STATE OF THE STA		Shield, Mrs. A.M.; Ho	lland. T	'om			
The state of the s		, ,					
		Historic Name	Factor	Estate			
		Common Name					
		Factor Estate					
RESOURCE INFORMATION							
Original Use Single-family residence	Stories	3					
Current Use Single-family residence	Tract/Neig	hborhood The	Mesa				
Resource Attribute HP2. Single family property	Located in a		rict				
Architectural Style Spanish Colonial Revival		Additional Style					
CHARACTER DEFINING FEATURES							
GENERAL ALTERATIONS		FOM ALTERATIONS ew of the 1962 Sanbo		indicat	o that tha 1	04E rooid	formerly
	locat	ed on this property h	nas beer	demolis	shed or sub	stantially alter	red

6Z

6Z

Assessor Parcel Number Additional APNs 513390001	2016 Status Code 7R				
Address 288 Direction W Prefix Str	reet El Portal Suffix				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1940 Date from Research c. 1935				
	Date Source Visual observation				
	Architect				
	Architect Source				
	Builder				
C01.172 LM00	Original Owner				
	Other Owner(s)				
The state of the s	Historic Name				
	Common Name				
	Cielito Lindo				
RESOURCE INFORMATION Original Use Single-family residence Stories	s 1				
Current Use Single-family residence Tract/	Neighborhood The Mesa				
	d in a District? District				
Architectural Style Spanish Colonial Revival	Additional Style				
CHARACTER DEFINING FEATURES					
Asymmetrical façade					
Irregular plan and horizontal massing					
Gable roof with clay barrel tiles					
Plaster veneered exterior walls forming wide, uninterrupted expanses					
Wood-sash casement windows with divided lights					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
	Not fully visible from public right-of-way				

PREVIOUS SURVEY EVAL	<u>UATION</u>					
City Historic Resources I	atabase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	N	ational Register		California Register	Local	7R
Period of Significance	1935		Criterion	A/1/3		
Context Palm Springs l	petween the Wars (1919-1941)					
Theme Single-family l	Residential Development (1919-19	941)				
Sub-theme Depress	ion-era Single-family Residential I	Development (1930-19	41)			
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.						
Notes/Additional Inform	ation					
resorts. In the 1920s, busin transform Palm Springs in residents and seasonal visi resort-related developmer collection of early resident	isions were recorded in the early ness tycoons, industrialists, and ot to an international resort. While the tors started building architect-dest for the entertainers and the neigial neighborhoods that developed ates), a significant early development.	ner wealthy businessm e movie stars primaril igned estates and draw hborhoods where the v to accommodate the gi	en, along with y stayed at the ving increased vealthy indust owing perma	the Hollywood elite, die eresort hotels when vis lattention to the growin trialists started constru- nent settlement. This pi	scovered the desert and iting Palm Springs, other ng resort town. In additiocting their winter homes roperty is located in Palm	wealthy n to the the city has a

7R

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
502230001	
Address 300 Direction S Prefix Stre	eet Farrell Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date from Research 1969
**	Date Source
	Architect Outcault, John F.
	Architect Outcaunt, John 1.
	Architect Source Desert Sun (8/25/1969)
ABTOMOBRIS CHIS SOULHES CAUTONIA	Builder
SOUTHER CALIFORNIA	Original Owner
11111	Other Owner(s)
	Automobile Club of Southern California
	Historic Name
	Common Name
	Automobile Club of Southern California
RESOURCE INFORMATION Original Use Commercial Stories	1
Current Use Commercial Tract/N	eighborhood
	in a District? District
Architectural Style Late Modern	Additional Style
Architectural style	Additional Style
CHARACTER DEFINING FEATURES Large expanses of unrelieved wall surfaces	
Uniform use of masonry veneer cladding	
No applied ornament	
One-story; Rectangular plan; prominent bonnet roof with wide overhanging box with sidelights and transom light	xed eaves; corner entrance with single pipe column; glazed metal entrance door
GENERAL ALTERATIONS CO	USTOM ALTERATIONS
No major alterations	

	SURVEY EVALU					
City Histori	ic Resources Da	ıtabase	HRI Code		2003 Status Code	
HSPB No.						
2016 EVAL	UATION		National Registe	r	California Register	Local 5S3
Period of S	ignificance	1969		Criterio	n C/3/4	
Context	Architectural St	yles & Local Pract	itioners			
Theme	Post-World Wa	r II Modernism				
Sub-theme	Late Mod	ern				
Period of S	ignificance			Criterio	n	
Context						
Theme						
Sub-theme						
Period of S	ignificance			Criterio	n	
Context						
Theme						
Sub-theme						
Statement	of Significance					
			te block wall panels.		ino quanto, or acough anna a	istinctive features including its
	itional Informa					
population, and develop trends. Thes "Palm Sprin worked as a	coinciding with pers the opporture se conditions and ags Modernism" of a draftsman in th	the peak of Moder nity to explore an I the architects' ta or "The Palm Spri e New York office	rnism's popularity. This created d develop a wide range of archi llents led to the development of	a demand for both tectural types and an exceptional gro was Palm Desert-b ecoming a draftsma	n mass-produced and cust ideas, sometimes influenc oup of Modern buildings w assed architect. After obta	alm Springs' seasonal and permanent om housing that afforded architects ed by sophisticated global design which later came to be identified as ining his degree from USC, Outcault Frey. Outcault's work included

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
502230003	
Address 333 Direction S Prefix Stree	et Farrell Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1963 Date from Research
	Date Source
	Architect Williams, E. Stewart
	Artificet williams, E. Stewart
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Common Name
	Palm Springs Unified School District Administrative Building
RESOURCE INFORMATION Original Use Institutional Stories	1
Current Use Institutional Tract/No	eighborhood
Resource Attribute HP15. Educational building Located in	n a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Expressed steel post-and-beam construction	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces	
Masonry wall panels that extend beyond the building envelope	
Walls of glazed aluminum storefront	
Rectangular plan; asymmetrical composition; entrance portico with steel "spide	r leg" columns; masonry monument wall overlapping colonnade
GENERAL ALTERATIONS CI	USTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALUATIO	<u>N</u>				
City Historic Resources Databas	se Yes HRI Co	le	2003 Status Code	5S3	
HSPB No.					
2016 EVALUATION	National Reg	ster	California Register	Local	5S3
Period of Significance 19	163	Criterion	C/3/4, 5		
Context Architectural Styles 8	& Local Practitioners				
Theme Post-World War II Mo	odernism				
Sub-theme Mid-century M	odern				
Period of Significance		Criterion			
Context		Griterion			
Theme					
Sub-theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
Williams. It exhibits quality of des masonry screen walls.	sign and distinctive features including it	expressed post-and-be	am construction, steel ":	spider leg" columns, an	d extended
Notes/Additional Information					
population, coinciding with the peand developers the opportunity to trends. These conditions and the a "Palm Springs Modernism" or "Th the National Cash Register Compa Julia Carnell. The younger William in New York. In the late 1930s he relocated to Palms Springs and fo Porter Clark. One of Stewart Willicreate a structure that combined Springs including the Edris House	st-World War II years and the rise of the eak of Modernism's popularity. This cre o explore and develop a wide range of a architects' talents led to the development of the Palm Springs School." E. Stewart Williamy in Dayton, as well as the Plaza shopment of the property of the worked for designer Raymond Loewy, a symmed a partnership with his father, who sams' first commissions in Palm Springs the Modern aesthetic with the colors and (1954), the Williams Residence (1956) (1949), the Oasis Office Building (1953), Cept Museum (1976).	ted a demand for both nechitectural types and ident to fan exceptional group ams was the son of Dayting center and Carnell Besity and the University ond during World War II had settled there in 194 was a residence for Francit textures of the desert.	nass-produced and cust eas, sometimes influence p of Modern buildings won, Ohio architect Harry suilding in Palm Springs of Pennsylvania, then tau designed ships for the L42, and his brother Roge & Sinatra (1947) that us Williams designed a nur 1958), as well as import	com housing that afforded by sophisticated glowhich later came to be it which later came to be it williams, who designe for National Cash Registinght for several years and SN avy. After the war Ver. He later collaborated sed natural and industriamber of notable resident ant institutional and co	ed architects bal design dentified as d the offices of ter heiress t Bard College Villiams with John al materials to ces in Palm

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
504232004	
Address 2137 Direction N Prefix Stre	et Girasol Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1937 Date from Research
A STATE OF THE STA	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/No	eighborhood Palm Springs Village
	in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
	Additional Style
CHARACTER DEFINING FEATURES Assumptiving feeded	
Asymmetrical façade Irregular plan and horizontal massing	
Gable roof with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash divided light casement windows	
Seed such divided light cusement whitehas	
Wood siding in gable; corner windows; entrance porch with wood post, corbel, a	and beam
GENERAL ALTERATIONS CI	USTOM ALTERATIONS
No major alterations	

<u>'ION</u>				
base Yes	HRI Code	2003 Status Cod	e	
N	ational Register	California Registo	er Loca	1 5S3
1937	С	riterion A/1/3		
veen the Wars (1919-1941)	,			
dential Development (1919-19	41)			
era Single-family Residential D	Development (1930-1941)			
	С	riterion		
	C	riterion		
y.				
on				
tycoons, industrialists, and oth international resort. While the started building architect-des in the entertainers and the neighborhoods that developed the pre-World War II subdivision 230 parcels. Local real estate in	ner wealthy businessmen, a e movie stars primarily sta igned estates and drawing hborhoods where the wealt to accommodate the growin ons. This property is located man John Munholland was s	long with the Hollywood elit yed at the resort hotels when ncreased attention to the gr hy industrialists started con ng permanent settlement. Ind in the Palm Springs Village ales agent for these lots with	te, discovered the desert and no visiting Palm Springs, other owing resort town. In addit a structing their winter home dividual examples of these of Tract (1936-37), which is a home the foot of the second to the second structing their and the second structing the second struction of the second structure of the secon	d began to er wealthy ion to the es, the city has a early residences large tract
	n swere recorded in the early stycoons, industrialists, and oth started building architect-des the entertainers and the neighborhoods that developed the pre-World War II subdivisic 230 parcels. Local real estate in the metal estate in the started building architect-des the entertainers and the neighborhoods that developed the pre-World War II subdivisic 230 parcels. Local real estate in the started building architect-des the entertainers and the neighborhoods that developed the pre-World War II subdivisic 230 parcels. Local real estate in the started building architect-des the entertainers and the neighborhoods that developed the pre-World War II subdivisic 230 parcels. Local real estate in the started building architect-des the entertainers and the neighborhoods that developed the pre-World War II subdivisic 230 parcels. Local real estate in the started building architect-des the entertainers and the neighborhoods that developed the pre-World War II subdivisic 230 parcels. Local real estate in the started building architect-des the entertainers and the neighborhoods that developed the pre-World War II subdivisic 230 parcels. Local real estate in the started building architect-des the entertainers and the neighborhoods that developed the pre-World War II subdivisic 230 parcels.	National Register 1937 Common Register 1937 Page 1938	National Register California Regist 1937 Criterion A/1/3 The cent the Wars (1919-1941) The cate of the Wars (1919-1941) Criterion Criterion In the cate of the Wars (1919-1941) The cate of the Wars (19	National Register California Register Loca 1937 Criterion A/1/3 een the Wars (1919-1941) dential Development (1919-1941) era Single-family Residential Development (1930-1941) Criterion Criterion Criterion Iduring the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Cityverty is significant as an example of pre-World War II residential development in Palm Springs, reflecting an importy.

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
681260014	
Address 1885 Direction Prefix Street	Golf Club Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1957 Date from Research
	Architect Kaptur, Hugh Architect Source Tahquitz Plaza Class 1 Historic Site nomination Builder Original Owner Other Owner(s) Historic Name Tahquitz Creek Golf Resort Clubhouse Common Name
	Tahquitz Creek Golf Resort Clubhouse
RESOURCE INFORMATION Original Use Commercial Stories	1
Current Use Commercial Tract/Neig	phorhood
Resource Attribute HP6. 1-3 story commercial building Located in a	a District? District
Architectural Style Mid-century Modern	Additional Style Expressionist Architecture
CHARACTER DEFINING FEATURES	
One-story configuration	
Horizontal massing	
Expressed wood post-and-beam construction	
Flat roof with wide overhanging eaves and cantilevered canopies	
Plaster and stone used as exterior wall panels or accent materials	
Flush-mounted metal frame fixed windows	
Expressionistic/Organic subtype: sculptural forms and geometric shapes	
Irregular plan; asymmetrical composition; battered entrance wall with heavily tex	tured placter; uncurent roof with everlanging eave and exposed timber
beams; fabric awning with heavy timber frame; parabolic arched entrance; entrance	
	ce atrium; small recessed windows
GENERAL ALTERATIONS Door (primary) replaced	TOM ALTERATIONS

PREVIOUS SURVEY EVALUAT	<u> </u>		
City Historic Resources Data	abase HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1957	Criterion C/3/4, 5	
Context Architectural Style	es & Local Practitioners		
Theme Post-World War I	I Modernism		
Sub-theme Mid-century	y Modern		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
	chitect Hugh Kaptur. The building exhibits quality o pswept roof with overhanging eave and exposed tii		nuing its battered entrance wan with
Notes/Additional Information	on		
Springs from this period reflect the need for tourist-oriented be population of permanent reside continued northward and sout from small, single- or multi-ter Hugh Kaptur, AIA, attended La War, Kaptur moved to Palm Sp buildings for Wexler, Albert Fr	visitors and seasonal residents coincided with Mode cted the acceptance of Modernism and expressed a voluldings for seasonal visitors, and the need for pracedents. Commercial development during this period of thward expansion of the commercial district along Found in the first and retail buildings to large department awrence Technical College in Michigan, working tow prings in 1954. He first worked briefly for Wexler & rey, and other local architects. Beginning in the late notable post-and-beam houses and commercial projects.	wide range of Modern interpretations ctical daily services, such as banks, sh consisted of both infill development i Palm Canyon and Indian Canyon Driv stores, were designed by prominent vard a degree in engineering. After se Harrison. Skilled at free-hand drawin 1950s, during a period of rapid large	s as it increasingly served two purposes: ops, and gas stations for the growing n the original commercial core, and the es. Many commercial buildings, ranging architects of the period. A Detroit native, rving in the Marines during the Korean ng, he made artist's renderings of -scale development in Palm Springs,

Assessor Parcel Number Additional APNs	2016 Status Code 5S3				
Address 276 Direction E Prefix Stree	et Granvia Valmonte Suffix				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1935 Date from Research				
	Date Source				
	Architect				
	Architect Source				
	Builder				
	Original Owner				
	Other Owner(s)				
	Turner, N.O.; Selig, M., Rose, Syd; Erickson, Randall R.				
	Historic Name				
	Common Name				
	Chapman Apartments; N.O. Turner Residence/Las Flores Blancas				
	Palm Springs Estates n a District? District				
Architectural Style Spanish Colonial Revival	Additional Style				
CHARACTER DEFINING FEATURES					
Asymmetrical façade					
U-shaped plan and horizontal massing					
Shed roofs with clay barrel tiles					
Plaster veneered exterior walls forming wide, uninterrupted expanses					
Steel-sash casement windows with divided lights					
Interior masonry chimney; wood plank shutters					
	ISTOM ALTERATIONS				
No major alterations					

PREVIOUS SURVEY EVALUA			
City Historic Resources Data	abase HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1935	Criterion A/1/3	
Context Palm Springs betw	ween the Wars (1919-1941)		
Theme Single-family Resi	idential Development (1919-1941)		
Sub-theme Depression	-era Single-family Residential Development (1930-	1941)	
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context		Unterior	
Theme			
Sub-theme			
Statement of Significance			
in the city.	an example of pre-World War II residential develop	oment in Faim Springs, renecting an in	portant period of growth and diansidon
Notes/Additional Information	on		
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development fo collection of early residential Estates, which was subdivided just eighty-three lots. To supp	ons were recorded in the early 1920s on tracts large is tycoons, industrialists, and other wealthy business in international resort. While the movie stars primary is started building architect-designed estates and drow the entertainers and the neighborhoods where the neighborhoods that developed to accommodate the drift in 1927 by Prescott T. Stevens. The smallest of the cort tourism and residential sales, Stevens built a goly. Palm Springs Estates would become part of the latest and the cort is a state of the cort is a state of the latest and the cort is a state of	smen, along with the Hollywood elite, or rily stayed at the resort hotels when vi- rawing increased attention to the grow- e wealthy industrialists started constru- growing permanent settlement. This particular Stevens subdivisions to date, the curvi- lf course near the El Mirador hotel, as we	liscovered the desert and began to siting Palm Springs, other wealthy ing resort town. In addition to the ucting their winter homes, the city has a property is located in Palm Springs ing streets of Palm Springs Estates held well as a landing strip to bring visitors

Assessor Parcel Number	Additional APNs		2016 Status Code		7R
507211001					
Address 635 Direction	on E Prefix	Stree	t Granvia Valmonte	Suffix	
Location					
2016 FIELD PHOTO			CONSTRUCTION INFORMA	ATION	
			Date from Tax Assessor 1	936 Date fro	om Research 1937
MASS		*	Date Source Steve Vaught	t	
			Architect Matcham, Charle	es U.	
		Part State	Architect Source Californi	ia Arts & Architectur	re, February 1938
			Builder		
				ton, Jane W.	
			Other Owner(s)	,,	
			Walker, William T.		
			Historic Name Common Name		
			Walker Residence, W.T.		
RESOURCE INFORMATION Original Use Single-family reside	ence	Stories	1		
Current Use Single-family reside Resource Attribute HP2. Single family	ance family property	Located in	ighborhood Movie Colo a District? District	ony	
	anniy property	Located III			
Architectural Style Ranch			Additional Style Had	cienda	
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS Unknown/not visible			STOM ALTERATIONS t visible from public right-of-w	vav	
omnown, not visible				·,	

<u>2016 Status</u>	s Code 7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database HRI Code 2003	3 Status Code
HSPB No.	
2016 EVALUATION National Register California	ornia Register Local 7R
Period of Significance 1937 Criterion A/	/1/3
Context Palm Springs between the Wars (1919-1941)	
Theme Single-family Residential Development (1919-1941)	
Sub-theme Depression-era Single-family Residential Development (1930-1941)	
Period of Significance Criterion	
Context	
Theme	
Sub-theme	
Period of Significance Criterion	
Context	
Theme	
Sub-theme Sub-theme	
Statement of Significance	
This property appears significant as an example of pre-World War II residential development in Palm St transition in the city; and as the work of architect Charles O. Matcham. However, it is not fully visible fro information about its integrity is needed to complete the evaluation.	
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on lan resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hot transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort residents and seasonal visitors started building architect-designed estates and drawing increased attent resort-related development for the entertainers and the neighborhoods where the wealthy industrialists collection of early residential neighborhoods that developed to accommodate the growing permanent sermain scattered throughout the pre-World War II subdivisions. This property is located in what is now not a tract development, rather a neighborhood name that developed later to describe the high concentr around the El Mirador Hotel. Pennsylvania-born Charles O. Matcham, FAIA, earned both his Ph.B. and B.I moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heits Palm Springs area and opened an office there, where he did mostly residential work. In 1940, he establish his application for Fellowship to the AIA in 1956, he described his prewar work as "gaining prominence larger glass areas, shaded terraces, patios, pools, etc., in contemporary adaptations of traditional styles." reinforcement of hollow cement block construction in Palm Springs, the establishment of the city's first the Uniform Building Code there (1937-40).	follywood elite, discovered the desert and began to ret hotels when visiting Palm Springs, other wealthy ution to the growing resort town. In addition to the test started constructing their winter homes, the city has a settlement. Individual examples of these early residences we known as the "Movie Colony." The "Movie Colony" was tration of Hollywood personages residing in the area a.F.A. degrees from Yale University. Upon graduation, he schmidt in Los Angeles. He was a frequent visitor to the ished a ten-year partnership with Earl Heitschmidt. In a in the trends towards 'outdoor-indoor' living by use of "Matcham was also active in promoting use of proper

Assessor Parcel Number Additional APNs	2	2016 Status Code		7R			
507201014							
Address 670 Direction E Prefix	Street Granvi	a Valmonte	Suffix				
Location							
2016 FIELD PHOTO	CONSTR	UCTION INFORMATION					
	Date fro	m Tax Assessor 1934	Date from	n Research			
第一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个	Date Sou	urce Desert Sun; Los Ang	geles Times				
	T.						
	Architec	:t					
	Austria	ct Source					
		t source					
	Builder						
	Original						
	Other O	wner(s) aniel; Friedenberg, Marvin					
	Wells, Da	mier, Friedenberg, Marvin	1				
	Historic	Name					
		Common Name					
	Friedenb	perg Residence					
RESOURCE INFORMATION							
Original Use Single-family residence	Stories						
Current Use Single-family residence	Tract/Neighborhoo	d Movie Colony neig	ghborhood				
Resource Attribute HP2. Single family property	Located in a District?	District					
Architectural Style	Additi	onal Style					
CHARACTER DEFINING FEATURES	CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CUSTOM ALT						
Unknown/not visible	Not visible fro	m the public right-of-way	,				

					2016	Status Code			7R
PREVIOUS	SURVEY EVALUA	<u>TION</u>							
City Histor	ic Resources Dat	abase	Yes	HRI Code		2003 Status Code	e		
HSPB No.									
2016 EVAL	UATION		Na	tional Register		California Registe	er	Local	7R
Period of S	ignificance	1934			Criterion	A/1/3			
Context	Palm Springs bet	ween the Wars (1919-1941)						
Theme	Single-family Res	sidential Develop	ment (1919-194	-1)					
Sub-theme	Depression	n-era Single-fami	ly Residential De	evelopment (1930	-1941)				
Period of S	ignificance				Criterion				
Context							<u> </u>		
Theme									
Sub-theme									
Period of S	ignificance				Criterion				
Context							<u> </u>		
Theme									
Sub-theme									
Resource Deperiod of graeeded to c	atabase). This pro	perty may be sig on in the city. Ho lation.	nificant as an exa	ample of pre-Worl	ld War II resident	orings' list of potent ial development in way; therefore, add	Palm Springs, refle	ecting an im	portant
			ed in the early 19	920s on tracts larg	zelv concentrated	on land immediate	lv surrounding the	e existing vi	llage and the
resorts. In t transform F residents an resort-relat collection o remain scat not a tract of around the Marvin and	the 1920s, busines of the seasonal visito and seasonal visito and development of fearly residential attered throughout development, rath El Mirador Hotel. Carol Friedenbur	ss tycoons, indust an international r rs started buildin or the entertaine neighborhoods t the pre-World W er a neighborhoo In 1956, an addit g. Carol Friedenb	rialists, and other esort. While the garchitect-designs and the neighthat developed to a II subdivision of name that devicion was made to burg was very act	er wealthy busines movie stars prima gned estates and dorhoods where to accommodate the start of the residences by the residences by tive in the League	ssmen, along with arily stayed at the lrawing increased he wealthy indust the growing permans located in what is scribe the high coy Daniel Wells. In the of Women Voters	the Hollywood elitic resort hotels when attention to the grant attention to the grant settlement. Including the late 1960s, new and often hosted ment at Desert Ho	e, discovered the on visiting Palm Sprowing resort town structing their wire dividual examples the "Movie Colony." I wood personages articles show it an eetings at this reserved.	desert and brings, other was the residence of these ear The "Movie is residing in as the residence. Dr.	pegan to wealthy in to the the city has a rly residences Colony" was in the area ence of Marvin

Assessor Parcel Number Additional APNs	2016 Status Code 6Z					
	reet Granvia Valmonte Suffix					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
	Date from Tax Assessor Date from Research					
	Date Source					
	Architect					
	Architect Source					
	Builder					
	Original Owner Other Owner(s)					
	other owner (s)					
	Historic Name Common Name					
	Common Name					
RESOURCE INFORMATION Original Use Single family property Stories	s N/A					
Current Use Single family property Tract/	Neighborhood					
Resource Attribute HP2. Single family property Located	d in a District? District					
Architectural Style	Additional Style					
CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					

	2016 Status Code 6Z
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). The original property identified on the City list has been demonstrated by the City list has been demonstrated	e City of Palm Springs' list of potential historic resources (Citywide Historic nolished.

Assessor Parcel Number Additional APNs 507271002	2016 Status Code 6Z 6Z 6Z
Address 1025 Direction E Prefix	Street Granvia Valmonte Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1934 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name
Current Use Single-family residence	Common Name Stories 2 Tract/Neighborhood Movie Colony East Located in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	The 1934 residence on this property has been substantially altered.

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3						
508212002							
Address 623 Direction S Prefix St	creet Grenfall Suffix Rd						
Location							
2016 FIELD PHOTO	CONSTRUCTION INFORMATION						
	Date from Tax Assessor 1962 Date from Research						
*	Date Source						
	Architect Kaptur, Hugh						
	Architect Source Modern Palm Springs						
The state of the s							
	Builder						
	Original Owner						
	Other Owner(s)						
Mark Control of the C	Historic Name Kauai Apartments						
	Common Name						
	Kauai Apartments						
RESOURCE INFORMATION							
Original Use Multi-family residence Storie	s 1						
Current Use Multi-family residence Tract,	/Neighborhood						
Resource Attribute HP3. Multiple family property Locate	d in a District? District						
Architectural Style Mid-century Modern	Additional Style						
CHARACTER DEFINING FEATURES							
One-story configuration with geometric forms							
Horizontal massing							
Unadorned wall surfaces							
Wood and stone used as exterior wall panels and accent materials							
Expressionistic/Organic subtype: sculptural forms and geometric shapes							
Asymmetrical composition of two volumes; low-pitched gable and shed roofs wood siding; timber beams over recessed entryway	; blank façade composed of angled wall panels with stone veneer and diagonal						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS						
Unknown/not visible	Not fully visible from public right-of-way; no alterations visible						

PREVIOUS SURVEY EVALUAT	TION	
City Historic Resources Data	abase HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	California Register Local 5S3
Period of Significance	1962	Criterion C/3/4, 5
Context Architectural Style	les & Local Practitioners	
Theme Post-World War II	(I Modernism	
Sub-theme Mid-century	y Modern	
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
diagonal wood siding and ston	ne veneer, and timber beams.	
Notes/Additional Information	on	
apartments, large low-rise mu attached residences in clusters the scale of the developments Detroit native, Hugh Kaptur, A during the Korean War, Kaptur renderings of buildings for We	ulti-building communities (including early condominiums as small as two and as many as eight. In virtually event increased). Numerous examples from the postwar per AIA, attended Lawrence Technical College in Michigan, war moved to Palm Springs in 1954. He first worked brie	Intial development in Palm Springs took a variety of forms including garder am projects), split-level attached townhomes, and attached and semi- ery configuration, the focus of the design was around the pool (or pools as riod are associated with significant architects, designers, or developers. A working toward a degree in engineering. After serving in the Marines efly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's g in the late 1950s, during a period of rapid large-scale development in Pa ial projects that display his unique aesthetic.

Assessor Parcel Number Additional APNs 508220017	2016 Status Code 5S3
	Street Grenfall Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
The state of the s	Date from Tax Assessor Date from Research c. 1945
	Date Source Desert Sun (1946)
	Architect Black, Michael
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Bahia Apartments
	Common Name
	Bahia Apartments
RESOURCE INFORMATION	
Original Use Multi-family residence Storie	es 1
Current Use Multi-family residence Tract	t/Neighborhood
Resource Attribute HP3. Multiple family property Locate	ed in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces; little decorative detailing	
Concrete block used as exterior wall panels Flush-mounted metal frame windows and sliding doors	
riush-mounteu metai n'ame windows and shunig doors	
Irregular plan composed of angled units clustered around swimming pool ar	nd light wells; landscaped patios
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	Not fully visible from public right-of-way

<u>PREVIOUS</u>	SURVEY EVALUA	<u>ITION</u>					
City Histor	ic Resources Dat	abase	HRI Code		2003 Status Code		
HSPB No.							
2016 EVAL	JUATION		National Register		California Register	Loca	al 5S3
Period of S	Significance	1945		Criterio	C/3/4, 5		
Context	Architectural Sty	rles & Local Practitioners					
Theme	Post-World War	II Modernism					
Sub-theme	Mid-centu	ry Modern					
Period of S	ignificance			Criterio	1		
Context							
Theme							
Sub-theme							
Period of S	ignificance			Criterio	1		
Context							
Theme							
Sub-theme							
Statement	of Significance						
and landsca		esign and distinctive features	including its irregular	composition of	angred umts and right v	wens clustered around a	swimming pool
Notes/Add	litional Informat	ion					
apartments attached re- the scale of Palm Spring buildings. H	s, large low-rise m sidences in cluste the development: gs-based architect Iis Palm Springs p	and for housing, post-World Wulti-building communities (in rs as small as two and as man s increased). Numerous exam Michael Allan Black, AIA, grarojects include residential, co alon Baptist Church (1969). In	cluding early condom y as eight. In virtually ples from the postwa duated from USC in 1 mmercial, and institu	tinium projects) every configura r period are asso 961. Black is bes tional architectu	split-level attached too tion, the focus of the de ciated with significant at known for his post-ar are such as the Moore R	wnhomes, and attached a esign was around the poo architects, designers, or nd-beam and shed-style i desidence (1968), the Str	and semi- ol (or pools as developers. modern

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 574 Direction N Prefix Street Location	Hermosa Suffix Dr
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1936 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories Current Use Single-family residence Tract/Neig Resource Attribute HP2. Single family property Located in a	
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
Chimney added, Chimney altered, Door (primary) replaced,	TOM ALTERATIONS 1936 residence has been substantially altered; the roof has been particulated and the roofline altered; window openings altered and added

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Statement of Significance			
eligible for historic designation.			
Notes/Additional Information			

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Assessor P	arcel Number	Add	litional	APNs			<u>2016 S</u>	Status Code	6Z		6Z	6Z	
507291018	3												
Address	584	Direction	N	Prefix		Street	Hermosa			Suffix	Dr		
Location													
2016 FIELI	D PHOTO						CONSTRUCTION	ON INFORMA	<u>TION</u>				
2100							Date from Tax	x Assessor 19	945	Date fro	om Research		
							Date Source						
Septem						ń							
1 3		-	Ŧ				Architect						
	#		4	-	-								
CALL DISTRICT					4		Architect Sou	rce					
		The Management of the Control of the			A DE		Builder						
3		BASSASIAN AND AND AND AND AND AND AND AND AND A		2		-	Original Own	er					
				200			Other Owner	(s)					
1000		4/				30							
							Historic Nam						
							Common Nam	ie					
DECOUDE	LINEODMATION												
Original Us	se Single-fan	nily residence			St	tories	1						
Current Us	Single-fan	nily residence			т	ract/Naio	hborhood	Winterhave	n Manor l	No 2 Trac	t Movie Colon	y East Neighbo	
Resource A		P2. Single famil	v propo	rtv		ocated in a		District	.ii Maiioi	110. 2 1140	e, Movie Golon	y East Weighbo	
Kesource P	atti ibute III	2. Single famili	y prope	Tty		Jeaneu III a	District:	District					
Architectu	ral Style						Additional S	Style					
CHARACTER DEFINING FEATURES													
GENERAL A	<u>ALTERATIONS</u>					<u>CUS'</u>	TOM ALTERAT	<u>IONS</u>					
Addition to replaced, W	primary facade, Vindows replace	, Extensively al d - all	ltered, V	Vall cladd	ling	Porc	h added to prin	nary façade					

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
Address 155 Direction W Prefix Street Location	t Hermosa Suffix Pl
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1954 Date from Research 1946
	Date Source Desert Sun 9/30/1946
	Architect Clark & Frey
	Architect Source Builder
The state of the s	Original Owner Fulton, C.K.
	Other Owner(s)
	Historic Name Villa Hermosa
	Common Name Villa Hermosa
RESOURCE INFORMATION Original Use Multi-family residence Stories	2
	ighborhood Merito Vista a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
Addition to primary facade, Addition to rear/side facade, Carport	STOM ALTERATIONS ne doors replaced on primary façade; skirt roof added to all façades
added, Door (primary) replaced, Windows replaced - all	

PREVIOUS SURVEY EVALUA	<u>ITION</u>					
City Historic Resources Dat	abase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	Na	itional Register		California Register	Local	5S3
Period of Significance	1946		Criterion	A/1/3		
Context Post-World War	II Palm Springs (1945-1969)					
	II Multi-family Residential Devel	onment (1945-1969)				
Sub-theme		ope (13 18 13 03)				
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
					7	
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
period.	e of the garden apartment type, a					
Notes/Additional Informat	ion					
apartments, large low-rise mattached residences in cluster the scale of the developments. Hermosa is an example of the unit types designed by Clark of	and for housing, post-World War ulti-building communities (inclu- rs as small as two and as many as is increased). Numerous example: garden apartment type, with a c & Frey for the complex. Accordin und a garden and a pool that is o ectural Record.	ding early condomini s eight. In virtually ev s from the postwar pe collection of apartmer g to author Joseph Ro	um projects), sery configuration are associated are around are associated are the design	split-level attached town ion, the focus of the desi ciated with significant ar I a pool and recreational is an "assembly of stack	nhomes, and attached and gn was around the pool (chitects, designers, or de l facilities. There were the ed and terraced apartme	or pools as velopers. Villa ree separate nts that

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z	
505252011		
Address 334 Direction W Prefix Street	Hermosa Suffix Pl	
Location 334-344 W Hermosa Pl		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1926 Date from Research 1935 Date Source Architect & Engineer Architect Fuller, Leland F. Architect Source Architect & Engineer June 1935 Builder Original Owner Starke, A.W. Other Owner(s) Hammond, J.W.; Lazar, Irving Historic Name Common Name Starke Residence	
RESOURCE INFORMATION Original Use Single-family residence Stories	1	
Current Use Single-family residence Tract/Neig		
Resource Attribute HP2. Single family property Located in a	a District? District	
Architectural Style Spanish Colonial Revival	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS CUS	TOM ALTERATIONS	

<u>GENERAL ALTERATIONS</u>

Addition to primary facade, Addition to rear/side facade, Door (primary) replaced, Extensively altered, Garage added, Wall cladding replaced, Windows replaced - all

CUSTOM ALTERATIONS

Based on comparison with 1929 Sanborn, large additions have been constructed to the west and north of the original residence. Exterior wall cladding has been completely replaced. All windows have been replaced and openings altered. It appears that all doors have been replaced.

PREVIOUS SURVEY EVALUAT	<u>rion</u>		
City Historic Resources Data	abase Yes HRI Code	2003 Status Code	7R
HSPB No.			
2016 EVALUATION	National Register	6Z California Register	6Z Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context		Greenon	
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Resource Database). It is an ex	ed during the 2015 survey as part of an update to cample of pre-World War II residential developm ntially altered and therefore does not appear elig	nent, reflecting an important period of gr	
Notes/Additional Information	on		
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development fo collection of early residential tract, an important early tract parcels" for those who "do n MGM studio chief Samuel Gold the Racquet Club. There is no o	ons were recorded in the early 1920s on tracts last stycoons, industrialists, and other wealthy busing international resort. While the movie stars pring started building architect-designed estates and on the entertainers and the neighborhoods where neighborhoods that developed to accommodate that was advertised for its "natural beauty," its stot necessarily care to erect pretentious homes he alwyn rented the house and then purchased it after evidence linking Goldwyn or any of the other celes in the 1950s while working primarily as a direct	essmen, along with the Hollywood elite, marily stayed at the resort hotels when we drawing increased attention to the grower the wealthy industrialists started const the growing permanent settlement. This tatus as a playground for the wealthy, arere." Large, prominent corner lot with a ter he retired. However, per Steve Vaughtebrity names sometimes associated with	discovered the desert and began to risiting Palm Springs, other wealthy ving resort town. In addition to the ructing their winter homes, the city has a property is located in the Merito Vista dits subdivision into "small estate large, sprawling house. Some sources say, Goldwyn made it a practice to stay at

6Z

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code	5S3		
505273002				
Address 417 Direction W Prefix	Street Hermosa	Suffix Pl		
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
(A -	Date from Tax Assessor 1937	Date from Research		
13. I will	Date Source			
	Architect Brewster & Benedict			
	Architect Source Desert Sun			
安全是一些的 是	Builder			
	Original Owner Kirschner, W	alter		
	Other Owner(s)			
	Gibbs, Earl; Rives, C.J.; Spitz, Leo			
	Historic Name			
	Common Name			
	Casa Adaire; Elizabeth Taylor/Mike	e Todd Residence		
RESOURCE INFORMATION Original Use Single-family residence	Stories 1			
Current Use Single-family residence	Tract/Neighborhood Merito Vista			
Resource Attribute HP2. Single family property	Located in a District?			
Architectural Style Spanish Colonial Revival	Additional Style			
CHARACTER DEFINING FEATURES				
Asymmetrical façade				
Irregular plan and horizontal massing				
Varied gable and hipped roofs with clay barrel tiles and open eave				
Plaster veneered exterior walls forming wide, uninterrupted expa	anses			
Wood-sash casement windows, with divided lights				
U-shaped plan around central patio courtyard; polygonal and squwith spiral half-columns, foliated archivolt and decorative urns; a	are towers with hipped roofs and spires; chimneys w ttached garage with arched openings and spiral half o	rith tile hoods; arched entrance portal columns		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			
Addition to rear/side facade, Door (primary) replaced, Windows replaced - some	Comparison with 1962 Sanborn indicate	Comparison with 1962 Sanborn indicates large additions to interior courtyard and northwest corner. Rock perimeter wall with wrought iron gate added		

PREVIOUS SURVEY EVALUATION				
City Historic Resources Database	HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register		California Register	Local 5S3
Period of Significance 1937		Criterion	A/1/3	
Context Palm Springs between the	Wars (1919-1941)			
Theme Single-family Residential I	Development (1919-1941)			
Sub-theme Depression-era Sing	le-family Residential Development (193	0-1941)		
Period of Significance 1937		Criterion	C/3/4, 5	
Context Architectural Styles & Loc	al Practitioners			
Theme Period Revival Styles				
Sub-theme Spanish Colonial Re	vival			
David of CiaviGanua		Cuitouiou		
Period of Significance Context		Criterion		
Theme				
Sub-theme				
This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a good example of Spanish Colonial Revival residential architecture by noted architects Brewster & Benedict. It exhibits quality of design and distinctive features, including its sprawling plan, polygonal and square towers with hipped roofs and spires, and arched entrance portal with spiral half-columns.				
Notes/Additional Information				
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "do not necessarily care to erect pretentious homes here." Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. Per Steve Vaught, Elizabeth Taylor and Mike Todd reportedly rented this home on more than one occasion and spent part of their honeymoon there. They held a lease on the house at the time of Todd's death in a plane crash in 1958.				

Assessor Parcel Number Additional APNs 505252033	2016 Status Code 553
Address 432 Direction W Prefix Stree	et Hermosa Suffix Pl
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1965 Date from Research 1964
	Date Source Steel and Shade: The Architecture of Donald Wexler
	Architect Wexler, Donald Architect Source
	Builder
	Original Owner Other Owner(s) Lee, David
	Historic Name Dinah Shore Residence Common Name Dinah Shore Residence
	1 eighborhood Merito Vista n a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Expressed steel post-and-beam construction	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces with no decorative detailing	
Masonry used as exterior wall panels or accent materials	
Irregular plan set diagonally on large lot; attached garage with motor court; flat entrance; metal-framed glass wall at entrance	roofed pergola with plaster soffit and steel "spider leg" posts; recessed
GENERAL ALTERATIONS CI	USTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALUATION	
City Historic Resources Database HRI Code 2003	Status Code
HSPB No.	
2016 EVALUATION National Register California	rnia Register Local 5S3
Period of Significance 1964 Criterion C/3	3/4,5
Context Architectural Styles & Local Practitioners	
Theme Post-World War II Modernism	
Sub-theme Mid-century Modern	
Period of Significance Criterion	
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance Criterion	
Context	
Theme	
Sub-theme	
Statement of Significance	
This property is significant as an excellent example of Mid-century Modern residential architecture designed features quality of design and distinctive details including its horizontal massing, expressed post-and-beam asonry wall surfaces.	
Notes/Additional Information	
The growing prosperity of the post-World War II years and the rise of the car culture, as well as the continuous rapid increase in Palm Springs' seasonal and permanent population that coincided with the peak of Modern mass-produced and custom housing that afforded architects and developers the opportunity to explore a ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' to for Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Spring graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership wit Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Systeel Homes project (1962). They also designed residential developments such as the Polynesian-themed partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in we projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).	ernism's popularity. This created a demand for both and develop a wide range of architectural types and alents led to the development of an exceptional group is School." Architect Donald Wexler, FAIA (1926-2015) d worked as a draftsman for Richard Neutra before h Richard Harrison, his co-worker in Cody's office. prings Unified School District (1958) and the Calcor d Royal Hawaiian Estates (1960). After dissolving the

Assessor Parcel Number Additional APNs	2016 Status Code 7R			
505273014				
Address 470 Direction W Prefix	Street Hermosa Suffix Pl			
	Street Hermosa Suna II			
Location 448-474 W. Hermosa Place; 954 Patencio				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1940 Date from Research 1934			
	Date Source			
	Architect			
	1.1.0.1.000			
10041 NYCHR 101329	Architect Source			
ONITS OF THE PARTY	Artificett source			
	Builder			
	Original Owner			
	Other Owner(s)			
	Bunker, Zaddie			
	Historic Name			
	Common Name			
	Bunker Residence			
RESOURCE INFORMATION Original Use Single-family residence Sto	ories 1			
Current Use Single-family residence Tra	act/Neighborhood Merito Vista			
Resource Attribute HP2. Single family property Loc	cated in a District? District			
Architectural Style	Additional Style			
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS CUSTOM ALTERATIONS				
Extensively altered, Unknown/not visible The large Bunker property has been subdivided into four separate parcels. Bas upon review of aerial photographs and the 1962 Sanborn map, 442 Hermosa heen demolished; 448 Hermosa retains its footprint but is not fully visible from the public right-of-way; 470 Hermosa is not visible from the public right-of-wa a new building is under construction at 474 Hermosa; 954 Patencio has minor				

PREVIOUS SURVEY EVALU	<u>ATION</u>			
City Historic Resources Da	ntabase HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Registe	r	California Register	Local 7R
Period of Significance	1934	Criterion	B/2/2	
Context Palm Springs be	etween the Wars (1919-1941)			
Theme Single-family Re	esidential Development (1919-1941)			
Sub-theme Association	on with an Important Person			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
	-of-way. The original parcel has been subdivided e property is not fully visible from the public righ		have been altered or demo	lished. The entry piers may date
Notes/Additional Informa	tion			
resorts. In the 1920s, busine transform Palm Springs into residents and seasonal visite in the Merito Vista tract, an i "small estate parcels" for the The parcels that now comprand 954 Patencio) appear of	sions were recorded in the early 1920s on tracts less tycoons, industrialists, and other wealthy busion an international resort. While the movie stars proors started building architect-designed estates an important early tract that was advertised for its "sose who"do not necessarily care to erect preterise 448 and 470 Hermosa Place, and 954 Patencian one parcel in the 1962 Sanborn map, so they we at 474 Hermosa Place in the 1947 and 1948 City E	nessmen, along with imarily stayed at the didrawing increase natural beauty," its atious homes here." o (addresses on San are tied together his	h the Hollywood elite, disco e resort hotels when visitin d attention to the growing r status as a playground for ti This property was historica born maps are 442 and 448 torically. Zaddie Bunker is o	wered the desert and began to g Palm Springs, other wealthy esort town. This property is located he wealthy, and its subdivision into ally associated with Zaddie Bunker. Hermosa Place; 986-990 Patencio; documented at 468 Hermosa Place

7R

Assessor Parcel Number	Additional APNs	2016 Status Code	7R
508142001			
Address 504	Direction S Prefix	Street Indian	Suffix Tr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	<u>ON</u>
		Date from Tax Assessor 1935	Date from Research
	M. White	Date Source	
-3.Me		Architect	
TO THE REAL PROPERTY.		Arcintect	
		Architect Source	
		Builder	
	AND AND THE PARTY OF THE PARTY	Original Owner Pearce, C	al
		Other Owner(s)	
		Adelman, Abe	
		Historic Name	
		Common Name	
		Pearce/Charteris Residence	
RESOURCE INFORMATION			
Original Use Single-fami	ily residence S	Stories 1	
Current Use Single-fami	ily residence	Tract/Neighborhood Indian Trail	
Resource Attribute HP2	2. Single family property	ocated in a District? District	
Architectural Style Sp	oanish Colonial Revival	Additional Style	
CHARACTER DEFINING FEA	ATURES		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Unknown/not visible		Not visible from public right-of-way	

	2016 Status Code 7R			
PREVIOUS SURVEY EVALUATION				
City Historic Resources Database Yes HRI Code	2003 Status Code			
HSPB No.				
2016 EVALUATION National Register	California Register Local 7R			
Period of Significance 1935	Criterion A/1/3			
Context Palm Springs between the Wars (1919-1941)				
Theme Single-family Residential Development (1919-1941)				
Sub-theme Depression-era Single-family Residential Development (1930-1941)	1)			
Period of Significance	Criterion			
Context				
Theme				
Sub-theme				
Period of Significance	Criterion			
Context				
Theme				
Sub-theme Sub-theme				
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city, and for its association with the entertainment industry in Palm Springs. It may also be significant as an example of Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.				
Notes/Additional Information				
The first residential subdivisions were recorded in the early 1920s on tracts largely or resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessment transform Palm Springs into an international resort. While the movie stars primarily stresidents and seasonal visitors started building architect-designed estates and drawing resort-related development for the entertainers and the neighborhoods where the we collection of early residential neighborhoods that developed to accommodate the growtract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided map for the development shows the design of a bridle path on the median along India became something of a mini movie colony with an impressive list of important Hollyw Trail was built by radio star Cal Pearce who was, along with his brother Al, star of the the NBC radio network. In 1935, the Pearce brothers brought the program to Palm Sp In 1939, 504 Indian Trail was rented by famed British author Leslie Charteris and his world renowned as author of The Saint series of novels featuring suave detective "Sim	n, along with the Hollywood elite, discovered the desert and began to stayed at the resort hotels when visiting Palm Springs, other wealthying increased attention to the growing resort town. In addition to the salthy industrialists started constructing their winter homes, the city has a wing permanent settlement. This property is located in the Indian Trail diby Pearl McManus and her husband Austin McManus in 1933. The tract in Trail and large frontage lots along the street. In its first decade, the tract wood figures owning or leasing winter homes in Indian Trail. 504 Indian popular Al Pearce and His Gang, which was broadcast nationally across rings for a special broadcast from the newly-opened Palm Springs theater. wife, Barbara Meyer, editor at The American Magazine. Charteris was			

Assessor Parcel Number Additional APNs 508141013	2016 Status Code 7R			
Address 537 Direction S Prefix	Street Indian Suffix Tr			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1935 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Walters, Charles; Wisniewski, Walter Historic Name Common Name Walters Residence			
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Indian Trail				
Resource Attribute HP2. Single family property Lo Architectural Style Ranch	Additional Style			
CHARACTER DEFINING FEATURES				
Low, horizontal massing with wide street façade				
Low-pitched gable roof				
Plaster and brick veneer exterior walls				
Interior brick chimney				
GENERAL ALTERATIONS Unknown/not visible	CUSTOM ALTERATIONS Not fully visible from public right-of-way; garage may have been converted to living space			

PREVIOUS SURVEY EVALUA	<u>ITION</u>					
City Historic Resources Dat	tabase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	N:	ational Register		California Register	Local 7R	
Period of Significance	1935		Criterion	A/1/3		
Context Palm Springs bet	tween the Wars (1919-1941)					
Theme Single-family Re	sidential Development (1919-19	41)				
Sub-theme Depression	Sub-theme Depression-era Single-family Residential Development (1930-1941)					
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context		<u>'</u>				
Theme						
Sub-theme						
Statement of Significance						
transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.						
Notes/Additional Informat	ion					
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. In the mid-1940s, the residence was the winter home of MCM director Charles. Chuck' Walters. Nominated for an Oscar for Lidi (1953), Walters was also responsible for such classics as Easter Parade (1948), High Society (1956), and The Unsinkable Molly Brown (1964), among others. (via Steve Vaught)						

7R

Assessor Parcel Number Additional APNs	2016 Status Code 7R					
508142003						
Address 538 Direction S Prefix	Street Indian Suffix Tr					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
2010 FIELD PHOTO	Date from Tax Assessor 1946 Date from Research c. 1935 Date Source Visual observation Architect Architect Source Builder Original Owner Gholstin, Jack Other Owner(s) Filhuth, Adolph; Simmons, Roy H. Historic Name Common Name					
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Indian Trail Resource Attribute HP2. Single family property Located in a District? District						
Architectural Style Spanish Colonial Revival Additional Style						
CHARACTER DEFINING FEATURES						
Asymmetrical façade						
Irregular plan and horizontal massing						
Gable roof with clay barrel tiles						
Plaster veneered exterior walls forming wide, uninterrupted expanses						
Arcaded front porch						
Decorative wrought iron grille over circular gable vent						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					
Addition to rear/side facade, Windows replaced - some						

		2016 Status Code	7R				
PREVIOUS SURVEY EVALUATION							
City Historic Resources Database	Yes HRI Code	2003 Status Code					
HSPB No.							
2016 EVALUATION	National Register	California Register	Local 7R				
Period of Significance 1935		Criterion A/1/3					
Context Palm Springs between the Wars	Context Palm Springs between the Wars (1919-1941)						
Theme Single-family Residential Develo	Theme Single-family Residential Development (1919-1941)						
Sub-theme Depression-era Single-fam	ily Residential Development (193	0-1941)					
Period of Significance		Criterion					
Context							
Theme							
Sub-theme							
Period of Significance		Criterion]				
Context							
Theme							
Sub-theme							
Statement of Significance							
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.							
Notes/Additional Information							
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Jack Gholstin, who built 538 Indian Trail, was a wholesale merchant from Norfolk, VA who moved to Palm Springs in 1932. For decades, he and his wife were involved in civic affairs particularly in supporting hospital programs. He also served for a time on the board of the City of Hope Hospital. (via Steve Vaught)							

Assessor Parcel Number Additional APNs 508142006	2016 Status Code 5S1
Address 590 Direction S Prefix St	reet Indian Suffix Tr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research
	Date Source
	Architect Miller, Lee
	Architect Source Desert Sun
	Builder Miller, Lee
A STATE OF THE STA	Original Owner Goodloe, Calvin and Dorothy
	Other Owner(s)
	Nilon, Dorothy S.; Koch, Howard E.
· ************************************	Historic Name
	Common Name
	Koch Casablanca Adobe; Goodloe Residence; Steffan Residence
RESOURCE INFORMATION	
Original Use Single-family residence Storie	
	/Neighborhood Indian Trail
Resource Attribute HP2. Single family property Located	d in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No. 68	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Information	

Assessor Parcel Number Additional APNs	2016 Status Code 5S3					
508141010						
Address 591 Direction S Prefix	Street Indian Suffix Tr					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
	Date from Tax Assessor 1935 Date from Research					
Y Y	Date Source					
The second secon	Architect Meyer & Holler					
	A 11: 45 D 45 4/22/4/25					
A CONTRACTOR OF THE CONTRACTOR	Architect Source Desert Sun 4/23/1937					
	Builder					
	Original Owner Wilson, Arch C.					
	Other Owner(s)					
	Bloch, Edward M.; Wilson, W.W.					
	Historic Name Wilson Residence					
	Common Name					
RESOURCE INFORMATION Original Use Single-family residence S	Stories 1					
Current Hea Single family recidence	Fract/Neighborhood Indian Trail					
Current Use Single-family residence Tract/Neighborhood Indian Trail						
	Resource Attribute HP2. Single family property Located in a District? District					
Architectural Style Spanish Colonial Revival Additional Style						
CHARACTER DEFINING FEATURES						
Asymmetrical façade						
Irregular plan and horizontal massing						
Varied gable and hipped roofs with clay barrel tiles and open eaves						
Plaster veneered exterior walls forming wide, uninterrupted expanses						
Steel-sash casement windows, with divided lights						
Wood shutters						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					
No major alterations	Not fully visible from public right-of-way; no major alterations visible					

	2016 Status Code 5S3				
PREVIOUS SURVEY EVALUATION					
City Historic Resources Database HRI Code	2003 Status Code				
HSPB No.					
2016 EVALUATION National Register	California Register Local 5S3				
Period of Significance 1935	Criterion A/1/3				
Context Palm Springs between the Wars (1919-1941)					
Theme Single-family Residential Development (1919-1941)					
Sub-theme Depression-era Single-family Residential Development (1930-1941)					
Period of Significance 1935	Criterion C/3/4, 5				
Context Architectural Styles & Local Practitioners					
Theme Period Revival Styles					
Sub-theme Spanish Colonial Revival					
Period of Significance	Criterion				
Context					
Theme					
Sub-theme					
Statement of Significance					
This property is significant as an example of 1930s residential development, when important figures in entertainment, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a good example of Spanish Colonial Revival residential architecture by Meyer & Holler.					
Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely coresorts. In the 1920s, business tycoons, industrialists, and other wealthy businessment transform Palm Springs into an international resort. While the movie stars primarily so ther wealthy residents and seasonal visitors started building architect-designed esta 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their wentertain them. The popularity of Palm Springs with the Depression-proof movie induother cities in the United States, and new subdivision development resumed in earnes Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pethe development shows the design of a bridle path on the median along Indian Trail as something of a mini movie colony with an impressive list of important Hollywood figures (1874-1955) co-founded the Milwaukee Building Company in 1905 as a design-build for the subdivision of the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the median along Indian Trail and the subdivision of the subdivision of the median along Indian Trail and the subdivision of the subd	along with the Hollywood elite, discovered the desert and began to tayed at the resort hotels when visiting Palm Springs through the 1920s, the sand drawing increased attention to the growing resort town. The inter weekend getaway, and more development sprang up to house and stry surely provided more economic stability for real estate than in most in the mid-1930s. This property is located in the Indian Trail tract. For the sarl McManus and husband Austin McManus in 1933. The tract map for all large frontage lots along the street. In its first decade, the tract became the sowning or leasing winter homes in Indian Trail. Mendel S. Meyer				

the company's architectural arm became known as Meyer & Holler. The Milwaukee Building Company grew into one of Los Angeles' largest construction companies, and Meyer & Holler became one of the city's most esteemed architectural firms in the 1920s. The firm's early work was largely residential, ranging in style from Craftsman to various period revivals. After World War I the company switched to an emphasis on commercial work and designed some of the most prominent buildings in Hollywood, including Grauman's Egyptian Theater (1922), the Hollywood Athletic Club (1924-26), Grauman's Chinese Theater

(1927) and the Hollywood First National Bank Building (1927).

Assessor Parcel Number Additional APNs	2016 Status Code 7R
508152001	
Address 608 Direction S Prefix Stre	eet Indian Suffix Tr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research 1937
	Date Source Desert Sun
	Architect Brewster & Benedict
	Architect Source
	Builder
Oxer and the second sec	Original Owner Forrest, Hal
	Other Owner(s)
	Smith, Gilbert W.; Schenck, Joseph M.; Teitelbaum, Morris, De Martini, Pauline
	Historic Name Forrest/Schenck Residence
	Common Name
	Forrest/Schenck Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	2
Current Use Single-family residence Tract/N	eighborhood Indian Trail Tract/Desert Trail Tract
	in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES Asymmetrical façade	
Irregular plan and horizontal massing	
Varied gable and hipped roofs with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash casement windows with divided lights	
Corredor with square plastered columns	
Circular tower with conical roof	
Rock wall with wrought iron gates; one- and two-story massing; plastered chim	ney with brick coping
	USTOM ALTERATIONS Of fully visible from public right-of-way

					<u>201</u>	6 St	atus Code		7R
PREVIOUS	SURVEY EVA	LUATION							
City Histor	ic Resources	Database		HRI Code		2	2003 Status Code		
HSPB No.									
2016 EVAL	UATION		Na	tional Register		С	California Register	Local	7R
Period of S	ignificance	1937			Criterio	n	A/1/3		
Context	Context Palm Springs between the Wars (1919-1941)								
Theme	Single-family	Residential Dev	velopment (1919-194	ł1)					
Sub-theme	Depre	ssion-era Single-	family Residential De	evelopment (1930)-1941)				
Period of S	ignificance	1937			Criterio	n	C/3/4, 5		
Context	Architectura	Styles & Local F	Practitioners						
Theme Period Revival Styles									
Sub-theme Spanish Colonial Revival									
Period of S	ignificance				Criterio	n			
Context									
Theme									
Sub-theme									
Statement of Significance									
This property is significant as an example of 1930s residential development, when important figures in entertainment, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations; and as a good example of Spanish Colonial Revival architecture by Brewster & Benedict. It exhibits quality of design and characteristic features of the style, including its irregular plan, horizontal massing, steel casement windows, clay barrel tile roofing, and plaster veneer. It is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.									

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and her husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. This property was originally constructed for Hal Forrest, an aviator and a cartoonist, famous for his "Tailspin Tommy" comics. According to the Desert Sun, Forrest personally collected the stones for the wall around his house from out in the surrounding desert. In 1947, the home was purchased by Joseph M. Schenck after selling his previous home at 346 Tamarisk to 20th Century Fox executive Darryl F. Zanuck. Schenck was a major figure in Hollywood from the silent era into the 1950s -former husband of silent screen star Norma Talmadge; co-founder of Buster Keaton Productions; president of United Artists Corporation; and Chairman of the Board, 20th Century Fox Film Corporation. Schenck was one of the founders of the Academy of Motion Picture Arts & Sciences (AMPAS) and in 1952 was awarded a special Academy Award for his many contributions to the film industry. In 1948, Schenck sold the house to Morris Teitelbaum and his sister Pauline De Martini, both well-known New York labor relations attorneys. They were siblings of prominent villager, Al Teitelbaum. (via Steve Vaught) Architects Robert Brewster and Hiram H. Benedict were business associates in the mid-1930s with offices in Los Angeles and Palm Springs. Benedict was later associated with architect R. M. Finlayson before opening his own offices in Palm Springs and Phoenix. Benedict's works in Palm Springs include the Pacific Building, two Bullock's demonstration homes, and the Alvah F. Hicks residence.

Assessor Parcel Number Additional APNs	2016 Status Code 5S3				
508151019					
Address 609 Direction S Prefix S	treet Indian Suffix Tr				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1937 Date from Research				
THE WAY	Date Source				
	Analyticate December 1970				
	Architect Pennell, W.C.				
	Architect Source Desert Sun 4/9/1937				
The second resided to the second of the seco	Builder				
	Original Owner Anderson, Harry A.				
	Other Owner(s)				
	Bartlett, Herbert L.; Steffey, Robert W.				
	Historic Name				
	Common Name				
RESOURCE INFORMATION					
Original Use Single-family residence Storic	es 1				
Current Use Single-family residence Tract	r/Neighborhood Indian Trail				
Resource Attribute HP2. Single family property Locate	ed in a District? District				
Architectural Style Spanish Colonial Revival	Additional Style				
CHARACTER DEFINING FEATURES					
Asymmetrical façade					
One-story height; rectangular plan; horizontal massing					
Shed roof with clay barrel tiles; clay tile coping					
Plaster veneered exterior walls forming wide, uninterrupted expanses					
Wood-sash casement with divided lights; some with awnings and wood plank shutters					
Recessed front porch with wood posts and beam					
Brick garden wall; mature landscaping					
CENEDAL ALTEDATIONS	CUSTOM ALTERATIONS				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Not fully visible from the public right-of-way; no major alterations visible				

2016 Status Code 5S3						
PREVIOUS SURVEY EVALUATION						
City Historic Resources Database HRI Code 2003 Status Code						
HSPB No.						
2016 EVALUATION National Register California Register Local 5S3						
Period of Significance 1937 Criterion A/1/3						
Context Palm Springs between the Wars (1919-1941)						
Theme Single-family Residential Development (1919-1941)						
Sub-theme Depression-era Single-family Residential Development (1930-1941)						
Period of Significance Criterion						
Thomas						
Theme Sub-thoma						
Sub-theme						
Period of Significance Criterion						
Context						
Theme						
Sub-theme Sub-theme						
Statement of Significance						
This property is significant as an example of 1930s residential development, when important figures in entertainment, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.						
Notes/Additional Information						
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Los Angeles-based architect W.C. Pennell was a long-time associate of architect John C. Austin. By 1936, Pennell had established his own practice. He worked in the popular styles of the day from traditional styles in the 1920s to Spanish Colonial Revival and Art Deco during the 1930s. In 1935, Pennell developed a prototype of an affordable home as a demonstration home for Lakewood Village. Later commissions included several schools, theaters and supermarkets.						

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
508053003	
Address 100 Direction N Prefix	Street Indian Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1955/1959 Date from Research
We will be	Date Source
	Architect Cody, Koenig, Wexler and Harrison
	Architect Source
	Builder
	Original Owner
	Other Owner(s) USA 508
The state of the s	USA 500
	Historic Name
	Common Name Palm Springs Spa Hotel and Bathhouse
	Tami Springs Spa Hoter and Daumouse
RESOURCE INFORMATION Original Use Commercial Stor	inc
	ct/Neighborhood
	ted in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	DEMOLISHED

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	5S3
HSPB No.			
2016 EVALUATION	National Register	6Z California Register	6Z Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number 513091021 Address 277 Direction N Prefix Stree Location 2016 FIELD PHOTO	et Indian Canyon Suffix Dr CONSTRUCTION INFORMATION Date from Tax Assessor 1957 Date Source Architect Frey & Chambers Architect Source Builder Original Owner Other Owner(s)
	Historic Name Fire Station No. 1 Common Name Fire Station No. 1 1 eighborhood Commercial Corridor n a District? District Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CI	USTOM ALTERATIONS

PREVIOUS SURVEY EVALUATION	<u>1</u>		
City Historic Resources Database	e Yes HRI Code	2003 Status Code	
HSPB No. 39			
2016 EVALUATION	National Register	California Register 1CS Loca	5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

1CS

5S1

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Assessor I	Parcel Number	Α	dditional	APNs			<u>2016 S</u>	Status Code				5S3	
508041008	8												
Address	290	Direction	N	Prefix		Stre	et Indian Canyo	n		Suffix	Dr		
Location													
2016 FIEL	. <u>D РНОТО</u>						CONSTRUCTIO	ON INFORM	ATION				
							Date from Tax	Assessor	c. 1950	Date fr	om Resear	ch	
				(Date Source						
					W. Com								
200	7				-		Architect						
							Architect Sour	rce					
			A STATE OF				Builder						
							Original Owne	er					
							Other Owner((s)					
							USA BIA						
	WOLL TO TA					A STATE	Historic Name	<u> </u>					
							Common Nam						
							McCormick's						
RESOURCI Original U	E INFORMATION Ise Commerc				St	ories	1						
Comment		1				t. /N							
Current U							eighborhood	District					
Resource	Attribute HP	6. 1-3 story	commerc	al building	Lo	cated	n a District?	District					
Architectu	ıral Style	/lid-century	Modern				Additional S	tyle					
CHARACT	ER DEFINING FE	EATURES											
One-story	configuration wit	th simple ge	ometric fo	rms									
Horizontal	massing												
Expressed	post-and-beam o	construction											
Flat roof w	rith wide overhar	nging eaves	and cantile	evered cano	pies								
Unadorned	d wall surfaces w	ith no decor	ative deta	iling									
Plaster ven	neer exterior wal	ls											
Fixed meta	al framed plate gl	ass window	S										
Auto show	room and display	y pavilions											
	ALTERATIONS					<u>C</u>	USTOM ALTERAT	<u>IONS</u>					
No major a	lterations												

Assessor Parcel Number Additional APNs	2016 Status Code	6Z 6Z 6Z
Address 295 Direction N Prefix St	reet Indian Canyon	Suffix Dr
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	<u>ON</u>
423	Date from Tax Assessor 1941	Date from Research
	Date Source	
we come to	Architect	
CHINA TITIC	Architect Source	
	Builder	
	Original Owner	
	Other Owner(s) Lee, Fai and Niandi	
	Lee, Fai and Mandi	
	Historic Name	
	Common Name Devine's Grocery	
	Devine's Grocery	
RESOURCE INFORMATION		
Original Use Commercial Storie	s 1	
	Neighborhood	
Resource Attribute HP6. 1-3 story commercial building Locate	d in a District? District	
Architectural Style Commercial vernaular	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all	Awnings added, primary entrance m	ay have moved

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Statement of Significance			
and therefore does not appear eligible	e for historic designation.		
Notes/Additional Information			

6Z

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Assessor Parcel Number Additional APNs	<u>2016 Status Code</u>	5S3
508031021		
Address 300 Direction N Prefix	Street Indian Canyon	Suffix Dr
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1950	Date from Research c. 1960
	Date Source Visual observation; Common Name	City Directory reearch
	Common Name Downtown Shell Company Gas Station	on
RESOURCE INFORMATION Original Use Commercial	Stories 1	
Current Use Commercial	Tract/Neighborhood Commercial Corrid	or
Resource Attribute HP6. 1-3 story commercial building	Located in a District? District	
Architectural Style Mid-century Modern	Additional Style	
CHARACTER DEFINING FEATURES		
One-story configuration with simple geometric forms		
Horizontal massing (service building)		
Expressed steel construction of canopy		
Flat roof with wide cantilevered canopies		
Boomerang-shaped canopy on angled steel supports		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
No major alterations		

PREVIOUS SURVEY EVALUA						
City Historic Resources Data	abase Yes	HRI Code		2003 Status Code	7R	
HSPB No.						
2016 EVALUATION		National Register		California Register		Local 5S3
Period of Significance	1960		Criterion	A/1/3		
Context Post-World War I	II Palm Springs (1945-1969)					
Theme Post-World War I	II Commercial Development (1945-1969)				
Sub-theme						
Period of Significance	1960		Criterion	C/3/4		
Context Architectural Styl	les & Local Practitioners					
Theme Post-World War I	II Modernism					
Sub-theme Mid-centur	y Modern					
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
Resource Database). It is signing growth and transition, and as features including its boomer.	an example of Mid-century M	Iodern commercial arch				
Notes/Additional Informati	on					
A post-World War II surge of Springs from this period reflethe need for tourist-oriented I population of permanent resicontinued northward and sou from small, single- or multi-te has a date of 1950 for this par	cted the acceptance of Moder buildings for seasonal visitors dents. Commercial developmonth of the commercial of the commenant office and retail building	nism and expressed a v s, and the need for pract ent during this period c mercial district along P gs to large department s	vide range of Mo tical daily servic consisted of both Palm Canyon and stores, were des	dern interpretations a es, such as banks, shop infill development in Indian Canyon Drives igned by prominent ar	is it increasingly os, and gas station the original con . Many commen chitects of the p	y served two purposes: ons for the growing nmercial core, and the rcial buildings, ranging

Assessor Parcel N	lumber	Ado	ditional .	APNs		<u>2016 S</u>	tatus Code	6Z		6Z	6Z
Address 311	I	Direction	N	Prefix	Street	Indian Canyo	n		Suffix	Dr	
2016 FIELD PHOT	<u>0</u>					CONSTRUCTION	ON INFORMA	<u>TION</u>			
						Date from Tax Date Source Architect Lap Architect Sour Builder Original Owner Other Owner(Project 92 Historic Name	Desert Sun, No ham, Howard Desert Su Greyhou	ovember	7, 1959 aber 7, 19	959	1 1959-1960
urrent Use	commercial				Tract/Neig		Station	Corridor			
esource Attribut rchitectural Styl		1-3 story co		al building	Located in a	District? Additional S	District				
HARACTER DEFI	INING FEAT	TURES									
GENERAL ALTERA Door (primary) rep Windows replaced	olaced. Exte	ensively alte	ered, Wal	cladding rep	laced, App	FOM ALTERAT ears extensively reconfigured		er wall cl	adding re	eplaced; store!	ronts replaced

City Historic Resources Data	
HSPB No.	2000 518480 5080
2016 EVALUATION	National Register 6Z California Register 6Z Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Resource Database). It is an exeligible for designation.	ed during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic cample of post-World War II commercial development; however, this property has been altered and therefore does not appear
Notes/Additional Information	
constructed. The Greyhound B	oned to build a bus depot by Rollin Dunlap, Palm Springs' Greyhound Lines agent, in 1944. It is unknown whether this depot was bus Station was housed at Tanner's Garage (also known as the El Mirador Garage) until, it moved to 221 N Indian Canyon, on the (Desert Sun, 12/25/1952). Groundbreaking for the new, Howard Lapham-designed Greyhound Bus Depot occurred in November

2016 Status Code

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508031001	508031002							
Address	454	Direction	N Prefix		Street	Indian Canyon	Suffix Dr	
Location	tion 454-462 N Indian Canyon Dr							
2016 FIELI	<u> РНОТО</u>					CONSTRUCTION INFORMATION		
						Date from Tax Assessor 1960 Date Source Architect Architect Source Builder Original Owner Other Owner(s) Angel View Crippled Childrens Found Historic Name Common Name Palm Springs Mirror and Glass, Angel		
RESOURCE Original Us Current Us Resource A	ce Commer	rcial	nmercial building	Tra	act/Neig	2 ghborhood a District? District		
Architectu	ral Style	Mid-century Mod	lern			Additional Style		
CHARACTE	ER DEFINING F	EATURES						
One- and tw	vo-story config	uration with simp	ole geometric for	ms				
Horizontal	massing							
Flat roof wi	th cantilevered	l canopies						
Unadorned	wall surfaces							
Masonry us	sed as exterior	wall accent mater	rials					
Two commo	ercial buildings all panels with	s flanking central in-and-out bond;	drive and joined glazed metal sto	by continuou refront walls	s canopy along sid	over sidewalk; rectangular plans; box lewalk; cement plaster veneer at side v	xy massing; cantilevered canopy; walls	
GENERAL A	ALTERATIONS	<u> </u>			<u>cus</u>	TOM ALTERATIONS		
Addition to	primary facado	e, Extensively alte	ered, Windows re	placed - all		nary façade altered; storefronts replac Sanborn)	ed; south building added after 1962	

Assessor Parcel Number

Additional APNs

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION					٦
City Historic Resources Database	Yes HRI Code		2003 Status Code	7R	
HSPB No.					
2016 EVALUATION	National Register (5Z	California Register	6Z	Local 6Z
Period of Significance		Criterion			
Context					
Theme					
Sub-theme Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
This property was re-evaluated during the Resource Database). It is an example of poseligible for historic designation. Notes/Additional Information	t-World War II commercial developm	ent; however, this	s property has been alt	tered and therefor	re does not appear
Acces / Additional Information					

6Z

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507151011	
Address 1020 Direction N Prefix	Street Indian Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
ALL ALL MAN	Date from Tax Assessor Date from Research c. 1935
	Date Source Visual observation
The same of the sa	Architect
ALL ALL AND AL	
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Burger, James G. and Joan C.
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Commercial	Stories 1
Commercial	Stories
Current Use Commercial	Tract/Neighborhood
Resource Attribute HP6. 1-3 story commercial building	Located in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Varied gable and shed roofs with clay barrel tiles and open eaves	s; flat roof over garage
Plaster veneered exterior walls forming wide, uninterrupted exp	vanses
Round arched opening	
Corredores	
U-shaped plan around central patio; round arched wood plank do	oor (primary)
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

	<u>20</u>	16 Status Code	5S3	
PREVIOUS SURVEY EVALUATION				
City Historic Resources Database	HRI Code	2003 Status Code		
HSPB No.				
2016 EVALUATION Nat	ional Register	California Register	Local 5S3	
Period of Significance 1935	Criteri	on A/1/3		
Context Palm Springs between the Wars (1919-1941)				
Theme Commercial Development between the Wars (1919)	9-1941)			
Sub-theme Hotel & Resort Development				
Period of Significance	Criterio	on		
Context	uriteri.			
Theme				
Sub-theme				
Period of Significance	Criteri	on		
Context				
Theme				
Sub-theme				
pre-World War II era. Many of these properties were developed early hotels in Palm Springs have been demolished for new dev			ed to as "apartment-hotels." Many	
Notes/Additional Information				
In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. Spanish Colonial Revival was the predominant architectural style associated with tourist accommodations in Palm Springs from this period.				

Assessor Parcel Number Additional APNs	2016 Status Code	553			
507151012					
Address 1044 Direction N Prefix	Street Indian Canyon	Suffix Dr			
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
2010 PILLO PILOTO	Date from Tax Assessor Date Source Visual observation Architect Architect Source Builder Original Owner Other Owner(s) Burger, James G. and Joan C. Historic Name	Date from Research c. 1955			
RESOURCE INFORMATION Original Use Commercial St	Common Name				
Current Use Commercial Tr	ract/Neighborhood				
	ocated in a District? District				
Architectural Style Mid-century Modern	Additional Style				
CHARACTER DEFINING FEATURES					
One-story configuration with simple geometric forms					
Horizontal massing					
Flat roof with wide overhanging eaves and cantilevered canopies					
Wood screens					
Unadorned wall surfaces					
Masonry used as exterior accent materials					
C-shaped plan around central patio and pool; single light steel sash casen	nent windows				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
Door (primary) replaced					

PREVIOUS SURVEY EVALUAT	TION		
City Historic Resources Data	abase HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1955	Criterion A/1/3	
Context Post-World War I	II Palm Springs (1945-1969)	-	-
Theme Post-World War II	II Commercial Development (1945-1969)		
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information	on		
Springs from this period reflect the need for tourist-oriented be population of permanent reside continued northward and sout from small, single- or multi-ter War II tourism boom prompte	visitors and seasonal residents coincided with Mod cted the acceptance of Modernism and expressed a buildings for seasonal visitors, and the need for pra dents. Commercial development during this period ithward expansion of the commercial district along mant office and retail buildings to large departmen ed the development of a number of hotels, motels, a d relatively small in scale; outdoor spaces to enjoy t	wide range of Modern interpretations as a actical daily services, such as banks, shops, I consisted of both infill development in the g Palm Canyon and Indian Canyon Drives. M It stores, were designed by prominent arch apartment hotels, and inns to accommodat	it increasingly served two purposes: and gas stations, for the growing e original commercial core, and the Many commercial buildings, ranging itects of the period. The post-World the growing demand. Most

Assessor Parcel Number	Additional APNs		2016 Status Code		1CL	5S1
507070016						
Address 1150	Direction N Prefix	Stree	t Indian Canyon	Suffix	Dr	
Location						
2016 FIELD PHOTO			CONSTRUCTION INFORMATION			
- / A	/	<i>*</i>	Date from Tax Assessor 1927	Date fro	m Research	
t -			Date Source			
*	1 1 2		Architect Walker & Eisen			
	WE WELL	1				
	A Brown ASS		Architect Source			
			Builder			
			Original Owner Stevens, Prescott Thresher			
			Other Owner(s)			
		-				
			Historic Name			
			Common Name			
			El Mirador Hotel Tower			
RESOURCE INFORMATION						
Original Use Commercial	Si	tories	4			
Current Use Commercial	T	ract/Ne	ighborhood			
Resource Attribute HP7.	3+ story commercial building Lo	ocated in	a District? District			
Architectural Style			Additional Style			
CHARACTER DEFINING FEAT	TURES					·
						_
GENERAL ALTERATIONS		<u>CU</u> :	STOM ALTERATIONS			

		2016 S	tatus Code	1CL	5S1
PREVIOUS SURVEY EVALUAT	<u>rion</u>				
City Historic Resources Data	abase Yes HRI Code		2003 Status Code		
HSPB No. 1					
2016 EVALUATION	National Regis	ter (California Register	1CL Lo	ocal 5S1
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
	te (HSPB-1 and California Point of Interest).				
Notes/Additional Information	on				

Assessor Parcel Number Additional APNs	2016 Status Code	5S1				
507070017						
Address 1189 Direction N Prefix	Street Indian Canyon	Suffix Dr				
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
3/4 3	Date from Tax Assessor 1927	Date from Research				
	Date Source					
	Architect					
1189	Architect Source	Architect Source				
	Builder					
		Original Owner				
	Other Owner(s) Desert Hospital Dist					
-	_					
	Historic Name Common Name					
	El Mirador Hotel Flagpole Base					
RESOURCE INFORMATION Original Use Other	Stories					
Current Use Other	Tract/Neighborhood					
Resource Attribute HP39. Other	Located in a District? District					
Architectural Style	Additional Style					
CHARACTER DEFINING FEATURES	,					
CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-1) Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
505184012	
Address 1305 Direction N Prefix	Street Indian Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
1305	Date from Tax Assessor 1929 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
RESOURCE INFORMATION Original Use Single family property	Stories 1
Current Use Multi-family property	Tract/Neighborhood Palm Springs Estates No. 3
Resource Attribute HP2. Single family property	Located in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roofs with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expan	ises
Death with weed weets and beaut	
Porch with wood posts and beam	
	CVOTTOM AV TENDA TENDANG

GENERAL ALTERATIONS

Decorative elements added, Door (primary) replaced, Windows replaced - some

CUSTOM ALTERATIONS

The 1962 Sanborn map shows two dwelling units on the parcel; a comparison with aerial photographs reveals that both buildings are still there and the footprints are intact. It is unclear if the rear building was originally a garage that was converted to living space prior to 1962.

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	7R
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance 1929		Criterion A/1/3	
Context Palm Springs between the Wars (1919-1941)		
Theme Multi-family Residential Development between	een the Wars (1919-1941)		
Sub-theme Sub-theme			
Period of Significance		Criterion	
Context		<u> </u>	
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
This property was re-evaluated during the 2015 survey a Resource Database). It is significant as an example of pre the city.			
Notes/Additional Information			
The first residential subdivisions were recorded in the expresorts. In the 1920s, business tycoons, industrialists, an transform Palm Springs into an international resort. Whi residents and seasonal visitors started building architect resort-related development for the entertainers and the collection of early residential neighborhoods that develoe Estates. In 1927, Prescott T. Stevens subdivided a large p the curving streets of Palm Springs Estates held just eigh hotel, as well as a landing strip to bring visitors by air to hotel was sold, and he died in 1932. Ultimately, Palm Spr known as "The Movie Colony."	d other wealthy businessme le the movie stars primarily designed estates and draw neighborhoods where the wped to accommodate the gracel of land – this time east ty-three lots. To support touthe desert community. The O	n, along with the Hollywood elite, di stayed at the resort hotels when vis ing increased attention to the growi ealthy industrialists started constru- owing permanent settlement. This p of Indian Canyon Drive. The smalle rism and residential sales, Stevens I Great Depression was hard on Steve	scovered the desert and began to iting Palm Springs, other wealthy ng resort town. In addition to the cting their winter homes, the city has a roperty is located in Palm Springs st of the Stevens subdivisions to date, built a golf course near the El Miradorns, however. The golf course closed, the

Assessor Parcel Number Additional APNs 507024015	2016 Status Code 5S3
Address 1480 Direction N Prefix	Street Indian Canyon Suffix Dr
	Su eet mulan canyon Sumx Di
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1948 Date from Research
**	Date Source
VYV	Architect
· · · · ·	Attimett
	Architect Source
	Builder
A A	Original Owner
	Other Owner(s)
	Polin, Louise
	Historic Name Hotel El Picador
	Common Name Casa de Camero
	dust de samero
RESOURCE INFORMATION Original Use Commercial	Stories 1
Current Use Multi-family property	Tract/Neighborhood
Resource Attribute HP6. 1-3 story commercial building	Located in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Horizontal massing	
Hipped roof with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted exp	panses
Steel-sash casement windows	
Corredores	
L-shaped plan with six units around central patio and swimming	gpool
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Perforated concrete block screen wall added

			2016 Status Code		5S3
PREVIOUS SURVEY EVALUA	TION				
City Historic Resources Data	abase Yes	HRI Code	2003 Status	Code 7R	
HSPB No.					
2016 EVALUATION	Na	ntional Register	California Re	gister	Local 5S3
Period of Significance	1948		Criterion A/1/3		
Context Post-World War	II Palm Springs (1945-1969)				
Theme Post-World War	II Commercial Development (19-	45-1969)			
Sub-theme					
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
	ed during the 2015 survey as pai ificant as an example of a post-W				
Notes/Additional Informati	on				
during this period included fa the permanent residents. Broaneed for tourist-oriented buil population of permanent residence.	War II, tourism continued to be a cilities that catered to the touris ad development patterns in the idings for seasonal visitors, and the dents. Commercial development of the commercial development of the commercial development at the expansion of the commercial development	et and seasonal communit inter-wars period include the need for practical dail during this period consis	y, along with a growing n the continued emphasis y services, such as banks, sted of both infill develop	umber of commercial on tourism and tourist shops, and gas station ment in the original co	establishments to serve t-related resources. the s, for the growing

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z
501090014	
Address 1600 Direction N Prefix Stre	eet Indian Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1959 Date from Research
	Date Source
	Architect Rissman, Homer
Trains 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Architect Source
	Builder Schuman, Irwin
	Original Owner Schuman, Irwin
	Other Owner(s)
	Historic Name Riviera Resort
	Common Name Riviera Resort
	Riviera Resort
RESOURCE INFORMATION	
Original Use Commercial Stories	
	eighborhood
Resource Attribute HP6. 1-3 story commercial building Located in	in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
	USTOM ALTERATIONS
Addition to primary facade, Carport added, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all	riginal entrance canopy removed; semicircular porte-cochere added; ubstantially altered 2008-2009

PREVIOUS SURVEY EVALUATION	Ĺ	
City Historic Resources Database	Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	6Z California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
Notes/Additional Information		
The Rivieria was designed after its million.	Las Vegas counterpart by Pacific Palisades a	architect Homer Rissman and built by Irwin Schuman in 1959 at a cost of \$3

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6Z

Assessor Parcel Number Additional APNs 504260021	2016 Status Code 5S1
Address 2311 Direction N Prefix Str	reet Indian Canyon Suffix Dr
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1937 Date from Research Date Source Architect Neutra, Richard
	Architect Source Builder Original Owner Other Owner(s) Farrell, Charlie Historic Name Common Name Miller Residence
	Neighborhood
Architectural Style Mid-century Modern	d in a District? District Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No. 45			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-45). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 7R
504361002	
Address 2743 Direction N Prefix Stree	t Indian Canyon Suffix Dr
Location (Historic address: 2143 North Indian Avenue)	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1934 Date from Research
	Date Source
	Architect Spencer & Landon (1936); Doan, Cy (1940) Addition of 12 guest
	rooms; Clark & Frey (Guest bungalows; dining room remodel)
	Architect Source Palm Springs News; Architect & Engineer 6/1951
	Builder
	Original Owner Farrell, Charlie and Bellamy, Ralph
and the second s	Other Owner(s)
The second secon	
A CONTRACTOR OF THE STATE OF TH	Historic Name Palm Springs Racquet Club
	Common Name
	Palm Springs Racquet Club
RESOURCE INFORMATION Original Use Commercial Stories	2
Current Use Commercial Tract/Ne	inhaylood
	a District? District
Architectural Style Other	Additional Style
CHARACTER DEFINING FEATURES	
A grouping of one- and two-story buildings including a former clubhouse and gue	est cottages, and the remnants of a swimming pool and tennis courts
	STOM ALTERATIONS
Unknown/not visible No	t fully visible from the public right-of-way; property damaged by fire in 2014

PREVIOUS SURVEY EVAI	<u>JUATION</u>				
City Historic Resources	Database Yes	HRI Code		2003 Status Code	5S3
HSPB No. 83					
2016 EVALUATION		National Register		California Register	Local 7R
Period of Significance	1934		Criterion	A/1/3	
Context Palm Springs	between the Wars (1919-1941))			
Theme Commercial I	Development between the Wars	(1919-1941)			
Sub-theme Retail &	Entertainment Development				
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
Statement of Significanc	e				
Notes/Additional Inform	ation				
Several resort hotels were development during this p establishments to serve th town that they had purcha additional courts, a swimm	e constructed in the 1920s and 1 period included facilities that ca ne permanent residents. In 1933 ased from Alvah Hicks. The cour	1930s, cementing Palm S tered to the tourist and s 3 actors Charlie Farrell ar ts proved so popular with est bungalows and offere	prings' reputationseasonal commind Ralph Bellanth their Hollywood memberships	on as a first-class resor unity, along with a grow ny built two tennis cour ood friends that the follo in the new Palm Spring	

7R

Assessor Parcel Number Additional APNs	2016 Status Code 7R
504122006	
Address 3131 Direction N Prefix	Street Indian Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1947 Date from Research c. 1935
	Date Source Visual observation
	Architect
3131	Arcinece
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Sto	ories 1
Current Use Single-family residence Tra	act/Neighborhood
Resource Attribute HP2. Single family property Loc	cated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
opanish dolonia terra	- Additional objection
CHARACTER DEFINING FEATURES	
Hipped and gable roofs with clay barrel tiles	
Vertical wood siding in gable	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way

	2016 Status Code 7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 7R
Period of Significance 1935	Criterion A/1/3
Context Palm Springs between the Wars (1919-1941)	
Theme Single-family Residential Development (1919-1941)	
Sub-theme Depression-era Single-family Residential Development (1930-	1941)
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to th Resource Database). This property may be significant as an example of pre-World period of growth and transition in the city. However, it is not fully visible from the needed to complete the evaluation.	d War II residential development in Palm Springs, reflecting an important
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts large resorts. In the 1920s, business tycoons, industrialists, and other wealthy business transform Palm Springs into an international resort. While the movie stars prima other wealthy residents and seasonal visitors started building architect-designed 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it the entertain them. The popularity of Palm Springs with the Depression-proof movie other cities in the United States, and new subdivision development resumed in ea entertainers and wealthy industrialists, the city has a collection of early residentis settlement. Individual examples of early residences remain scattered throughout	smen, along with the Hollywood elite, discovered the desert and began to rily stayed at the resort hotels when visiting Palm Springs through the 1920s, estates and drawing increased attention to the growing resort town. The eir winter weekend getaway, and more development sprang up to house and industry surely provided more economic stability for real estate than in most treest in the mid-1930s. In addition to the resort-related development for the al neighborhoods that developed to accommodate the growing permanent

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
508081002	
Address 100 Direction S Prefix	Street Indian Canyon Suffix Dr
Location 201-267 E Tahquitz Canyon Way	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1960 Date from Research
	Date Holli Tax Assessor Date Source Architect Wexler & Harrison Architect Source Builder Original Owner Other Owner(s) Plaza Welmas Inc Historic Name Common Name
	Welmas Plaza
RESOURCE INFORMATION Original Use Commercial S	Stories 1
Current Use Commercial	Fract/Neighborhood
Resource Attribute HP6. 1-3 story commercial building L	ocated in a District? District
Architectural Style Mid-century Modern	Additional Style
CHADACTED DEFINING FRATURES	
CHARACTER DEFINING FEATURES Two-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces with little decorative detailing	
Plaster and concrete block used as exterior wall panels	
Flush-mounted metal frame fixed windows	
Rectangular plan; two volumes connected by central vertical circulation storefronts and ribbon windows	core with stair and elevator tower; porte-cochere to parking behind; metal-framed
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Windows replaced - some	Some storefronts replaced

City Historia Passaurasa Data		2002 64	atus Code 7R	
City Historic Resources Data	abase 1es nri code	2003 313	atus code / K	
HSPB No.				
2016 EVALUATION	National Register	Californi	ia Register	Local 5S3
Period of Significance	1960	Criterion C/3/4	4, 5	
Context Architectural Styl	les & Local Practitioners			
Theme Post-World War I	II Modernism			
Sub-theme Mid-centur	y Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
Wexler & Harrison. The build	ificant as an excellent example of Mid-century Moder ling exhibits quality of design with distinctive feature all panels, and ribbon windows.			
Notes/Additional Informati	ion			
Springs from this period reflethe need for tourist-oriented land population of permanent resicontinued northward and sou from small, single- or multi-teand Richard Harrison formed Minnesota architecture schoo	visitors and seasonal residents coincided with Moder octed the acceptance of Modernism and expressed a way buildings for seasonal visitors, and the need for pract dents. Commercial development during this period count through the commercial district along Penant office and retail buildings to large departments a partnership in 1952 after meeting at the office of Vol., had worked for Richard Neutra in Los Angeles before and Cody, but also the beginning of a distinctive approximately expressing their structure.	vide range of Modern inte- tical daily services, such as onsisted of both infill devo- lalm Canyon and Indian Ca- stores, were designed by p Villiam Cody, where both ore moving to Palm Spring	erpretations as it increasingly as banks, shops, and gas station relopment in the original com anyon Drives. Many commer prominent architects of the p worked. Wexler, a graduate gs. Wexler & Harrison's early	y served two purposes: ons for the growing nmercial core, and the cial buildings, ranging period. Donald Wexler of the University of house designs show

Assessor Parcel N	Number	Additional A	APNs		<u>2016 S</u>	Status Code				5S3
513144010										
Address 105	Directi	on S I	Prefix	Stree	Indian Canyo	n		Suffix	Dr	
Location 128 S	S Palm Canyon Dr									
2016 FIELD PHOT	<u>ro</u>				CONSTRUCTIO	ON INFORMA	<u>ATION</u>			
		W.	STA.		Date from Tax	Assessor 1	1960	Date fro	om Research	1
		ALL WAR	FED.		Date Source					
Statement .		P. WY	No.	MAN .	Architect Wes	ulan O Hannia	10.7			
					Arcintect we	хіеї & папіѕ	5011			
					Architect Sour	rce Steel an	d Shade: Th	ie Archite	ecture of Don	ald Wexler
Telesconstitut sentan			No.	W.	Builder					
		17 6	V	-	Original Owne	Ditte	Zachary an	d Posin	Stanlow	
	**		9==0	The state of the s	Other Owner(s		Zaciiai y aii	u Rosiii, .	Stamey	
		1			Other Owner (sj				
			_							
					Historic Name	Pitts &	Rosin Build	ling		
					Common Nam					
					The Police Build	ding				
RESOURCE INFOR	RMATION									
	Commercial			Stories	2					
Current Use C	Commercial			Tract/Ne	ighborhood					
Resource Attribut	te HP6. 1-3 sto	ry commercia	l building	Located ir	a District?	District				
Architectural Styl	le Mid-centu	ry Modern			Additional S	tvle				
						.,10				
Ttwo-story configu										
Horizontal massing		e geometric io	11115							
Expressed pre-cast		ation								
Overhanging, preca										
Plaster and stone u			cont materic	alc						
Unadorned wall su										
Flush-mounted me										
riusii-iiiouiiteu iiie	etai ii aine ciei esto	ry willuows, ii	ietai storeir	JIIC						
GENERAL ALTERA	ATIONS			CI	STOM ALTERATI	IONS				
GENERAL ALTERA No major alteration				<u>CU</u>	STOM ALTERATI	<u>IONS</u>				
				CU	STOM ALTERATI	IONS				

PREVIOUS SURVEY EVALUATION				
City Historic Resources Database	Yes HRI Code	2	2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register	C	California Register	Local 5S3
Period of Significance 1960		Criterion	C/3/4, 5	
Context Architectural Styles & Local	Practitioners			
Theme Post-World War II Modernis	sm			
Sub-theme Mid-century Modern				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
This property is significant as a good example of a Mid-century Modern commercial building designed by the prominent Palm Springs architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including the prominent precast channel slab concrete roof, clerestory windows, and stone accent panels.				
Notes/Additional Information				
This property is located on the parcel the Modernism's rise in popularity. As a result wide range of Modern interpretations as practical daily services, such as banks, sloconsisted of both infill development in the Palm Canyon and Indian Canyon Drives, stores, were designed by prominent located William Cody, where both worked. We before moving to Palm Springs. Wexler & approach to design. Wexler's interest in of several projects undertaken by Wexler's located with the projects and the projects undertaken by Wexler's interest in the projects undertaken	alt, commercial architecture in Palm Sp it increasingly served two purposes: the nops, and gas stations, for the growing p ne original commercial core, and the co Many commercial buildings, ranging fr all architects of the period. Donald Wexl exler, a graduate of the University of Mi & Harrison's early house designs show engineering led to simple wood post-ar	orings from this perion the need for touristoring population of perman ontinued northward arom small, single- or rand Richard Harrichnesota architecture the influence of both nd-beam and steel fra	od reflected the acceptant riented buildings for seat anent residents. Commer and southward expansion multitenant office and rison formed a partnershe school, had worked for Neutra and Cody, but a rame designs expressing	ance of Modernism and expressed a asonal visitors, and the need for ricial development during this period on of the commercial district along retail buildings to large department hip in 1952 after meeting at the office or Richard Neutra in Los Angeles also the beginning of a distinctive g their structure. This building is one

Assessor Parcel Number Addition	al APNs	2016 Status Code	5S1					
Address 115 Direction S	Prefix Street	t Indian Canyon	Suffix Dr					
Location								
2016 FIELD PHOTO		CONSTRUCTION INFORMATION						
			Date from Research					
· white	V//	Date Source						
		Architect Williams, Harry	_					
	A PARTY OF							
		Architect Source						
		Builder						
		Original Owner						
		Other Owner(s) Plaza Investment Co						
		Historic Name						
		Common Name						
RESOURCE INFORMATION Original Use Commercial	Stories	2						
Current Use Commercial	Tract/Nei	ghborhood						
Resource Attribute HP6. 1-3 story comme								
Architectural Style Spanish Colonial Rev	rival	Additional Style						
	1701	Traditional Style						
CHARACTER DEFINING FEATURES								
GENERAL ALTERATIONS	<u>CU:</u>	STOM ALTERATIONS						

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Cod	le
HSPB No. 22			
2016 EVALUATION	National Register	California Regist	er Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaulate (HSPB-22 Notes/Additional Information).		

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
513144009	
Address 187 Direction S Prefix S	Street Indian Canyon Suffix Dr
Location 187-191 S Indian Canyon Dr	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date from Research 1936
	Date Source 1962 Sanborn
aut.	Architect
	Architect Source
	Builder
	Original Owner Other Owner(s)
	Stewart Galleries
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Commercial Stori	ies 2
Current Use Commercial Trac	t/Neighborhood
	ted in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Horizontal massing	
Hipped roof with clay barrel tiles; flat roof over one story portion	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash casement windows, with divided lights	
Balcony with plastered parapet	
Rectangular plan; one- and two-story massing; exterior plastered chimneys plank door (secondary) with metal strap hinges, wood jambs and lintel, and	; espadanas, quatrefoils, and pent roofs with clay barrel tile on Arenas façade; wood brick steps
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Characteristic alternation and adoption and at a small all and a small all all all and a small all all all all all all all all all
	Storefronts altered; awning added at second story balcony; unknown if tile cladding at first story is original or a later alteration

PREVIOUS	S SURVEY EVALUA	ATION					
City Histo	ric Resources Da	tabase	HRI Code		2003 Status Code		
HSPB No.							
2016 EVA	LUATION		National Register		California Register	Local	5S3
Period of	Significance	1936		Criterion	A/1/3		
Context	Palm Springs be	tween the Wars (1919-1941))				
Theme	Commercial Dev	relopment between the Wars	(1919-1941)				
Sub-them	e Retail & E	ntertainment Development					
Period of	Significance	1936		Criterion	C/3/4		
Context	Architectural Sty	yles & Local Practitioners	,				
Theme	Period Revival S	tyles					
Sub-them	e Spanish Co	olonial Revival					
Period of	Significance			Criterion			
Context	Significance			Criterion			
Theme							
Sub-them	e						
Ctatamoni	t of Significance						
		s an example of a pre-World					
	ony, and espadanas						
Notes/Add	ditional Informat	tion					
for respira Springs' re community (until 1930 historic cer	tory patients into putation as a first- y, along with a gro), Main Avenue) re nter at Tahquitz Ca	he parcel that includes La Pla an exclusive winter resort for class resort community. Con wing number of commercial emained the primary commer anyon Way (formerly Spring be the appropriate style for	r the wealthy. Several re nmercial development d establishments to serve cial thoroughfare in Pal Street). In the desert en	sort hotels wer uring this perio the permanent m Springs, grov vironment a sin	e constructed in the 19; d included facilities tha residents. Throughout ving north and, to a less nplified, rustic interpret	20s and 1930s, cementin it catered to the tourist and the inter-war years Palm ser degree, south from the tation of the popular Span	g Palm nd seasonal Canyon Drive e village's

Assessor Parcel Number Additional APNs	2016 Status Code 5S3				
508094016					
Address 440 Direction S Prefix	Street Indian Canyon Suffix Dr				
Location 440-460 S Indian Canyon Dr					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
All and a second	Date from Tax Assessor Date from Research 1956				
DESCRICT CONT.	Date Source Steel & Shade: The Architecture of Donald Wexler Architect Wexler & Harrison Architect Source Steel & Shade: The Architecture of Donald Wexler Builder Original Owner Pitts, Zach Other Owner(s) Historic Name Common Name				
KBC; Tri-Tone Tile; Palm Springs Cleaners; Ramon Drug RESOURCE INFORMATION					
Original Use Commercial St	tories 1				
Current Use Commercial Tr	ract/Neighborhood				
Resource Attribute HP6. 1-3 story commercial building Lo	ocated in a District? District				
Architectural Style Mid-century Modern	Additional Style				
CHARACTER DEFINING FEATURES					
One-story configuration with simple geometric forms					
Horizontal massing					
Expressed construction					
Flat roof with wide upswept cantilevered canopy over sidewalk					
Unadorned wall surfaces with little decorative detailing					
Stone used as exterior wall panels on seconday façade					
Rectangular plan around interior court; symmetrical organization; doubl parking lot with pointed arch awnings	le flush doors with transom panel and period hardware; secondary entrances from				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Storefronts may have been altered; one bay has flush doors and transom panel				

PREVIOUS SURVEY EVALUAT	TION		
City Historic Resources Data	abase Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1956	Criterion C/3/4, 5	
Context Architectural Style	les & Local Practitioners		
Theme Post-World War II	I Modernism		
Sub-theme Mid-century	y Modern		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context		Griterion	
Theme			
Sub-theme			
Statement of Significance	_		
	ing exhibits quality of design with distinctive featur corative stone detailing. Update: This property was		8-7
Notes/Additional Information	on		
Springs from this period reflect the need for tourist-oriented be population of permanent reside continued northward and sout from small, single- or multi-ter building is referred to as a "ba	visitors and seasonal residents coincided with Moccted the acceptance of Modernism and expressed a buildings for seasonal visitors, and the need for pradents. Commercial development during this period athward expansion of the commercial district along enant office and retail buildings to large department arracks remodel" in the project list of Steel & Shade atts, important local businessman, whose family materials.	a wide range of Modern interpretations as it increactical daily services, such as banks, shops, and good consisted of both infill development in the origigon Canyon and Indian Canyon Drives. Many cut stores, were designed by prominent local archies: The Architecture of Donald Wexler. It is one of	easingly served two purposes: as stations, for the growing nal commercial core, and the ommercial buildings, ranging tects of the period. This

Assessor Parcel Number Additional APNs 508121001	2016 Status Code 5S3				
	Street Indian Canyon Suffix Dr				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
201011111010	Date from Tax Assessor 1958-59 Date from Research				
	Date Source				
李 二 本 年	Architect Wong, Joseph B.				
The state of the s	Architect Source				
	Builder				
	Original Owner				
	Other Owner(s)				
	other owner(s)				
	Historic Name Security First National Bank				
	Common Name Union Bank				
RESOURCE INFORMATION Original Use Commercial Stori	ies 1				
Current Use Commercial Trac	t/Neighborhood				
Resource Attribute HP6. 1-3 story commercial building Locat	ted in a District? District				
Architectural Style Mid-century Modern	Additional Style				
CHARACTER DEFINING FEATURES					
One -story configuration					
Flat roof with cantilevered canopies					
Unadorned wall surfaces with little decorative detailing					
Concrete screens					
Flush-mounted metal frame fixed windows					
Irregular plan; exposed concrete block construction; corner entrance with c	ast has-relief screens				
m eguar pian, exposed concrete block construction; corner entraffice with c	ast pas-1 CIICI SUI CCIIS				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
Addition to rear/side facade	Drive-thru canopy added at south façade				

PREVIOUS SURVE	EY EVALUA	<u>TION</u>							
City Historic Reso	ources Dat	abase	Yes	HRI Code		2003 Status Code	7R		
HSPB No.									
2016 EVALUATIO	<u>DN</u>		N	ational Register		California Register		Local	5S3
Period of Signific	ance	1958			Criterion	A/1/3			
Context Post-V	Norld War	II Palm Spring	s (1945-1969)						
Theme Post-V	Norld War	II Commercial	Development (19	45-1969)					
Sub-theme									
Period of Signific	ance	1958			Criterion	C/3/4, 5			
Context Archit	tectural Sty	les & Local Pra	actitioners						
Theme Post-V	Norld War	II Modernism							
Sub-theme	Mid-centur	ry Modern							
Period of Signific	ance				Criterion				
Context					<u> </u>				
Theme									
Sub-theme									
Statement of Sign	nificance								
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II commercial development in Palm Springs, as the city's commercial core expanded northward and southward along Palm Canyon and Indian Canyon Drives. It is also significant as an example of Mid-century Modern commercial architecture and exhibits quality of design with distinctive features including its irregular plan, exposed concrete masonry construction, flat roof with wide cantilevered entrance canopy, and decorative bas-relief panels.									
Notes/Additional Information									
A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Bank architecture across the nation adopted Modern design (including drive-through service) to attract customers in the economic expansion after 1945; Palm Springs boasts an extraordinary collection of custom designs by noted architects which were also, by their size, position, and design, de facto civic landmarks celebrating the town's wealth. This was originally Security-First National Bank, which opened to the public in September 1959. The bank was designed by architect Joseph B. Wong with the groundbreaking in December 1958. Phoenix-based Joseph B. Wong (1921-2011) was educated at the University of California, Berkeley. Wong practiced briefly in California, then moved to Scottsdale, Arizona, where he partnered with William Hall in Wong and Hall. When Hall returned to California to practice in 1954, Wong established his own firm. Wong produced over 550 residential, commercial and institutional buildings working in a range of styles. Of special note on this building are the the two 8x12 bas-reliefs located at the entrance. These were created by Arizona sculptor Lawrence Tenney Johnson and represent the hist									

Assessor P	arcel Number		Additiona	al APNs		<u>201</u>	<u>16 Status Code</u>	6Z		6Z	6Z
501142003	3										
Address	2027	Directio	n	Prefix	S	treet Jacques			Suffix	Dr	
Location											
Location											
2016 FIELI	<u>D PHOTO</u>					CONSTRUC	TION INFORMA	TION			
	A 100	1317		N.		Date from	Tax Assessor 19	959	Date fr	om Research	
	***	40	3			Date Source	e				
OUT TO											
34	MAIL	Marie De				Architect					
		1			alle.	A laite ta C					
						Architect S					
						Builder	Meiselman, Jack				
			-			Original O	wner				
						Other Own	er(s)				
				-							
-		-				Historic Na	ıma				
						Common N					
RESOURCE	INFORMATION	N									
Original Us	se Single-fan	nily reside	1ce		Storie	es 1					
Current Us	Single-fan	nily reside	nce		Tract	/Neighborhood	Chino Palm	s Estates			
Resource A	Attribute HP	P2. Single fa	mily prop	erty	Locate	ed in a District?	District				
Architectu	ral Style	Mid-centur	v Modern			Addition	al Style				
- In controctu	in Style	- Contai	, 1.10de111			- Tradition	ar style				
CHARACTE	ER DEFINING FE	EATURES									
GENERAL A	ALTERATIONS					CUSTOM ALTER	ATIONS				
	primary facade,	, Door (pri	nary) repl	aced, Windov	WS	Breezeway enclo		idded; gar	age door	replaced	
repraceu - S	oune										

PREVIOUS SURVEY EVALUA	ATION				
City Historic Resources Dat	tabase Yes HRI Code		2003 Status Code	7R	
HSPB No.					
2016 EVALUATION	National Register	6Z	California Register	6Z	Local 6Z
Period of Significance		Criterion			
Context				·	
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
Resource Database). It is an example of post-World War II residential development located in the Chino Palms Estates tract developed by Jack Meiselman. However, according to guidelines established by the California Department of Transportation for the evaluation of post-World War II suburbs, "while an individual residence of unique design may possess high artistic value, a tract house by a merchant builder will inevitably be similar to others within the same tract. A tract house will usually be similar to houses built in other tracts by the same builder, and may even closely resemble those by different builders. It is unlikely that any individual house within a tract will be distinguishable from its neighbors with respect to artistic value." Therefore, this property does not appear individually eligible for historic designation.					
Notes/Additional Informat	ion				
property areas. The first, deve and all of Jacques Street. The Meiselman purchased a 10-ad Palms Estates houses were as	embarked on the largest of his developments, Chir eloped in 1958, is south of Via Escuela. The secon second phase is composed of smaller parcels that cre parcel adjacent to the second phase of Chino F vailable in 2-bedroom with den or 3-bedroom, 2 k ncluded 1820 N. Via Miraleste, 1830 N. Via Mirale	d, developed in 19 n the first (100 x 1 alms Estates from pathroom plans. Ai	59, consists of the east 00 feet vs. 125 x 150 fe Julian Smith and cons r conditioning was fea	t side of via Mirale eet in phase one). tructed 30 additio	este, all of Berne Street, In February of 1959, onal homes. Chino

6Z

6Z

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
504171006	
Address 2300 Direction N Prefix	Street Janis Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1960 Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
Current Use Single-family residence	Stories 1 Tract/Neighborhood Janis Hilltop Estates #1 Located in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Expressed post-and-beam construction, in wood	
Flat roof with wide overhanging eaves	
Perforated concrete block screens	
Unadorned wall surfaces	
Stone used as exterior accent material	
Flush-mounted metal frame fixed and casement windows	
Rectangular plan with recessed entrance atrium; asymmetrical compos sidelights; attached garage	sition; angled structural frames; interior concrete block chimney; flush wood door with
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Not fully visible from the public right-of-way; no major alterations visible

		2016 Status Co	ode	5S3
PREVIOUS SURVEY EVALU	ATION			
City Historic Resources Da	tabase HRI Code	2003 S	Status Code	
HSPB No.				
2016 EVALUATION	National Register	Californ	nia Register	Local 5S3
Period of Significance	1960	Criterion C/3/	/4	
Context Architectural St	yles & Local Practitioners			
Theme Post-World War	· II Modernism			
Sub-theme Mid-centu	ıry Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
	is a good example of Mid-century Modern residentiframes, perforated concrete block screen walls, an			ctive features including its
population, coinciding with tand developers the opportuntrends. These conditions and	ne post-World War II years and the rise of the car of the peak of Modernism's popularity. This created a nity to explore and develop a wide range of archite If the architects' talents led to the development of a pr "The Palm Springs School."	demand for both mass-pro ctural types and ideas, some	nduced and custom housing setimes influenced by sophi	that afforded architects sticated global design

Assessor Parcel Number Additional A	APNs	2016 Status Code		5S3
505181003				
Address 1441 Direction	Prefix Street	Kaweah	Suffix Rd	
Location				
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	<u>.</u>	
		Date from Tax Assessor 1952	Date from Resear	ch
		Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name	erace (Liberace Guest Hou	se)
RESOURCE INFORMATION Original Use Single-family residence	Stories	Plaza de Liberace (Liberace Gues	t House)	
Current Use Single-family residence	Tract/Neig	hborhood Las Palmas Esta	tes	
Resource Attribute HP2. Single family proper				
Architectural Style Regency Revival		Additional Style		
CHARACTER DEFINING FEATURES				
Symmetrical façade				
Blank wall surfaces veneered in textured plaster				
Vertically exaggerated recessed entrance				
Eccentrically detailed and unconventionally propo	rtioned Neo-Classical columns			
U-shaped driveway				
GENERAL ALTERATIONS No major alterations	CUS	TOM ALTERATIONS		
no major atterations				

		2016 Status Code		5S3
PREVIOUS SURVEY EVALUATION				
City Historic Resources Database	HRI Code	2003 Status	Code	
HSPB No.				
2016 EVALUATION	National Register	California Re	gister	Local 5S3
Period of Significance 1952		Criterion C/3/4		
Context Architectural Styles & Local Pra	actitioners			
Theme Post-World War II Modernism				
Sub-theme Regency Revival				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
vertically exaggerated recessed entrance, u	nconventionally proportioned Neocl	assical columns, and blank walls	finished in heavily	textured cement plaster.
Notes/Additional Information				
The growing prosperity of the post-World V population, coinciding with the peak of Mod and developers the opportunity to explore trends. The Regency Revival style combines	dernism's popularity. This created a cand develop a wide range of architec	lemand for both mass-produced tural types and ideas, sometimes	and custom housin influenced by soph	g that afforded architects histicated global design

Assessor Parcel Number Addition	onal APNs	2016 Status Code		5S1
511053012				
Address 992 Direction E	Prefix Street	La Jolla	Suffix	Rd
Location				
2016 FIELD PHOTO		CONSTRUCTION INFORMATION		
		Date from Tax Assessor 1957 - 19	95 Date fro	om Research
	MALE . JAME	Date Source	Julie II o	, m Researen
		Date Source		
NA C	一种	Architect		
	A LANGE			
		Architect Source		
		Builder Alexander Construction	Company (D	eveloper)
		Original Owner		
		Other Owner(s)		
-				
	4 1	Г		
		Historic Name		
		Common Name		
RESOURCE INFORMATION				
Original Use Single-family residence	Stories 1			
Current Use Single-family residence	Tract/Neigh	nborhood Twin Palms Estate	es .	
Resource Attribute HP2. Single family pr	roperty Located in a	District? District Twin Pa	alms Estates	
Architectural Style Mid-century Mode	rn	Additional Style		
initial style		Additional Style		
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS	CUST	OM ALTERATIONS		

	<u> 2</u>	2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No. 85			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance	Crite	rion	
Context			
Theme			
Sub-theme			
Period of Significance	Crite	rion	
Context			
Theme			
Sub-theme			
Period of Significance	Crite	rion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-85). Notes/Additional Information			

Assessor Parcel Number Addi	tional APNs	2016 Status Code	5S3
511171034			
Address 484 Direction	E Prefix Stre	eet La Verne	Suffix Way
Location Aloha Drive on the north, East	Laverne Way on the south, Calle Pa	lo Fierro on the east, and South Lagarto	
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
<u> </u>		Date from Tax Assessor 1966	Date from Research 1965
- N		Date Source	Dute nom Research 1900
	*** **	Architect	
		Architect Source	
	700		
		Builder	
	Property of the second	Original Owner Other Owner(s)	
		other owner(s)	
		Historic Name Palo Fierro Estat	es
		Common Name Palo Fierro Estates	
		Tallo Fictio Estates	
RESOURCE INFORMATION Original Use Multi-family residence	Stories	1	
Current Use Multi-family residence	Tract/N	Palo Fierro Estates	
Resource Attribute HP3. Multiple fami	_	in a District? District	
Architectural Style Mid-century Mod	down	Additional Ctula	
Architectural Style Mid-century Mod	lei II	Additional Style	
CHARACTER DEFINING FEATURES			
One-story configuration with simple geome	etric forms		
Expressed wood post-and-beam constructi			
Flat roof and low-pitched gable roof with w			
Unadorned wall surfaces with little decorate			
Concrete block and stone used as exterior v			
Attached residential units arranged around and olive trees; modern, frosted pole-globe		g pool; recessed entrances with flush woo	d doors; lush landscaping with palm
GENERAL ALTERATIONS		USTOM ALTERATIONS	
Door (primary) replaced, Unknown/not vis		lot fully visible from public right-of-way; s creens added	ome doors replaced; some security

PREVIOUS SURVEY EVALUATION	VIDLO I	2002 0:	
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance 1965		Criterion A/1/3	
Context Post-World War II Palm Springs (1	945-1969)		
Theme Post-World War II Multi-family Re	sidential Development (1945-1969)		
Sub-theme			
Period of Significance 1965		Criterion C/3/4	
Context Architectural Styles & Local Practit	ioners		
Theme Post-World War II Modernism			
Sub-theme Mid-century Modern			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
apartment complex, reflecting planning and destone veneered walls, expressed post-and-bear			ve features including concrete block and
Notes/Additional Information			
As a result of increased demand for housing, portion apartments, large low-rise multi-building commattached residences in clusters as small as two the scale of the developments increased). Number Fierro Estates was designed as a group of 34 two by East Laverne Way, to the East by Calle Palo I apartments ranging in size from 1,710 square for garden-style multi-family residential complexe area that featured a nine-hole putting green and condominium tract map to transform the comp	nunities (including early condominium and as many as eight. In virtually every erous examples from the postwar periogo- and three-bedroom garden apartme fierro, and to the west by South Lagarto eet to 2,000 square feet with atriums as in Palm Springs, groupings of two and two heated pools. Although originally	projects), split-level attached tow configuration, the focus of the de- d are associated with significant a ents. The project was bordered to b Way. The \$1 million project featured and sunken living rooms with Swed of four attached homes with carpor	withomes, and attached and semi- sign was around the pool (or pools as architects, designers, or developers. Palo the north by Aloha Drive, to the south ured Mid-Century Modern-style dish fireplaces. As with many of the rts were arranged around a rolling green

Assessor Parcel Number Additional APNs	2010 Status Coue
511131012	
Address 750 Direction E Prefix	Street La Verne Suffix Way
Location 1997 Camino Real; multiple addresses bordered by La Vern	ne on south, Camino Real to the east and easem
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1965 Date Source Architect Jones & Emmons Architect Source Builder Original Owner Other Owner(s) Historic Name Country Club Estates Common Name Country Club Estates
	Stories 1 Fract/Neighborhood
	ocated in a District? District
Architectural Style Mid-century Modern	Additional Style
CHADACTED DEFINING FEATURES	
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces with little decorative detailing	
Concrete block used as exterior wall panels and accent materials	
Flush-mounted metal frame windows and sliding doors, and clerestory v	windows
Paired residential units with attached garages, arranged in triangular for globe lights	rm around cental garden court and swimming pool; lush landscaping; modern pole-
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Door (primary) replaced, Unknown/not visible	Not fully visible from public right-of-way; some doors (primary) replaced; some security screens added; some garage doors have been replaced

	<u>2016 Status Code</u>
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 5S3
Period of Significance 1965	Criterion A/1/3
Context Post-World War II Palm Springs (1945-1969)	
Theme Post-World War II Multi-family Residential Development (1945-1969)	
Sub-theme	
Period of Significance 1965	Criterion C/3/4, 5
Context Architectural Styles & Local Practitioners	
Theme Post-World War II Modernism	
Sub-theme Mid-century Modern	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Country Club Estates is significant as an excellent example of multi-family residentidevelopment in a resort location in the 1960s; and as a good example of a Mid-cent	
Emmons, reflecting design and planning principles from the period.	ary Modern garden apartment designed by prominent arenicees joiles &

Notes/Additional Information

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semiattached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Country Club Estates is a condominium community designed in the Mid-century Modern architectural style. Amenities include a communal pool. The triangular parcel is home to thirty units (although early plans called for just twenty four), primarily clustered in four units per building, but with some two-unit clusters. Originally designed to be co-operative apartments, the project was changed to condominium ownership during the design process. The long, low horizontal lines of Jones' elegant Mid-century Modern design is emphasized by the incorporation of carports at both ends of the primary street façade, with a unifying wall at the center. Flat rooflines also contribute to the overall horizontality of the design. Two- and three-bedroom units range from 1,450 to 1,811 square feet; each unit was designed around a private garden that separates the public and private spaces. Eleven-foot ceiling heights distinguish the units from other local examples from the period. Each unit opens at the rear onto the lushly landscaped garden area with an oversized swimming pool and a private pitch-and-putt golf course. Modern pole-globe lights dot the landscape. Frederick E. Emmons, Jr. graduated from Cornell University with a degree in architecture in 1929, and after working for the New York firm of McKim, Mead & White, moved to Los Angeles in 1932. There he met A. Quincy Jones when they were both employed at Allied Engineers in San Pedro. Jones had moved to Los Angeles in 1936 after graduating from the University of Washington, and worked for a number of prominent Los Angeles architects including Douglas Honnold and Paul R. Williams. Both Emmons and Jones returned to Los Angeles after serving in the U.S. Navy during World War II, and in 1951 founded the firm of Jones & Emmons, a partnership which was among the masters of Modern architecture in Southern California during the second half of the 20th century and which continued until Emmons' retirement in 1969. Jones & Emmons developed a distinctly Californian expression of modernism characterized by simple post-and-beam construction, warm woods and other natural materials, integrated systems and inviting scale. The firm utilized new building technologies and structural innovations, including lightweight post-and-beam construction with pre-assembled parts, which decreased costs and production time. The firm is estimated to have designed thousands of homes, ranging from modest tract houses to lavish custom residences such as Sunnylands, the 32,000-square-foot estate of Ambassador and Mrs. Walter Annenberg in Rancho Mirage. Jones and Emmons designed office, restaurant, and factory buildings throughout California as well as a number of prominent civic and institutional projects, including numerous buildings on the University of California campuses at Irvine, Los Angeles, Riverside, and San Diego. Among the firm's many honors and awards, Jones & Emmons was named AIA Firm of the Year in 1969.

Assessor Parcel Number Additional APNs 511091020	2016 Status Code 7R
Address 1300 Direction S Prefix Street Location	La Verne Suffix Way
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1971 Date from Research Date Source Architect Kaptur, Hugh & Lapham, Howard Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Fire Station No. 4
	1 Sharbard
Current Use Institutional Tract/Neighbor Resource Attribute HP14. Government building Located in a	ghborhood a District? District
Architectural Style Late Modern	Additional Style
CHARACTER DEFINING FEATURES Bold geomteric volumes Large expanses of unrelieved wall surfaces Uniform use of stucco cladding Little or no applied ornament	
Battered walls; flat roof with exposed wood beams; slumpstone screen walls	
GENERAL ALTERATIONS No major alterations	TOM ALTERATIONS

	2016 Status Code 7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 7R
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property was included in the 2014 City of Palm Springs' list of potential histoconstructed outside the period of significance for the 2015 survey update, and the	erefore it was not re-evaluated as part of that effort.
Notes/Additional Information	

Assessor P	arcel	Numb	er		Addi	itional	APNs			2016 Status Code	3S		3CS	5B
505082012	2													
Address	1350		Γ	Directio	n		Prefix		Stre	et Ladera		Suffix	Cir	
Location														
2016 FIELI	D PHO	<u>TO</u>								CONSTRUCTION INFORMATION	<u>ON</u>			
1	in 31.	terre.							4	Date from Tax Assessor 1960	0	Date fr	om Research	
										Architect Palmer & Krisel Architect Source Builder Original Owner Other Owner(s)	er, Robe	rt		
			To the second		100					Historic Name Robert Ale Common Name Robert Alexander Residence; "Honeymoon House"				omorrow"; "Th
RESOURCE Original Us				y reside	nce				Stories	1.5				
Current Us	ie –	Single-	-famil	y reside	nce				Tract/No	eighborhood Vista Las Palm	nas			
Resource A	Attribu	ıte	HP2.	Single f	amily	prope	rty	✓	Located i	n a District? District Vist	ta Las Pa	almas		
Architectu	ral Sty	rle	Mic	l-centur	у Мо	dern				Additional Style				
CHARACTE	R DEF	INING	FEA	TURES										
One-story c					k geor	metric	forms							
Low-pitche	d gabl	e roof v	with v	vide ove	rhan	ging ea	ives							
Unadorned	wall s	urfaces	s with	little de	ecorat	tive de	tailing							
Plaster, woo	od and	stone	used	as exter	ior w	all pan	els and a	ccent mate	rials					
Flush-moun	nted m	etal fra	ame w	rindows	and s	sliding	doors, ar	nd clerestor	y window	3				
Sloping site polygonal s	with s	tone r	etaini a sing	ng wall: le diam	and ond-s	circula shaped	ır expose gable ro	d aggregate of with cut-o	concrete out canop	stepped path; lush landscaping; co es;	mplex p	olan comj	posed of four c	clustered
GENERAL A			<u>NS</u>						<u>C1</u>	ISTOM ALTERATIONS				
No major al	lteratio	ons												

PREVIOUS SURVEY EV	<u>VALUATION</u>	
City Historic Resource	es Database HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	3S California Register 3CS Local 5B
Period of Significance	1960	Criterion C/3/4, 5
Context Architectu	ral Styles & Local Practitioners	
Theme Post-World	d War II Modernism	
Sub-theme Mid-	-century Modern	
Period of Significance	3	Criterion
Context		
Theme		
Sub-theme		
Sub-theme		
Period of Significance	÷	Criterion
Context		
Theme		
Sub-theme		
Statement of Significa	ance	
exhibits quality of design		hitecture designed by the prominent architectural firm of Palmer & Krisel. It f clustered polygonal forms, wide front gable roof with wide overhanging eaves,
Notes/Additional Info	ormation	
population, coinciding and developers the opptrends. These condition "Palm Springs Moderni together in the Los Angplans, glass walls, and s Alexander Construction and III, 1956-59) and R the site as a kit, enablin flipped to minimize mo Krisel designed more the before dissolving their Construction Company	with the peak of Modernism's popularity. This created a portunity to explore and develop a wide range of architects and the architects' talents led to the development of a ism" or "The Palm Springs School." Architects Dan Saxon geles office of Victor Gruen. The partners designed custor simple lines. They used the same features in the design on Company and for subsequent Alexander subdivisions is acquet Club Road Estates (1958-61). The designs were larg quick and efficient assembly. In each tract, the architecture and offered limited exterior options such as but han 20,000 houses for the Alexanders and other develop partnership in 1964. This property is located within the	culture contributed to a rapid increase in Palm Springs' seasonal and permanent in demand for both mass-produced and custom housing that afforded architects octural types and ideas, sometimes influenced by sophisticated global design an exceptional group of Modern buildings which later came to be identified as in Palmer and William Krisel, AIA, formed their partnership in 1950 after working im modern houses of modular post-and-beam construction, with open floor of their first housing tract, Corbin Palms (1954-1955), for the Los Angeles-based in Palm Springs including Twin Palms Estates (1955), Vista Las Palmas (Phases II based on standardized materials that were pre-cut, labeled, and transported to exist used a limited number of simple square or rectangular floor plans that were terrily, gable, and flat roofs to individualize each house. Ultimately, Palmer and evers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida e Vista Las Palmas subdivision, established in 1956 by the Alexander " is also known as "The Elvis Presley Honeymoon House" because it was rented

3S

2016 Status Code

3CS

5B

Assessor Parcel Number 513410007 Address 230 D	Additional APNs rection W Prefix	2016 Status Code Street Lilliana	Suffix Dr
Location 230 D	rection w Prefix	Street Lilliana	Suitix Dr
2016 FIELD PHOTO		CONSTRUCTION INFORMATION Date from Tax Assessor 1955 Date Source Architect Wexler & Harrison Architect Source Builder Original Owner Other Owner(s)	Date from Research 1954
RESOURCE INFORMATION Original Use Single-family Current Use Single-family Resource Attribute HP2. S	residence T	Historic Name Common Name Stories 1 Tract/Neighborhood The Mesa, Lilliana ocated in a District? District	Gardens
Architectural Style Mid-	century Modern	Additional Style	
CHARACTER DEFINING FEAT One-story configuration with st			
Horizontal massing Expressed post-and-beam cons	truction		
Low-pitched shed roof with wie			
Unadorned wall surfaces with l			
Masonry used as exterior wall	panels or accent materials		
Flush-mounted metal frame fix	ed windows and clerestory windows		
Square plan with attached carp	ort; masonry veneer walls that continue	beyond house as screen walls; flush wood door	with large fixed sidelight
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Carport altered or enclosed			

PREVIOUS SURVEY EVALUAT	<u>rion</u>					
City Historic Resources Data	base	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	N	lational Register		California Register	Loc	al 5S3
Period of Significance	1955		Criterion	C/3/4, 5		
Context Architectural Style	es & Local Practitioners					
Theme Post-World War II	I Modernism					
Sub-theme Mid-century	v Modern					
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
This property is significant as a Harrison. It exhibits quality of construction, and masonry wa	design and distinctive feature	s including its low-pit	tched shed roof,			
Notes/Additional Information	on					
The growing prosperity of the population, coinciding with the and developers the opportunit trends. These conditions and the "Palm Springs Modernism" or William Cody, where both wor moving to Palm Springs. Wexlet to design. Wexlet's interest in and his wife Lillian subdivided Drive, the Zaluds engaged loca fifteen homes surrounding a construction; the model house in Lilliana Gardens were design	e peak of Modernism's popular by to explore and develop a wich he architects' talents led to the "The Palm Springs School." Do ked. Wexler, a graduate of the er & Harrison's early house de engineering led to simple wood a small six-acre tract west of all architect William F. Cody to community park on a central park was located at 250 Lilliana Dr	rity. This created a de de range of architectue development of an e inald Wexler and Rich University of Minnes signs show the influer d post-and-beam and South Palm Canyon D design the houses on sarcel. In April of 1951 rive. According to architecture	emand for both raral types and id exceptional grounard Harrison for tota architecture nce of both Neural steel frame des trive known as L spec and advert , the model hou	nass-produced and custeas, sometimes influence p of Modern buildings warmed a partnership in 2 school, had worked for tra and Cody, but also this gas expressing their stailliana Gardens. Composed the subdivision as see was open for viewing	tom housing that affor ced by sophisticated gi which later came to be 1952 after meeting at a Richard Neutra in Lo ne beginning of a distin- cructure. In 1948, Sam sed of sixteen parcels Cody-designed. Early p g and additional house	ded architects lobal design identified as the office of s Angeles before nctive approach Martin Zalud around Lilliana plans called for s were under

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
513410018	
Address 231 Direction W Prefix Str	eet Lilliana Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1955 Date from Research 1954
	Date Source
本 中中中	
	Architect Wexler & Harrison
	Architect Source
	Builder
Salar Sa	Original Owner
ACCOUNT OF THE PARTY OF THE PAR	Other Owner(s)
	Historic Name Speculative House #1 for Lilliana Gardens
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/1	Neighborhood The Mesa, Lilliana Gardens
	in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Expressed post-and-beam construction	
Low-pitched butterfly roof with wide overhanging eaves	
Unadorned wall surfaces with little decorative detailing	
Stone used as exterior wall panels	
Flush-mounted metal frame fixed windows and clerestory windows	
and mounted metal name ince windows and electrostry windows	
Cauara plan with attached carners, macaning younger walls that continue because	d house as screen walls, flush wood door with large fixed sidelight
Square plan with attached carport; masonry veneer walls that continue beyon	a nouse as screen wans, mush wood door with large fixed sidelight
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Solar panels added to roof

PREVIOUS SURVEY EVALUAT	<u> FION</u>					
City Historic Resources Data	abase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION		National Register		California Register	Loca	al 5S3
Period of Significance	1955		Criterion	C/3/4, 5		
Context Architectural Styl	es & Local Practitioners					
Theme Post-World War I	I Modernism					
Sub-theme Mid-century	v Modern					
	,					
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
		1				
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
This property is significant as Harrison. It exhibits quality of construction, and stone walls	design and distinctive feature	es including its low-pit	ched butterfly ro			
Notes/Additional Information	on					
The growing prosperity of the population, coinciding with th and developers the opportunit trends. These conditions and t "Palm Springs Modernism" or William Cody, where both wormoving to Palm Springs. Wexlet o design. Wexler's interest in and his wife Lillian subdivided Drive, the Zaluds engaged loca fifteen homes surrounding a construction; the model house in Lilliana Gardens were desig	e peak of Modernism's populaty to explore and develop a withe architects' talents led to the "The Palm Springs School." Dorked. Wexler, a graduate of the er & Harrison's early house de engineering led to simple word a small six-acre tract west of al architect William F. Cody to community park on a central per was located at 250 Lilliana D	arity. This created a deride range of architecture development of an exponald Wexler and Rich exponance of Minness of Minness of post-and-beam and South Palm Canyon Dridesign the houses on sarcel. In April of 1951, rive. According to architecture of the same	mand for both m ral types and ide xceptional group ard Harrison for ota architecture nce of both Neutr steel frame desi rive known as Li spec and advertis the model house	nass-produced and cust eas, sometimes influence of Modern buildings v rmed a partnership in 1 school, had worked for ra and Cody, but also th igns expressing their st Illiana Gardens. Composed the subdivision as G e was open for viewing	com housing that afformed by sophisticated glowhich later came to be 1952 after meeting at the Richard Neutra in Losse beginning of a distinguistance. In 1948, Samused of sixteen parcels a Cody-designed. Early pagand additional houses	ded architects obal design identified as the office of s Angeles before active approach Martin Zalud around Lilliana olans called for s were under

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3
513193014			
Address 590 Direc	ction W Prefix Str	eet Linda Vista	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
	*	Date from Tax Assessor 1956	Date from Research 1952; 195
		Date Source Steve Vaught; Desert	Sun
		Architect Burns, Herbert W.	
		Artificet Burns, herbert w.	
A COLUMN TO THE PARTY OF THE PA		Architect Source	
		Builder	
		Original Owner Crockett, Mer	rill
		Other Owner(s)	
		W N	
		Historic Name Crockett House Common Name	
		Crockett House	
RESOURCE INFORMATION Original Use Single-family res	idence Stories	Crockett House	
Original Use Single-family res Current Use Single-family res	idence Tract/N		
Current Use Single-family res Resource Attribute HP2. Sing	idence Tract/N	1 Jeighborhood Tennis Club	
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen	idence Tract/Number In Indiana Tract/Number Indiana Tract	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Sing	idence Tract/N le family property Located tury Modern ES	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Single-family res Architectural Style Mid-cen CHARACTER DEFINING FEATUR	idence Tract/N le family property Located tury Modern ES	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen CHARACTER DEFINING FEATURE One-story configuration with simp	idence Tract/Number Index Inde	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen CHARACTER DEFINING FEATUR One-story configuration with simp Horizontal massing	idence Tract/N le family property Located tury Modern ES le geometric forms	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen CHARACTER DEFINING FEATURE One-story configuration with simp Horizontal massing	idence Tract/Null le family property Located tury Modern ES le geometric forms aves vall panels and accent materials	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen CHARACTER DEFINING FEATURE One-story configuration with simp Horizontal massing Flat roof with wide overhanging ear Wood and stone used as exterior verse.	idence Tract/Null le family property Located tury Modern ES le geometric forms aves vall panels and accent materials	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen CHARACTER DEFINING FEATURE One-story configuration with simp Horizontal massing Flat roof with wide overhanging ear Wood and stone used as exterior verse.	idence Tract/Null le family property Located tury Modern ES le geometric forms aves vall panels and accent materials	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen CHARACTER DEFINING FEATURE One-story configuration with simp Horizontal massing Flat roof with wide overhanging ear Wood and stone used as exterior verse.	idence Tract/Null le family property Located tury Modern ES le geometric forms aves vall panels and accent materials	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen CHARACTER DEFINING FEATURE One-story configuration with simp Horizontal massing Flat roof with wide overhanging ear Wood and stone used as exterior verse.	idence Tract/Null le family property Located tury Modern ES le geometric forms aves vall panels and accent materials	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen CHARACTER DEFINING FEATURE One-story configuration with simp Horizontal massing Flat roof with wide overhanging ear Wood and stone used as exterior verse.	idence Tract/Null le family property Located tury Modern ES le geometric forms aves vall panels and accent materials	1 Jeighborhood Tennis Club in a District District	
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen CHARACTER DEFINING FEATUR One-story configuration with simp Horizontal massing Flat roof with wide overhanging ea Wood and stone used as exterior v Flush-mounted metal frame windo	idence Tract/Notes Iterative Independent Independent Iterative Independent Independent Iterative Independent Iterative Independent Iterative Independent Iterative Independent Independent Iterative Independent Iterative Independent Iterative Independent Iterative Independent Iterative Independent Independent Iterative Independent Independent Iterative Independent Independent Iterative Independent Indep	1 Ieighborhood Tennis Club in a District Additional Style	ve windows; stacked stone veneer;
Current Use Single-family res Resource Attribute HP2. Sing Architectural Style Mid-cen CHARACTER DEFINING FEATURE Dine-story configuration with simp Horizontal massing Flat roof with wide overhanging ea Wood and stone used as exterior v Flush-mounted metal frame windo	idence Tract/Notes Located Loc	1 Ieighborhood Tennis Club in a District Additional Style	ve windows; stacked stone veneer;

PREVIOUS SURVEY EVALUAT	<u> </u>			
City Historic Resources Data	abase Yes HRI Code	2003	3 Status Code 7R	
HSPB No.				
2016 EVALUATION	National Register	Califo	ornia Register	Local 5S3
Period of Significance	1956	Criterion C/	73/4,5	
Context Architectural Style	es & Local Practitioners			
Theme Post-World War I	I Modernism			
Sub-theme Mid-century	y Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance			_	
	ificant as an excellent example of Mid-century Mode esign and distinctive features characteristic of Burns			
Notes/Additional Information	on			
population, coinciding with thand developers the opportunit trends. These conditions and t "Palm Springs Modernism" or War II. Burns designed and but that emphasized volumes and chimneys. While Burns may be	e post-World War II years and the rise of the car culte peak of Modernism's popularity. This created a dety to explore and develop a wide range of architects the architects' talents led to the development of an "The Palm Springs School." Herbert W. Burns was a milt commercial and residential buildings in Palm Sprice streamlined forms rather than structure, with stone best known for his multi-family residential design geles Times including the Edith Eddy Ward/Margar	emand for both mass-prural types and ideas, sor exceptional group of Mo a Los Angeles-based cor orings in the postwar pe te-veneered walls, layer is, including the Town &	roduced and custom hou metimes influenced by so odern buildings which lat ntractor who relocated to eriod. He developed a dist red horizontal roof planes & Desert Apartments, sev	asing that afforded architects ophisticated global design ter came to be identified as o Palm Springs after World tinctive Late Moderne style s and soffits, and prominent veral of his Palm Springs homes

Assessor Parcel Number Additional APNs 513193026	2016 Status Code 5S3
Address 591 Direction W Prefix Stree	et Linda Vista Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
A STATE OF THE STA	Date from Tax Assessor 1938 Date from Research
	Date Source
	Architect Ormsby & Steffgen Architect Source Sentinels in Stone (Steve Vaught) Builder Original Owner Soles, Thomas F. and Terissa Other Owner(s) Wurlitzer, Farny R. and Grace Historic Name Common Name Casa de Suenos
	1 eighborhood Tennis Club n a District? District Additional Style Hacienda
CHARACTER DEFINING FEATURES One-story, sprawling, U-shaped plan, with radiating wing	
Low, horizontal massing with wide street façade	
Low-pitched hipped roof with open overhanging eaves	
Plaster wall cladding	
Divided light wood sash windows, bay window, and French doors	
Wide, covered front porch with wood posts and camber beams	
Attached garage, linked with open-sided breezeway	
Louvered wood shutters	
Large lot with wide lawn and mature trees; stone garden wall; interior plastered	d chimneys with terra cotta hoods; Classical door surround
GENERAL ALTERATIONS CI	USTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVA	<u>LUATION</u>						
City Historic Resource	Database	Yes HRI Code		2003 Status Code	7R		
HSPB No.							
2016 EVALUATION		National Register		California Register		Local	5S3
Period of Significance	1938		Criterion				
Context Palm Spring	s between the Wars (1	919-1941)					
Theme Single-famil	y Residential Developi	ment (1919-1941)					
Sub-theme Depre	ssion-era Single-famil	y Residential Development (1930-	-1941)				
Period of Significance	1938		Criterion	C/3/4, 5			
Context Architectura	l Styles & Local Practi	tioners					
Theme Ranch							
Sub-theme							
Period of Significance			Criterion				
Context							
Theme							
Sub-theme							
Statement of Significar	ce						
Notes/Additional Info	mation						·
architect-designed estat important figures in enter them. Architect Philip G. College, Ormsby transfertennis was partially respons in California in 189 Angeles in 1960. This pr	es and drawing increase rtainment, finance, an Ormsby grew up in Pa red to USC, where he p onsible for Ormsby re 6. Steffgen was a set as operty was built for Th	resort hotels when visiting Palm Sp sed attention to the growing resort and business made it their winter was adena, CA. He developed an intergraduated with a degree in archite clocating to Palm Springs to be an architect for the motion picture ind the homas Soles, who was a charter modularess: 590 W Ramon Road) (Sen	t town. The 1930 eekend getaway, rest in architecture. Ormsby warchitect and manustry in the 1940 ember of the Ten	Is saw Palm Springs blo and more developmer re as an adolescent. Aff as on the tennis team a nage the Racquet Club. Is, and became a memb nis Club and an execut	ossom, as inco nt sprang up t ter graduating at both of thes His partner, l per of the AIA	reasing numb to house and e g from Pasade se schools; thi Lloyd A. Steffg in 1946. He d	ers of ntertain ena Junior s interest in en, AIA, was ied in Los

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
513193018	
Address 650 Direction W Prefix Stree	t Linda Vista Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1951 Date from Research 1946
	Date Source Survey: Tennis Club Neighborhood
	Architect Hinkle, Barney
AND THE RESERVE	Architect Source Survey: Tennis Club Neighborhood
	Builder
	Original Owner Hinkle, Barney
	Other Owner(s) Anderson, M.O.
	Tilluci Soli, Filo.
	Historic Name
	Common Name Hinkle Residence; Anderson Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	1
	ighborhood Tennis Club
	a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
	η
GENERAL ALTERATIONS CU	STOM ALTERATIONS
	me openings altered; solar panels added to roof

PREVIOUS SURVEY EVALUA	<u>ATION</u>	
City Historic Resources Da	tabase Yes HRI Code	2003 Status Code 7R
HSPB No.		
2016 EVALUATION	National Register	California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
Notes/Additional Informat		
Barney Hinkle and M.O. Ande	erson were major figures in the development of go	on in the desert. (Source: Steve vaught)

6Z

6Z

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507132001	
Address 1121 Direction Prefix	Street Linda Vista Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1948 Date from Research
	Architect Burns, Herbert W. Architect Source Desert Sun "Banker Buys Village Home," May 26, 1950 Builder Original Owner Inger, R.C. Other Owner(s) Whitehorn, J.F.; Karn, O.W.; Van Horn, Harriet Merry; Barnard, Barney H. Historic Name Common Name
Current Use Single-family residence Tra	ries 1 act/Neighborhood ated in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Flat roof with wide overhanging eaves and cantilevered canopies Unadorned wall surfaces with little decorative detailing Stone used as exterior accent material Flush-mounted steel sash windows	
Irregular plan; asymmetrical composition; cement plaster exterior wall cla clustered posts; large plate glass picture window flanked by steel casemen	adding; prominent exterior stone chimneys; stone planters; canopies supported on ats; recessed entrance (primary)
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Garage door replaced

PREVIOUS SURVEY EVALU	ATION			
City Historic Resources Da	atabase HRI Cod	e 2	2003 Status Code	
HSPB No.				
2016 EVALUATION	National Regis	ster C	alifornia Register	Local 5S3
Period of Significance	1948	Criterion	C/3/4, 5	
Context Architectural St	tyles & Local Practitioners			
Theme Post-World Wa	r II Modernism			
Sub-theme Mid-centu	ury Modern			
Period of Significance		Criterion		
Context		Griterion		
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
	as an excellent example of Mid-century Moderr Burns. It exhibits quality of design and signatu tered posts.			
Notes/Additional Informa	ition			
population, coinciding with and developers the opportu trends. These conditions and "Palm Springs Modernism" War II. Burns designed and volumes and streamlined fo Burns may be best known fo in the Los Angeles Times ind Harriet Merry Van Horn bou	the post-World War II years and the rise of the the peak of Modernism's popularity. This creat inity to explore and develop a wide range of and the architects' talents led to the development or "The Palm Springs School." Herbert W. Burn built commercial and residential buildings in Porms rather than structure, with stone-veneered or his multi-family residential designs, including the Edith Eddy Ward/Margaret M. Warught "the first of three houses designed by Herbert Coldest families. (via Steven Keylon)	ted a demand for both machitectural types and ideast of an exceptional group of swas a Los Angeles-based alm Springs in the postwad walls, layered horizontage the Town & Desert Apard Residence (c. 1948) and	ass-produced and custon as, sometimes influenced of Modern buildings wh d contractor who reloca ar period. He developed al roof planes and soffits rtments, several of his F d the Stuart Weiss Resid	m housing that afforded architects d by sophisticated global design nich later came to be identified as ated to Palm Springs after World d a distinctive style that emphasized s, and prominent chimneys. While Palm Springs homes were published dence (c. 1951). Per the Desert Sun,

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507132006	
Address 1241 Direction Prefix Street	Linda Vista Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1948 Date from Research
	Architect Burns, Herbert W. Architect Source Desert Sun "Banker Buys Village Home," May 26, 1951 Builder Original Owner Bell, Jean Other Owner(s) Historic Name Jean Bell Residence Common Name Jean Bell Residence
	ghborhood a District?
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves	
Unadorned wall surfaces with little decorative detailing	
Stone used as exterior accent material	
Steel sash casement and fixed windows	
Rectangular plan with attached garage; asymmetrical composition; angled wood e projecting band course over windows; recessed entrance	eave trellis; cement plaster wall cladding with stone piers and planters;
	age door replaced; some windows may have been replaced

PREVIOUS SURVEY EVALUA	<u> </u>		
City Historic Resources Data	abase HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1948	Criterion C/3/4, 5	
Context Architectural Styl	es & Local Practitioners		
Theme Post-World War I	I Modernism		
Sub-theme Mid-century	y Modern		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
pergola.			
Notes/Additional Information	on		
population, coinciding with th and developers the opportunit trends. These conditions and t "Palm Springs Modernism" or War II. Burns designed and bu volumes and streamlined form Burns may be best known for	e post-World War II years and the rise of the car cult the peak of Modernism's popularity. This created a de- ty to explore and develop a wide range of architectu- the architects' talents led to the development of an e- "The Palm Springs School." Herbert W. Burns was a nilt commercial and residential buildings in Palm Sp- ns rather than structure, with stone-veneered walls, his multi-family residential designs, including the T adding the Edith Eddy Ward/Margaret M. Ward Resides.	emand for both mass-produced and cural types and ideas, sometimes influence to the cural types and ideas, sometimes influence to the cural group of Modern building a Los Angeles-based contractor who rungs in the postwar period. He develon, layered horizontal roof planes and some town & Desert Apartments, several of	ustom housing that afforded architects enced by sophisticated global design as which later came to be identified as elocated to Palm Springs after World oped a distinctive style that emphasized offits, and prominent chimneys. While his Palm Springs homes were published

Assessor Parcel Number Additional APNs	2016 Status Code 6L
513133004	
Address 231 Direction S Prefix S	treet Lugo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1940 Date from Research 1919
	Date Source John Sanborn
	Architect
	Architect Source
	Builder
	Original Owner Sanborn, G.K. "Jerry"
Thro	Other Owner(s)
	Powers, Charles E.; Wallace, Edwin A.
	Historic Name
	Common Name
	Sanborn Residence
RESOURCE INFORMATION Original Use Single-family residence Storic	es 1
Current Use Single-family residence Tract	:/Neighborhood Tennis Club
Resource Attribute HP2. Single family property Locate	ed in a District? District
Architectural Style Other	Additional Style
CHARACTER DEFINING FEATURES	
Rectangular plan and one-story massing	
Cross gable roof with wide overhanging eaves and rakes supported on wood	outriggers
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to primary facade, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all	

		2016 Status Code		6L
PREVIOUS SURVEY EVALUA	ATION			
City Historic Resources Dat	tabase HRI Code	2003 Status	Code	
HSPB No.				
2016 EVALUATION	National Register	California Re	egister	Local 6L
Period of Significance	1919	Criterion A/1/3		
Context Palm Springs bet	tween the Wars (1919-1941)			
Theme Single-family Res	sidential Development (1919-1941)			
Sub-theme Single-fam	nily Residential Development (1919-1929)			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
oub theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
According to John Sanborn, therefore may warrant Class Notes/Additional Informat	here is a 1919 residence on this property. It repres 2 historic status or consideration in local planning	sents a rare early residence in Pal	lm Springs. The building	g has been altered, and
	ouses on the property - a main house and guest hou	ise.		

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 251 Direction S Prefix Stro	eet Lugo Suffix Rd
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1940 Date from Research 1929 or earli Date Source 1929 Sanborn Architect Architect Source Builder Original Owner Other Owner(s) Green, Dr. W.W.; Cook, D.C. Historic Name Common Name
	1 Jeighborhood Tennis Club
Resource Attribute HP2. Single family property Located Architectural Style	in a District? District Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Extensively altered	CUSTOM ALTERATIONS

PREVIOUS SURVEY EVALUATION	<u>ON</u>	
City Historic Resources Databa	ase Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
Notes/Additional Information		does not appear eligible for historic designation.
Notes/Additional information		

6Z

6Z

6Z

2016 Status Code

Assessor Parcel Number	Additional APNs	2016 Status Code			7R
513133006					
Address 265 Direction	on S Prefix Str	reet Lugo	Suffix	Rd	
Location					
2016 FIELD PHOTO		CONSTRUCTION INFORMATION			
	Salara Sa	Date from Tax Assessor 1940	Date fr	om Research	1939 or earli
		Architect Architect Source Builder Original Owner Other Owner(s) Traylor, Maebelle D.; Park, PR.; Dreyf	us, A.J.		
RESOURCE INFORMATION Original Use Single-family reside Current Use Single-family reside Resource Attribute HP2. Single family reside	ence Tract/	Neighborhood Tennis Club d in a District Additional Style			
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS Unknown/not visible		CUSTOM ALTERATIONS Not visible from public right-of-way			

PREVIOUS S	URVEY EVALUA	<u>TION</u>							
City Historic	Resources Dat	abase	Yes	HRI Code		2003 Status Code			
HSPB No.									
2016 EVALU	ATION		Na	tional Register		California Register		Local	7R
Period of Sig	nificance	1939			Criterion	A/1/3			
Context	Palm Springs bet	ween the Wars	(1919-1941)						
Theme	Single-family Res	sidential Develo	opment (1919-194	41)					
Sub-theme	Depression	1-era Single-fan	nily Residential D	evelopment (1930	-1941)				
Period of Sig	gnificance				Criterion				
Context									
Theme									
Sub-theme									
Period of Sig	gnificance				Criterion				
Context									
Theme									
Sub-theme									
Statement of	f Significance								
Resource Dat period of gro	abase). This pro	perty may be si on in the city. H	ignificant as an ex	ample of pre-Wor	ld War II resident	orings' list of potential h ial development in Paln way; therefore, addition	n Springs, reflecti	ing an im	nportant
	ional Informat								
resorts. In the transform Pa other wealth 1930s saw Pa entertain the other cities in entertainers	e 1920s, busines lm Springs into y residents and s alm Springs blos m. The populari n the United Stat and wealthy ind	es tycoons, indu an internationa seasonal visitor som, as increas ty of Palm Sprir tes, and new sub ustrialists, the c	strialists, and oth l resort. While the s started building ing numbers of ce ngs with the Depro- division develop- city has a collection	er wealthy busines e movie stars prim architect-designe elebrities made it t ession-proof movie ment resumed in e on of early resident	ssmen, along with arily stayed at the d estates and dra heir winter week e industry surely arnest in the mid tial neighborhood	on land immediately suithe Hollywood elite, die resort hotels when visiwing increased attention end getaway, and more provided more economically and addition to the state of	scovered the deso iting Palm Spring n to the growing development spr ic stability for rea ne resort-related	ert and b s throug resort to ang up to al estate develop	began to the the 1920s, own. The o house and than in most ment for the

7R

Assessor Parcel Number Additional APNs	2016 Status Code	6Z	6Z	6Z
513133008				
Address 295 Direction S Prefix	Street Lugo	Suffix	Rd	
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATIO	<u>N</u>		
	Date from Tax Assessor 1935	Date fr	om Research	
	Date Source			
	Architect			
	Architect Source			
The Control of the Co	Builder			
	Original Owner			
	Other Owner(s)			
	Pearson, Esther, B; Middleton, H	arry L.		
	Historic Name			
	Common Name			,
RESOURCE INFORMATION Original Use Single-family residence Stor	ies 1			
Single family residence				
Current Use Single-family residence Trac	t/Neighborhood Tennis Club			
Resource Attribute HP2. Single family property Local	ted in a District? District			
Architectural Style Spanish Colonial Revival	Additional Style Pueblo			
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS Extensively altered	CUSTOM ALTERATIONS Not fully visible from public right-of-v	way, but compa	rison with 196	2 Sanborn
	indicates extensive additions to the so	outh and west f	açades.	

PREVIOUS SURVEY EVALUATION		00000		
City Historic Resources Database	Yes HRI Code	2003 Status	Code	
HSPB No.				
2016 EVALUATION	National Register 6Z	California Re	egister 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
This property was re-evaluated during the Resource Database). It is an example of pr property has been altered and therefore d	e-World War II residential development,	reflecting an important perio	d of growth and tra	isition. However, this

6Z

6Z

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3				
502034013					
Address 1940 Direction E Prefix St	reet McManus Suffix Dr				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1950 Date from Research				
	Date Source				
4. 1	Architect Cody, William F.				
	Architect Source Avery Search; Getty Research Institute				
	Builder				
	Original Owner Levin, Dorothy				
	Other Owner(s)				
9					
	Historic Name				
	Common Name				
	Dorothy Levin Residence				
RESOURCE INFORMATION					
Original Use Single-family residence Storie	s 1				
Current Use Single-family residence Tract,	/Neighborhood Desert Palms Estates				
	d in a District? District				
Architectural Style Mid-century Modern	Additional Style				
CHARACTER DEFINING FEATURES					
One-story configuration with simple geometric forms					
Horizontal massing					
Flat roof with wide overhanging eaves and cantilevered canopies					
Wood used as exterior wall panels/accent materials					
Flush-mounted metal frame windows and sliding doors					
T-shaped plan with attached carport; asymmetrical composition; interior pla	stered chimney; vertical wood lap siding				
GENERAL ALTERATIONS	<u>CUSTOM ALTERATIONS</u>				
	Sliding door additions				

PREVIOUS SURVEY EVALUA		2002 Chatria Cada
City Historic Resources Data	abase	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register 33	3S California Register 3CS Local 5S3
Period of Significance	1950	Criterion C/3/4, 5
Context Architectural Styl	rles & Local Practitioners	
Theme Post-World War	II Modernism	
Sub-theme Mid-centur	ry Modern	
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme Sub-theme		
Sub-theme		
Statement of Significance		lential architecture designed by prominent Palm Springs architect William F.
mounted metal frame window	ws and extensive use of glass, vertical woodlap siding	ig, and plan oriented around the swimming pool.
Notes/Additional Informati	ion	
population, coinciding with the and developers the opportunitrends. These conditions and "Palm Springs Modernism" or graduated in 1942. During his moving to Palm Springs in 19 (1947). A subsequent project, Tamarisk, Eldorado, Seven La Notable works in Palm Spring Residence (1952), Shamel Res	he peak of Modernism's popularity. This created a de ity to explore and develop a wide range of architectu the architects' talents led to the development of an e r "The Palm Springs School." William F. Cody, FAIA, t s time at USC, Cody worked with Cliff May. Following 246. Cody was first employed as staff architect for the t, the conversion of the 1936 Thunderbird Ranch to Takes and seven other country clubs in the area. Cody' gs include the Spa Bath House (along with Wexler & 1	Iture contributed to a rapid increase in Palm Springs' seasonal and permanent lemand for both mass-produced and custom housing that afforded architects cural types and ideas, sometimes influenced by sophisticated global design exceptional group of Modern buildings which later came to be identified as trained in progressive Modernism at the USC School of Architecture and ghis graduation from USC, Cody apprenticed at several California firms, he Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel Thunderbird Country Club, led to design commissions for clubhouses at y's career included a wide variety of commercial and residential projects. Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palmows of the AIA in 1965.

3S

2016 Status Code

3CS

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 388 Direction E Prefix Stree	st Mel Suffix Ave
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1944 Date from Research 1937 Date Source Desert Sun Architect Brewster & Benedict Architect Source Desert Sun Builder Cohn, Morris Other Owner(s) Crist, A.B. Historic Name Common Name Morris Cohn Residence
	ighborhood a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
	STOM ALTERATIONS molished

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z			
Address 438 Direction E Prefix Stre	eet Mel Suffix Ave			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1937 Date from Research			
	Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name			
RESOURCE INFORMATION Original Use Single-family residence Stories	1			
Current Use Vacant Tract/N	leighborhood			
Resource Attribute HP2. Single family property Located	in a District? District			
Architectural Style Additional Style				
CHARACTER DEFINING FEATURES				
	Demolished			

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507061020	
Address 530 Direction E Prefix Stree	et Mel Suffix Ave
Location 526-538 Mel Ave	
Docation 520-530 Met Ave	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1946 Date from Research
	Date Source
A WARE TO THE RESERVE	Architect
**	
POSI	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Newman, William I. and Aaron
THE SECOND WITH BUILDING BUILDING STATES	
	Historic Name
	Common Name
	Golden Horseshoe Hotel; POSH Palm Springs Inn; Casa Manana
RESOURCE INFORMATION Original Use Multi-family residence Stories	1
	eighborhood
Resource Attribute HP3. Multiple family property Located in	n a District? District
Architectural Style Streamline Moderne	Additional Style
CHARACTER DEFINING FEATURES	
Horizontal emphasis	
Asymmetrical façade	
Flat roof with coping	
Smooth plaster wall surfaces	
Curved end walls and corners	
Flat canopy over entrances	
Steel sash windows	
Prominent chimney on primary façade	
	JSTOM ALTERATIONS
Decorative elements added, Door (primary) replaced, Windows replaced - some	ox sign added over primary entrance

					<u>2016</u>	Status Code		5S3	
PREVIOUS	SURVEY EVALUA	ATION							
City Histor	ric Resources Da	tabase	Yes	HRI Code		2003 Status Code)		
HSPB No.									
2016 EVA	<u>LUATION</u>			National Register		California Registe	er	Local 5S3	
Period of	Significance	1946			Criterion	C/3/4			
Context	Architectural Sty	yles & Local P	ractitioners						
Theme	Early Modernism	n							
Sub-them	e Streamlin	e Moderne							
Period of	Significance				Criterion				
Context	Significance				Criterion				
Theme									
Sub-them	е								
Period of	Significance				Criterion				
Context									
Theme									
Sub-themo	e								
Statement	of Significance								
	Oatabase). Althoug		been some alte	erations, it appears sign	nificant as a rare lo	ocal example of Strea	nmline Moder	ne commercial architecture	2.
1									
1									

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
507081002	
Address 666 Direction E Prefix Stre	Mel Suffix Ave
Location	
2016 FIELD PHOTO	<u>CONSTRUCTION INFORMATION</u>
	Date from Tax Assessor 1950 Date from Research 1935
	Date Source
	Architect Clark & Frey
	Architect Source Desert Sun, 9/5/1935
	Builder Chamberlain, Charles G.
	Original Owner Guthrie, James V. "Bud"
	Other Owner(s)
	Hennes, Mat; Wood, Leland M.; Adelaar, Barney M.
	Historic Name Guthrie Residence
	Common Name Guthrie Residence
	dutilité résidence
RESOURCE INFORMATION Original Use Single-family residence Stories	
Current Use Single-family residence Tract/N	eighborhood
Resource Attribute HP2. Single family property Located in	in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS C	USTOM ALTERATIONS
Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all	OCTOP AND LINATIONS

PREVIOUS SURVEY	EVALUATION						
City Historic Resour	ces Database	Yes	HRI Code		2003 Status Code	e	
HSPB No.							
2016 EVALUATION		Nat	tional Register	6Z	California Registe	er 6Z	Local 6Z
Period of Significan	ce			Criterio	n		
Context							
Theme							
Sub-theme							
Period of Significan	ce			Criterio	n		
Context							
Theme							
Sub-theme							
Period of Significan	ce			Criterio	n		
Context							
Theme							
Sub-theme							
Statement of Signifi	cance						
therefore does not ap	pear eligible for histo	designed by the pro	ominent architec	turai firm of Ciar	k & Frey; however, it	nas been substantia	lly altered and

6Z

6Z

Assessor Parcel Number	Additional APNs		2016 Status Code	6Z	6Z	6Z
507082002						
Address 667	Direction E Prefi	Street	Mel	Suffix	Ave	
Location						
2016 FIELD PHOTO			CONSTRUCTION INFORMATION	<u>DN</u>		
		Mine Con	Date from Tax Assessor 1945	Date fr	om Research	
			Architect Clark, John Porter Architect Source California Ar Builder Original Owner Other Owner(s)	rts & Architectu	re	
			Johnson, Barney Historic Name Common Name			
Current Use Single-far	N mily residence mily residence P2. Single family property	Stories Tract/Neig Located in a				
Architectural Style			Additional Style			
CHARACTER DEFINING F	EATURES					
GENERAL ALTERATIONS Door (primary) replaced, Eenclosed, Roof cladding replaced, Window	Extensively altered, Porch alte placed (incompatible materia vs replaced - all	red or	FOM ALTERATIONS			

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
historic designation.			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 7R
507081003	
Address 694 Direction E Prefix S	Street Mel Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1932 Date from Research
	Date Source
	Architect
A CONTRACTOR OF THE PARTY OF TH	Architect Source
	Builder
	Original Owner Strebe, George
ANG	Other Owner(s)
	Historic Name Strebe Residence
	Common Name Strebe Residence
	Street residence
RESOURCE INFORMATION	
Original Use Single-family residence Stori	es 1
Current Use Single-family residence Trac	t/Neighborhood El Mirador Estates
Resource Attribute HP2. Single family property Locat	ed in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Varied gable or hipped roofs with clay barrel tiles	
Plaster veneered exterior walls	
GENERAL ALTERATIONS	
WEITERNIE ALT LIVATIONS	CUSTOM ALTERATIONS
Unknown/not visible	CUSTOM ALTERATIONS Not fully visible from public right-of-way

2016 Status Code 7R								
PREVIOUS SURVEY EVALUATION								
City Historic Resources Database Yes HRI Code 2003 Status Code 7R								
HSPB No.								
2016 EVALUATION National Register California Register Local 7R								
Period of Significance 1932 Criterion A/1/3								
Context Palm Springs between the Wars (1919-1941)								
Theme Single-family Residential Development (1919-1941)								
Sub-theme Depression-era Single-family Residential Development (1930-1941)								
Period of Significance 1932 Criterion B/2/2								
Context Palm Springs between the Wars (1919-1941)								
Theme Important People								
Sub-theme								
Period of Significance Criterion								
Context								
Theme								
Sub-theme Sub-theme								
Statement of Significance								
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It appears significant as an example of pre-World War II residential development, and for its association with the prominent Strebe family. It may also be significant for its Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.								
Notes/Additional Information								
Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in El Mirador Estates. Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1935-36) was subdivided by Prescott Stevens' daughter Sallie Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest Off. These large parcels continued the elite residential development agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, the tract quickly became home to prominent villagers who built architecturally significant homes. This property was constructed for George Strebe, brother of Earle Strebe, who arrived in Palm Springs in 1926. The Strebe family was involved in business and development of Palm Springs in the 1920s and 1930s. In 1932 Earle Strebe constructed the Village Theatre on Andreas Road, just behind the Village Pharmacy, the first of eight theaters he would ultimately own or operate. George Strebe managed some of his brother's theat								

Assessor Parcel Number Additional APNs		2016 Status Code	5S3
505302022			
Address 181 Direction W Prefix	Street	Merito	Suffix Pl
Location 181-197 W. Merito Place; 189 and 197 Belardo Road	l		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1961	Date from Research
		Date Source	
		Architect Berkus, Barry A.	
	7		
* Children of the Control of the Con	-23	Architect Source	
		Builder	
The state of the s		Original Owner	
		Other Owner(s)	
		Historic Name	
		Common Name	
		Merito Manor	
RESOURCE INFORMATION			
Original Use Multi-family residence	Stories	L	
Current Use Multi-family residence	Tract/Neig	hborhood Merito Vista	
Resource Attribute HP3. Multiple family property	Located in a	District? District	
Architectural Style Mid-century Modern		Additional Style	
CHARACTER DEFINING FEATURES			
One-story configuration with simple geometric forms			
Horizontal massing			
Flat and folded plate roofs with wide overhanging eaves			
Stone used as exterior wall panels and accent material			
Flush-mounted metal frame fixed windows and clerestory window	WS		
Attached residential units clustered around central garden court a concrete block screen walls; sliding doors leading to private pation		ol; recessed entrances with flush wo	od doors and sidelights; perforated
GENERAL ALTERATIONS	CUST	TOM ALTERATIONS	
No major alterations		e security screens added	

				2016	Status Code		5S3
PREVIOUS SUR	VEY EVALUA	<u>TION</u>					
City Historic Re	esources Data	abase	HRI Code		2003 Status Code		
_							
HSPB No.							
2016 EVALUAT	<u> TION</u>		National Register		California Register	Local	5S3
Period of Signif	ficance	1961		Criterion	A/1/3		
Context Pos	st-World War I	II Palm Springs (1945-1969)					
Theme Pos	st-World War I	II Multi-family Residential De	evelopment (1945-196	59)			
Sub-theme							
Period of Signif	ficance	1961		Criterion	C/3/4, 5		
Context Arcl	chitectural Styl	les & Local Practitioners					
Theme Post	st-World War I	II Modernism					
Sub-theme	Mid-centur	y Modern					
Period of Signif	ficance			Criterion			
Context							
Theme							
Sub-theme							
Statement of Si	ignificance						
location in the ea	early 1960s; an	an example of multi-family and as a good example of a Miding stone veneered walls, po	d-century Modern gard	den apartment de	signed by architect Barr		

Notes/Additional Information

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semiattached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Merito Manor (1961, B.A. Berkus and Associates) was an early multi-family residential project envisioned as co-operative apartment homes. The 10-unit complex consists of five buildings surrounding a landscaped pool area complete with shuffleboard court. Units are clustered in groups of two or three. Developed by S and K Development Company (Kenneth Kirk and William Smith), at the time it was built, Merito Manor was the acknowledged high-end entry among the co-op apartment projects. The 2-bedroom with den and 2 bathrooms, 1,400 square foot units sold for \$35,000 + a monthly maintenance fee of \$50—significantly more than the competition which averaged between \$17,500-\$25,000 with \$25-\$27 monthly fees. Kenneth Kirk (1897-1975) was active in city government and was vice-mayor at the time Merito Manor was developed. Kirk's association with the city can be traced back to shortly after the war when he and his wife became active participants in the Palm Springs social scene. Kirk was in the oil refining business. His partner, William Smith was president of the Palm Springs Chamber of Commerce. Smith is best known for having presented President Eisenhower with a gift during his 1960 trip to Palm Springs. Architect Barry Alan Berkus (1935-2012) was born in Los Angeles and grew up in Pasadena, where his father ran a furniture store. After graduating from John Muir High School, he briefly studied economics at UC Santa Barbara. However, a lifelong love of drawing led him to transfer to USC's School of Architecture, where he decided to specialize in residential design. While at USC, Berkus worked part time for L.C. Major, a prominent California housing designer. Major offered him a full-time job, but Berkus turned it down, left USC, and opened his own practice at age 21. One of Berkus' first major clients was William Levitt, a real estate developer often called the "Father of American suburbia." During his career, Berkus built a portfolio of 600,000 dwellings encompassing about 10,000 designs in developments across the United States, including Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands and Woodbridge Landing in Irvine, and Park Imperial South in Palm Springs. Other notable projects include the Santa Barbara Maritime Museum, the Mosher Alumni House at UC Santa Barbara, residences for celebrities such as Kenny Loggins, and a temporary village for athletes competing at Lake Casitas in Ventura County during the 1984 Olympics.

Assessor Parcel Number Additional APNs	2016 Status Code 7R
05301001	
ddress 271 Direction W Prefix	Street Merito Suffix Pl
ocation	
016 FIELD PHOTO	CONSTRUCTION INFORMATION
and the second second	Date from Tax Assessor 1932 Date from Research
	Date Source
	Architect Tanner, William Charles
The state of the s	
	Architect Source Palm Springs News
	Builder Marte, William
The second secon	Original Owner Snyder, John Corson
	Other Owner(s)
	Taylor, Rod; Rosenthal, George
	Historic Name Common Name
	Morada La Estrella
ESOURCE INFORMATION riginal Use Single-family residence Stori	ries 1
urrent Use Single-family residence Trac	ct/Neighborhood Merito Vista
esource Attribute HP2. Single family property Local	ited in a District? District
rchitectural Style Spanish Colonial Revival	Additional Style
HARACTER DEFINING FEATURES	
prizontal massing	
able roof with clay barrel tiles	
ENERAL ALTERATIONS	CUSTOM ALTERATIONS
nknown/not visible	Not fully visible from public right-of-way

	2016 Status Code 7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 7R
Period of Significance 1932	Criterion A/1/3
Context Palm Springs between the Wars (1919-1941)	
Theme Single-family Residential Development (1919-1941)	
Sub-theme Depression-era Single-family Residential Development (1930-19	941)
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Jun-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property is an example of 1930s residential development, representing an improperty and architecture by noted architect William Charles Tanner. However, additional information about its integrity is needed to complete the evaluation.	
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largely resorts. In the 1920s, business tycoons, industrialists, and other wealthy business transform Palm Springs into an international resort. While the movie stars primari residents and seasonal visitors started building architect-designed estates and draresort-related development for the entertainers and the neighborhoods where the collection of early residential neighborhoods that developed to accommodate the gtract, an important early tract that was advertised for its "natural beauty," its status parcels" for those who "do not necessarily care to erect pretentious homes here." 1876, and immigrated with his family to the United States, settling in Elgin, Illinois. (1909-1911), Paris and Giverny, France (1911-1914). At age 38, Tanner relocated teacher, in 1921 Tanner opened an architectural practice in Riverside, although he as a draftsman in the office of architect G. Vincent Palmer. Notable projects in Palm HSPB-25), George Roberson House (now Le Vallauris Restaurant, 1924, HSPB-21), Community Church (HSPB-11). Tanner died in Santa Monica at age 83.	nen, along with the Hollywood elite, discovered the desert and began to ly stayed at the resort hotels when visiting Palm Springs, other wealthy wing increased attention to the growing resort town. In addition to the wealthy industrialists started constructing their winter homes, the city has a growing permanent settlement. This property is located in the Merito Vista sa a playground for the wealthy, and its subdivision into "small estate William Charles Tanner (1876-1960) was born in Meadford, Canada, in Tanner studied art in Chicago (1903-1908), Boston (1908-1909), New York to Riverside, California. To supplement his income as an artist and art was never licensed. In 1924, Tanner moved to Hollywood, where he worked Springs include the Carrie Birge Residence (now the Ingleside Inn, 1922,

Assessor Parcel Number Additional APNs 505293005	2016 Status Code 5S3
Address 300 Direction W Prefix Stree	et Merito Suffix Pl
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1969 Date from Research
	Date Source
	Architect
	Architect Source
The state of the s	Builder
Lacasacas December 2010	Original Owner Harvey, Lawrence
The second secon	Other Owner(s)
	Historic Name
	Common Name
	Villa Serena
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/No	eighborhood Merito Vista
	n a District? District
Architectural Style Mid-century Modern	Additional Style
	Auditional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves and cantilevered canopies Unadorned wall surfaces	
Stone veneer at exterior wall	
Stolle velicel at exterior wall	
A attached garage; asymmetrical composition; blank primary façade; recessed e garden wall and mature landscaping	entrance passage; pair of flush wood doors (primary) with metal pulls; stone
GENERAL ALTERATIONS CI	USTOM ALTERATIONS
No major alterations	

	2016 Status Code 5S3
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code 7R
HSPB No.	
2016 EVALUATION National Register	California Register Local 5S3
Period of Significance 1969	Criterion C/3/4
Context Architectural Styles & Local Practitioners	
Theme Post-World War II Modernism	
Sub-theme Mid-century Modern	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as an excellent example of Mid-century Mod features including its blank, windowless primary facade, stone veneered walls, a survey of the survey of	ern residential architecture. It exhibits quality of design and distinctive
Notes/Additional Information	
The growing prosperity of the post-World War II years and the rise of the car curpopulation, coinciding with the peak of Modernism's popularity. This created a dand developers the opportunity to explore and develop a wide range of architect trends. These conditions and the architects' talents lead to the development of a "Palm Springs Modernism" or "The Palm Springs School."	demand for both mass-produced and custom housing that afforded architects tural types and ideas, sometimes influenced by sophisticated global design

Assessor Parcel Number Additional APNs		2016 Status Code		5S3
505294006				
Address 401 Direction W Prefix	Street	Merito	Suffix	Pl
Location				
2016 FIELD PHOTO		CONSTRUCTION INFORMATION		
2000 111110 1110 1010		Date from Tax Assessor 1928	Data fr	om Research
		Date Source	Date II	JIII Researcii
		Date Source		
		Architect		
	- 10 m			
	and the second	Architect Source		
	7	Builder		
		Original Owner		
		Other Owner(s)		
	1463	Robinson, Henry M.; Sorum, Raym	ond M.	
		Historic Name		
		Common Name		
		The Norman Cottage		
RESOURCE INFORMATION Original Use Single family property	Stories	1 1/2		
Current Use Single family property	Tract/Neig			
Resource Attribute HP2. Single family property	Located in a	District? District		
Architectural Style English Revival		Additional Style		
CHARACTER DEFINING FEATURES				
Prominent, steeply pitched gable roof				
Simple rectangular plan and massing				
Asymmetrical composition				
Plaster veneer at exterior walls				
Divided light steel sash casement windows				
One-and-one-half story height; interior plastered chimney				
GENERAL ALTERATIONS Addition to primary facade, Addition to rear/side facade, Carp		TOM ALTERATIONS ort added to side façade; addition a	t roar facada	
added, Door (primary) replaced	Joil Carp	oi i adueu io side iaçade; addition a	icrear raçade	

<u>JATION</u>					
atabase	HRI Code		2003 Status Code		
N	National Register		California Register	Local	5S3
1928		Criterion	A/1/3		
etween the Wars (1919-1941)					
esidential Development (1919-1	941)				
nily Residential Development (1	919-1929)				
1928		Criterion	C/3/4		
tyles & Local Practitioners					
Styles					
Revival					
		Criterion			
ntion					
ess tycoons, industrialists, and ot o an international resort. While the ors started building architect-des for the entertainers and the neig al neighborhoods that developed act that was advertised for its "na	ther wealthy businessme he movie stars primaril signed estates and draw ghborhoods where the detacommodate the g stural beauty," its status	nen, along with ly stayed at the wing increased wealthy indust rowing permans as a playgrouit	the Hollywood elite, die e resort hotels when visi attention to the growin crialists started construc- nent settlement. This pr	scovered the desert and biting Palm Springs, othering resort town. In additiocting their winter homes, roperty is located in the M	negan to wealthy n to the the city has a Merito Vista
	atabase 1928 etween the Wars (1919-1941) esidential Development (1919-1941) mily Residential Development (1 1928 tyles & Local Practitioners Styles devival as an example of 1920s residential style architecture in the city. et an international resort. While the constanted building architect-defor the entertainers and the neighborhoods that developed and that was advertised for its "na	National Register 1928 etween the Wars (1919-1941) esidential Development (1919-1929) 1928 tyles & Local Practitioners Styles devival as an example of 1920s residential development, reflect style architecture in the city. Action sions were recorded in the early 1920s on tracts largely ess tycoons, industrialists, and other wealthy businesses on an international resort. While the movie stars primariors started building architect-designed estates and draw for the entertainers and the neighborhoods where the al neighborhoods that developed to accommodate the get that was advertised for its "natural beauty," its status etc.	National Register 1928 Criterion etween the Wars (1919-1941) mily Residential Development (1919-1929) 1928 Criterion tyles & Local Practitioners Styles tevival Criterion Criterion Criterion as an example of 1920s residential development, reflecting an imported style architecture in the city.	National Register California Register 1928 Criterion A/1/3	National Register California Register Local Page Criterion A/1/3 Etween the Wars (1919-1941) Estidential Development (1919-1949) 1928 Criterion C/3/4 Tyles & Local Practitioners Styles Eevival Criterion Cr

5S3

Assessor Parcel !	Number	Additiona	l APNs		2016 Status Code		5S3
505292004							
Address 438	Directi	on W	Prefix	Stre	et Merito	Suffix	Pl
Location							
2016 FIELD PHO	<u>ro</u>				CONSTRUCTION INFORMAT	<u>ION</u>	
THOUSE THE SECOND	and the same				Date from Tax Assessor 193	Date fro	om Research
A A	40.				Date Source		
		,50					
		16 1			Architect Matcham, Charles	0.	
	*: *	a Maria		21	A 11: . C	A . O A 1	
			THE PARTY		Architect Source California	Arts & Architectui	·e
				1	Builder		
The second second					Original Owner		
					Other Owner(s)		
					Clock, Judge Ralph H.		
					Historic Name		
					Common Name		
					Clock Residence		
RESOURCE INFOI Original Use	RMATION Single family prope	ertv		Stories	1		
- L		-]			
L	Single family prope				eighborhood Merito Vista		
Resource Attribu	HP2. Single	family prop	erty	Located i	n a District? District		
Architectural Sty	le Ranch				Additional Style		
CHARACTER DEF	INING FEATURES	į					
One-story, sprawl	ing, U-shaped plan						
Low, horizontal m	assing with wide s	treet façade					
Low-pitched hippo	ed and gable roof v	vith open ov	erhanging eav	es			
Plaster veneer and	l horizontal wood	siding with	stone accents				
Divided light woo	d and steel sash ca	sement wind	dows; some sir	ngle light window	S		
Wide, covered from	nt porch with deco	rative wrou	ght iron suppo	orts			
Wood door (prima	ary); masonry scre	en wall and	pergola at poo	l; detached garag	e		
CENTED AT AT THE	ATTIONS				ICTOM ALTER ATVONO		
Roof cladding repl		e material)		<u>Ct</u>	JSTOM ALTERATIONS		
	-						

			<u>2016</u>	Status Code		5	5S3
PREVIOUS SURVEY EVALUA	ATION						
City Historic Resources Da	tabase	HRI Code		2003 Status Cod	le		
HSPB No.							
2016 EVALUATION		National Register		California Regist	er	Local 5	5S3
Period of Significance	1936		Criterion	A/1/3			
Context Palm Springs be	tween the Wars (1919-1941))			<u> </u>		
Theme Single-family Re	sidential Development (1919	9-1941)					
Sub-theme Depressio	n-era Single-family Resident	ial Development (1930-19	941)				
Period of Significance	1936		Criterion	C/3/4, 5			
Context Architectural Sty	rles & Local Practitioners				<u> </u>		
Theme Ranch							
Sub-theme							
Period of Significance			Criterion	1			
Context							
Theme							
Sub-theme							
Statement of Significance							
This property is significant a example of Ranch-style resid	s an example of 1920s reside ential architecture by noted	ential development, reflec architect Charles O. Matcl	ting an impor ham.	tant period of growt	h and transition in	the city; and	as an
Notes/Additional Informat							
The first residential subdivis resorts. In the 1920s, busines transform Palm Springs into residents and seasonal visito resort-related development	ss tycoons, industrialists, and an international resort. Whil rs started building architect	d other wealthy businessn le the movie stars primari -designed estates and dra	nen, along wit ily stayed at th wing increase	th the Hollywood eli- ne resort hotels whe ed attention to the gr	te, discovered the d n visiting Palm Spri rowing resort town	lesert and be ings, other w . In addition	gan to ealthy to the

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." Charles O. Matcham, FAIA, earned both his Ph.B. and B.F.A. degrees from Yale University. Upon graduation, he moved to Los Angeles, where he worked in the offices of Roy Seldon Price in Beverly Hills and Earl Heitschmidt Los Angeles. He was a frequent visitor to the Palm Springs area, and opened an office there, where he did mostly residential work. In 1940, he established a tenyear partnership with Earl Heitschmidt. In his application for Fellowship to the AIA in 1956, he described his prewar work as "gaining prominence in the trends towards 'outdoor-indoor' living by use of larger glass areas, shaded terraces, patios, pools etc., in contemporary adaptations of traditional styles."

Matcham was also active in promoting use of proper reinforcement of hollow cement block construction in Palm Springs, the establishment of the city's first Building and

Assessor Parcel Number Additional APNs	2016 Status Code 7R
13376016	
Address 1758 Direction S Prefix	Street Mesa Suffix Dr
ocation	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research
	Date Source
The state of the s	Architect
The state of the s	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Emmons, Nelson; Allard, Joseph
	Historic Name
	Common Name
	common Nume
RESOURCE INFORMATION Original Use Single-family residence Stor	ries 1
Current Use Single-family residence Tra-	nct/Neighborhood The Mesa
	ated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
HARACTER DEFINING FEATURES forizontal massing	
able roof with clay barrel tiles	
/ood-sash windows	
rcade on south façade	
rcaue on south raçaue	
rick exterior fireplace with stepped cornice	
Inknown/not visible	CUSTOM ALTERATIONS Not fully visible from public right-of-way
matown _f not visible	Totally visible from public right-or-way

	2016 Status Code	7R
PREVIOUS SURVEY EVALUAT	TION	
City Historic Resources Data	abase HRI Code 2003 Status Code	
HSPB No.		
2016 EVALUATION	National Register California Register	Local 7R
Period of Significance	1936 Criterion A/1/3	
Context Palm Springs betw	ween the Wars (1919-1941)	
Theme Single-family Resid	sidential Development (1919-1941)	
Sub-theme Depression-	n-era Single-family Residential Development (1930-1941)	
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
	s an example of 1930s residential development, during an important period of growth in the city. It may also l nitecture. However, the property is not fully visible from the public right-of-way and therefore additional info te the evaluation.	
Notes/Additional Information	ion	
resorts. In the 1920s, business transform Palm Springs into ar residents and seasonal visitors resort-related development for collection of early residential n	in some were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the exist tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the descan international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Spring resorts attend building architect-designed estates and drawing increased attention to the growing resort town. In or the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter neighborhoods that developed to accommodate the growing permanent settlement. This property is located s), a significant early development nestled in the foothills of the southern end of the city, developed by Edmostant early development nestled in the foothills of the southern end of the city.	ert and began to s, other wealthy addition to the homes, the city has a in Palm Canyon Mesa

Assessor Parcel Number Additional APNs	2016 Status Code 7R						
513377008							
Address 1810 Direction S Prefix	Street Mesa Suffix Dr						
Location							
2016 FIELD PHOTO	CONSTRUCTION INFORMATION						
and the same of th	Date from Tax Assessor 1926 Date from Research						
	Date Source						
	Architect						
	Architect Source						
	Builder						
	Original Owner						
	Other Owner(s)						
	Sheeley, James A.; Taylor, Roland M.; Perrin, T.M.; McGahey, David M a Merry K.	nd					
	Historic Name						
	Common Name						
RESOURCE INFORMATION Original Use Single-family residence	Stories 1						
Current Use Single-family residence	Tract/Neighborhood The Mesa						
Resource Attribute HP2. Single family property	Located in a District? District						
Architectural Style Spanish Colonial Revival Additional Style							
CHARACTER DEFINING FEATURES							
Asymmetrical façade							
L-shaped plan and horizontal massing							
Gable and shed roofs with clay barrel tiles							
Plaster veneered exterior walls							
Round-arched wood-sash casement windows with divided lights							
Exterior brick chimney on secondary façade; arched wood door; de	ecorative ironwork						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS						
Windows replaced - some	Not fully visible from public right-of-way						

PREVIOUS SURVEY EVALU	<u>ATION</u>					
City Historic Resources Da	rtabase Yes	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION		National Register		California Register	Local 7R	
Period of Significance	1926		Criterion	A/1/3		
Context Palm Springs be	etween the Wars (1919-1941)					
Theme Single-family Re	esidential Development (1919-	-1941)				
Sub-theme Single-fan	nily Residential Development	(1919-1929)				
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
growth and transition in the complete the evaluation.	city; however, it is not fully vi	sible from the public rig	ht-of-way; ther	efore, additional inform	nation about its integrity is neede	ed to
Notes/Additional Informa	tion					
resorts. In the 1920s, busine transform Palm Springs into residents and seasonal visito resort-related development collection of early residentia	ess tycoons, industrialists, and o an international resort. While ors started building architect-c for the entertainers and the no al neighborhoods that develope	other wealthy business the movie stars primar designed estates and dra eighborhoods where the ed to accommodate the	men, along with ily stayed at the awing increased wealthy indus growing perma	the Hollywood elite, di e resort hotels when vis l attention to the growin trialists started constru nent settlement. This pi	arrounding the existing village an scovered the desert and began to scovered the desert and began to iting Palm Springs, other wealthing resort town. In addition to the cting their winter homes, the city roperty is located in Palm Canyo weloped by Edmond T. Fulford in	o y e y has a n Mesa

7R

Assessor Parcel Number Additional APNs 513377001	2016 Status Code 7R				
Address 1880 Direction S Prefix	Street Mesa Suffix Dr				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1940 Date from Research				
	Date Source				
	Architect				
	Architect Source				
	Builder				
	Original Owner				
	Other Owner(s)				
	Historic Name				
	Common Name				
RESOURCE INFORMATION					
	ries 1				
	nct/Neighborhood The Mesa				
Resource Attribute HP2. Single family property Local	ated in a District? District				
Architectural Style Spanish Colonial Revival	Additional Style				
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
Unknown/not visible	Not fully visible from public right-of-way				

PREVIOUS SURVEY EVAL	<u>UATION</u>					
City Historic Resources I	atabase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	N	lational Register		California Register	Local	7R
Period of Significance	1940		Criterion	A/1/3		
Context Palm Springs l	petween the Wars (1919-1941)					
Theme Single-family l	Residential Development (1919-19	941)				
Sub-theme Depress	ion-era Single-family Residential l	Development (1930-1	1941)			
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
evaluation.	ever, it is not fully visible from the	public right-of-way; t	therefore, additi	ional information abou	t its integrity is needed to	complete the
Notes/Additional Inform	ation					
resorts. In the 1920s, busin transform Palm Springs in residents and seasonal visi resort-related development collection of early resident	risions were recorded in the early ness tycoons, industrialists, and ot to an international resort. While the start of the entertainers and the neighborhoods that developed ates), a significant early developm	ther wealthy business the movie stars primar signed estates and dra shborhoods where the to accommodate the	men, along with rily stayed at the awing increased wealthy indus growing perma	n the Hollywood elite, de e resort hotels when vis I attention to the growi trialists started constru nent settlement. This p	iscovered the desert and siting Palm Springs, other ng resort town. In addition acting their winter homes roperty is located in Paln	began to wealthy on to the the city has a Canyon Mesa

7R

Assessor Parcel Number Additional APNs	2016 Status Code 5S3		
513390031			
Address 1907 Direction S Prefix	Street Mesa Suffix Dr		
Location			
2016 FIELD PHOTO	<u>CONSTRUCTION INFORMATION</u>		
	Date from Tax Assessor 1940 Date from Research		
The state of the s	Date Source		
	Architect		
	Architect Source		
1907	Builder		
	Original Owner		
	Other Owner(s)		
	Historic Name		
	Common Name		
RESOURCE INFORMATION Original Use Single-family residence Story	ries 1		
	The Mesa		
Resource Attribute HP2. Single family property Local	ted in a District? District		
Architectural Style Spanish Colonial Revival	Additional Style		
CHARACTER DEFINING FEATURES			
Asymmetrical façade			
Irregular plan and horizontal massing			
Varied gable and hipped roofs with clay barrel tiles			
Concrete block exterior walls forming wide, uninterrupted expanses			
Square tower at primary façade			
GENERAL ALTERATIONS	CUSTOM ALTERATIONS		
Addition to rear/side facade, Carport added, Garage added	Not fully visible from public right-of-way; based on comparison with 1962 Sanborn a carport has been added to secondary façade and a garage added to the rear façade; footprint otherwise remains intact		

PREVIOUS SURVEY EVALUAT						
City Historic Resources Data	abase Yes	HRI Code		2003 Status Code	7R	
HSPB No.						
2016 EVALUATION	ľ	National Register		California Register		Local 5S3
Period of Significance	1940		Criterion	A/1/3		
Context Palm Springs betw	ween the Wars (1919-1941)					
Theme Single-family Resi	idential Development (1919-1	941)				
Sub-theme Depression	-era Single-family Residential	Development (1930-1	941)			
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
David de Circuit			Contractor		7	
Period of Significance			Criterion			
Context						
Theme Sub-theme						
Statement of Significance						
growth and transition in the ci	ity.					
Notes/Additional Information	on					
The first residential subdivision resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential (a.k.a. Tahquitz Desert Estates	s tycoons, industrialists, and of n international resort. While t s started building architect-de or the entertainers and the neig neighborhoods that developed	ther wealthy businessr he movie stars primari signed estates and dra ghborhoods where the I to accommodate the §	nen, along with ly stayed at the wing increased wealthy indust growing permar	the Hollywood elite, di resort hotels when vis attention to the growin rialists started constru- nent settlement. This p	iscovered the de liting Palm Sprin ng resort town. I cting their winto roperty is locate	esert and began to ags, other wealthy In addition to the er homes, the city has a and in Palm Canyon Mesa

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z			
513400010 Address 1945 Direction S Prefix Str	eet Mesa Suffix Dr			
Location Silver Survey	Julia Di			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1925 Date from Research			
	Date Source			
	Architect			
	Architect Source			
Management of the Control of the Con	Builder			
TO THE PARTY OF TH	Original Owner			
	Other Owner(s)			
	Historic Name			
	Common Name			
RESOURCE INFORMATION Original Use Single-family residence Stories	1			
	Neighborhood The Mesa in a District? District			
Architectural Style Spanish Colonial Revival	Additional Style			
CHARACTER DEFINING FEATURES				
	CUSTOM ALTERATIONS			
Extensively altered C	Not fully visible from public right-of-way; appears substantially altered; wall cladding appears to be replaced; windows and doors appear to be replaced			

·	URVEY EVALUA'							
	Resources Data	abase Yes	HRI C	ode		2003 Status Code		
HSPB No.								
2016 EVALU	ATION		National Re	gister 6Z		California Register	6Z	Local 6Z
Period of Sig	gnificance				Criterion			
Context								
Theme								
Sub-theme								
Period of Sig	gnificance				Criterion			
Context								
Theme								
Sub-theme								
Period of Sig	nificance				Criterion			
Context								
Theme								
Sub-theme								
Chahamanh ai	f Significance							
Resource Dat designation.	abase). It is an ex	xample of 1920s res	survey as part of an up sidential development;					
•	ional Information							
resorts. In the transform Pal residents and resort-related collection of e	e 1920s, business lm Springs into a l seasonal visitor d development fo early residential	s tycoons, industria in international resons is started building a for the entertainers a neighborhoods that	lists, and other wealthy ort. While the movie sta rchitect-designed estat and the neighborhoods t developed to accomm	y businessmen ars primarily s tes and drawin where the we lodate the grow	, along with tayed at the g increased althy indust wing perman	the Hollywood elite, e resort hotels when we attention to the grow crialists started const nent settlement. This	discovered the d visiting Palm Spri wing resort town. ructing their win s property is locat	ings, other wealthy

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code	7R
Address 137 Direction E Prefix Location	Street Mesquite	Suffix Ave
2016 FIELD PHOTO	CONSTRUCTION INFORMA	TION
	Date from Tax Assessor 19	Date from Research 1935
***	Date Source Desert Sun 10	0/25/1935
	Architect	
P P	Architect Source	
	Builder	
	Original Owner Long, I	Blanche E.
	Other Owner(s)	
	Historic Name Long Re	esidence
	Common Name	
	Long Residence	
RESOURCE INFORMATION Original Use Single family property	Stories 1	
Current Use Single family property	Tract/Neighborhood Palos Verde	es Tract
Resource Attribute HP2. Single family property	Located in a District? District	
Architectural Style	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
Unknown/not visible	Not visible from the public right-o	f-way

	2016 Status Code 7R				
PREVIOUS SURVEY EVALUATION	<u>1</u>				
City Historic Resources Databas	e HRI Code 2003 Status Code				
HSPB No.					
2016 EVALUATION	National Register California Register Local 7R				
Period of Significance 193	Criterion A/1/3				
Context Palm Springs between	the Wars (1919-1941)				
Theme Single-family Residen	tial Development (1919-1941)				
Sub-theme Depression-era	Single-family Residential Development (1930-1941)				
Period of Significance	Criterion				
Context					
Theme					
Sub-theme					
Period of Significance	Criterion				
Context					
Theme					
Sub-theme					
Statement of Significance					
	In example of 1930s residential development, during an important period of growth in the city; per the Desert Sun, it is also a ock construction. However, the property is not fully visible from the public right-of-way; therefore additional information inplete the evaluation.				
Notes/Additional Information					
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). This residence was constructed for the Longs of Redlands using a system of building blocks developed by the research department of the Standard Oil Company. The blocks are composed of sand and adobe treated with emulsion that will not deteriorate from wind, cold, or heat. (Various sources including Desert Sun, City Directories; via Steve Vaught)					

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z						
508291032							
	treet Mesquite Suffix Ave						
Address 103 Direction E Frenx 3	Junx Ave						
Location							
2016 FIELD PHOTO	CONSTRUCTION INFORMATION						
	Date from Tax Assessor 1934 Date from Research						
	Date Source						
The sales of the s							
	Architect						
	Architect Source						
	Builder						
	Original Owner						
	Other Owner(s)						
Carlo Car							
	Historic Name						
	Common Name						
RESOURCE INFORMATION Original Use Single family property Storic	es 1						
5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
Current Use Single family property Tract/Neighborhood							
Resource Attribute HP2. Single family property Locate	ed in a District? District						
Architectural Style Spanish Colonial Revival	Additional Style						
Architectural Style Spanish Colonial Revival	Additional Style						
CHARACTER DEFINING FEATURES							
GENERAL ALTERATIONS	CUSTOM ALTERATIONS						
Addition to primary facade, Addition to rear/side facade, Door	Windows replaced and some openings altered; some wall cladding replaced						
(primary) replaced, Extensively altered, Garage added, Wall cladding replaced, Windows replaced - all							

PREVIOUS SURVEY EVALUAT	<u>ΓΙΟΝ</u>			
City Historic Resources Data	abase HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register	6Z	California Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
out theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
designation.	rample of 1930s residential development; howev			
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development fo collection of early residential I Tract, which has a concentrati Stevens as mortgage holder. H moved to Palm Springs in 191	ons were recorded in the early 1920s on tracts last tycoons, industrialists, and other wealthy busin in international resort. While the movie stars pring started building architect-designed estates and or the entertainers and the neighborhoods where neighborhoods that developed to accommodate to on of 1930s single-family residences. It was initial arriet Dowie Cody was the wife of architect Hard 6 for the favorable climate. In the 1920s, Harriet a Cody, at 175 South Cahuilla Road (HSPB-59).	essmen, along wit marily stayed at the drawing increase the wealthy indust the growing permally subdivided by old Bryant Cody. H	h the Hollywood elite, discovered the resort hotels when visiting Paln d attention to the growing resort strialists started constructing thei anent settlement. This property is Harriet Dowie Cody and Reta Mc arold Bryant Cody had respirator	the desert and began to a Springs, other wealthy town. In addition to the r winter homes, the city has a located in the Palos Verdes Dowie with Prescott T. y ailments, so the couple

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
508330016 Address 833 Direction E Prefix	Street Mesquite Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
No. of the Control of	Date from Tax Assessor Date from Research 1941 (origin)
	Date Source
	Architect Clark & Frey, with additions by Wexler & Harrison
	Architect Source Julius Shulman archive
五 一 一 一 一 一 一 一 一	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name Cahuilla Elementary School
	Candina Elementary School
RESOURCE INFORMATION Original Use Civic Sto	ories 1
	act/Neighborhood cated in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Extensively altered	Based upon review of archival photographs in the Getty Archives and historic aerial photographs, it appears that the Clark & Frey and Wexler & Harrison buildings are no longer extant.

PREVIOUS SURVEY EVALUATION City Historic Resources Databa		e 2003	Status Code	
HSPB No.				
2016 EVALUATION	National Regis	ster 6Z Califor	rnia Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
Resource Database). Based upon Wexler & Harrison buildings are				
Notes/Additional Information	ed in the 1950s, bringing a demand for civ	via nagaggitiag gugh ag gghaola l	librarias mussums a situ	hall and police
headquarters, as well as offices, s 1958 with additions by Wexler &	stores, and housing. The Cahuilla Elementa	ary School, originally designed l	by Clark & Frey in 1941, w	vas expanded in 1953 and

6Z

6Z

ssessor Parcel Number Additional APNs 2016 Status Code 5S1						
	reet Molino Suffix Rd					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1961-1962 Date from Research Date Source Architect Wexler & Harrison Architect Source Builder Original Owner Other Owner(s)					
	Historic Name Common Name Wexler Steel House (6 of 7) s 1 Neighborhood Steel Development houses d in a District? District					
Architectural Style Mid-century Modern Additional Style CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No. 43	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Information	
Notes/Additional Information	

Assessor Parcel Number	Additional APNs		2016 Status Code			5S1
501031017						
Address 330 Dire	ection E Prefix	Street	Molino	Suff	fix Rd	
Location						
2016 FIELD PHOTO		<u>C</u>	ONSTRUCTION INFORM	ATION		
		A A B B C C C C C C C C C C C C C C C C	ate from Tax Assessor ate Source rchitect Wexler & Harri rchitect Source uilder riginal Owner ther Owner(s) istoric Name ommon Name /exler Steel House (7 of 7	son	e from Research	
RESOURCE INFORMATION Original Use Single-family res Current Use Single-family res	sidence	Stories 1 Tract/Neigh		elopment houses		
	gle family property ntury Modern	Located in a D	istrict? District Additional Style			
CHARACTER DEFINING FEATUR	ES					
GENERAL ALTERATIONS		CUSTO	M ALTERATIONS			

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No. 43	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Information	
Notes/Additional Information	

Assessor Parcel Number	Additional APNs	2016 Status Code 6Z 6Z 6Z
513182019		
Address 373	Direction S Prefix Stree	t Monte Vista Suffix Dr
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
ZME6x		Date from Tax Assessor 1947 Date from Research c. 1935
		Date Source Visual observation
State of the state		Architect
THE COURSE HERE		
		Architect Source
7-		
		Builder
		Original Owner
The second		Other Owner(s)
	**************************************	Historic Name
		Common Name
		Comment Numb
RESOURCE INFORMATION	V.	
Original Use Single-fan	mily residence Stories	1
Current Use Single-fan	nily residence Tract/Ne	ighborhood Tahquitz Park Estates
Resource Attribute HP	P2. Single family property Located in	a District? District
Architectural Style S	Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FE	<u>EATURES</u>	
GENERAL ALTERATIONS		STOM ALTERATIONS
Wall cladding replaced, Wir	idows replaced - some	

REPORT OF Significance Criterion Criterion Criterion Criterion Criterion Criterion Context Theme Sub-theme Period of Significance Criterion Criterion Criterion Criterion Criterion Context Theme Sub-theme Sub-theme Sub-theme Notes/Additional Information N	PREVIOUS SURVE	EY EVALUAT	'ION									
Period of Significance Criterion Criterion	City Historic Reso	ources Data	base	Yes	HRI Code			2003 Sta	tus Code			
Period of Significance Criterion Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It appears to be an example of 1930s residential development; however, it has been altered and therefore does not appear cligible for historic designation. Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tyeoons, industrialists, and other wealthy businessmen, along with the follywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movine stars primarily stayed at the resort barles when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs into an international resort. While the movine data private when we stirred palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs into an international resort while the movine start in the mid-1930s. This property is called in the Tabquitz Palm Springs in the United States, and new subdivisions development strain winter weekend agetaway, and more calcide in the Tabquitz Palm Springs in the Tabquitz Palm Springs in the United States, and new subdivision development strain in the mid-1930s. This prope	HSPB No.											
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6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
508302027	
Address 131 Direction E Prefix S	Street Morongo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1940 Date from Research
	Date Source
	Architect
F T 28	Achiece
The second secon	Architect Source
	Builder
* * *	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stori	ies 1
Current Use Single-family residence Trac	t/Neighborhood Palos Verdes Tract
	ted in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Rectangular plan and horizontal massing	
Gable roofs with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash casement windows, with divided lights	
Brick chimney; recessed wood plank door (primary)	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Decorative elements added, No major alterations	Decorative ceramic tile door surround may be an alteration

	JRVEY EVALUA						7	
City Historic	Resources Data	abase Yes	HRI Code		2003 Status Code	7R		
HSPB No.								
2016 EVALUA	ATION		National Register		California Register		Local	5S3
Period of Sign	nificance	1940		Criterion	A/1/3			
Context P	alm Springs betv	ween the Wars (1919-1941	.)					
Theme Si	ingle-family Res	idential Development (191	9-1941)					
Sub-theme	Depression	n-era Single-family Resident	tial Development (1930-19	941)				
Period of Sign	nificance			Criterion				
Context								
Theme								
Sub-theme								
Period of Sign	nificance			Criterion				
Context								
Theme								
Sub-theme								
Statement of	Significance							
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Notes/Additi	onal Informati	on						
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5S3

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
508301022	
Address 146 Direction E Prefix St	reet Morongo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
Contract of the second	Date from Tax Assessor 1936 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
A STATE OF THE STA	
	Historic Name Common Name
	Jacobs Residence
RESOURCE INFORMATION Original Use Single-family residence Storie	s 1
Current Use Single-family residence Tract/	/Neighborhood Palos Verdes Tract
	d in a District? District
Architectural Style Ranch	Additional Style Hacienda
	Auditional Style Hacienta
CHARACTER DEFINING FEATURES One-story, U-shaped plan	
Low-pitched gable roof with clay barrel tiles and open eaves	
Low, horizontal massing with wide street façade	
Plaster wall cladding	
Divided light wood French doors	
Wide, covered front porch with wood posts	
Brick chimney	
DI LEK CHILINIEY	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	

	2016 Status Code 5S3		
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes HRI Code	2003 Status Code 7R		
HSPB No.			
2016 EVALUATION National Register	California Register Local 5S3		
Period of Significance 1936	Criterion A/1/3		
Context Palm Springs between the Wars (1919-1941)			
Theme Single-family Residential Development (1919-1941)			
Sub-theme Depression-era Single-family Residential Development (1930	-1941)		
Period of Significance 1936	Criterion C/3/4		
Context Architectural Styles & Local Practitioners			
Theme Ranch			
Sub-theme			
Period of Significance	Criterion		
Context			
Theme			
Sub-theme			
Statement of Significance			
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and as a good example of Hacienda Ranch-style residential architecture.			
Notes/Additional Information			
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with			

Assessor Parcel Number Additional APNs	2016 Status Code	6Z 6Z 6Z
508301021		
Address 156 Direction E Prefix	Street Morongo	Suffix Rd
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMAT	<u>ION</u>
787	Date from Tax Assessor 194	7 Date from Research 1925
		der and Contractor, 2/20/1925
	Architect Williams, Paul R.	
	Architect Source Southwest	Builder and Contractor, 2/20/1925
	Builder	
	Original Owner	
	Other Owner(s)	
	Anderson, W.P.	
	Historic Name Common Name	
	Roma Residence; Anderson Re	esidence
RESOURCE INFORMATION Original Use Single-family residence	Stories 1	
Current Use Single-family residence	Tract/Neighborhood Palos Verdes	Tract
Resource Attribute HP2. Single family property	Located in a District? District	Tract
	Additional Code	
Architectural Style Spanish Colonial Revival	Additional Style	
CHARACTER DEFINING FEATURES		
Asymmetrical façade		
Irregular plan and horizontal massing		
Varied gable and hipped roofs with clay barrel tiles and open eav		
Plaster veneered exterior walls forming wide, uninterrupted exp		
Wood-sash casement or double-hung windows, with divided ligh	its	
Round arched opening Decorative grilles of wrought iron and plaster		
Square tower with pyramidal roof		
Square tower with pyramidal roof		
Plaster window hood; wood plank door (primary)		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
Decorative elements added, Windows replaced - some	Roofline appears altered; wall clade appear to be replaced; window sur	ling appears to be replaced; some windows round appears to be added

PREVIOUS SURVEY EVALUAT	<u>CION</u>	
City Historic Resources Data	base Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	6Z California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
Resource Database). It appears	s significant as an example of pre-World War II Colonial Revival architecture by master architec	the City of Palm Springs' list of potential historic resources (Citywide Historic residential development, reflecting an important period of growth and transition; t Paul R. Williams. However, this property has been altered and therefore does

6Z

6Z

2016 Status Code

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). Architect Paul Revere Williams (1894-1989) had a long and prolific career, from about 1915 until his retirement in 1974. A Los Angeles native, he studied at the Los Angeles School of Art and Design, the Los Angeles branch of the New York Beaux Arts Institute of Design, and the University of Southern California. While pursuing his education he worked successively for local architects Reginald Johnson and Arthur Kelly. In 1921 Williams obtained his license, becoming the first African-American licensed architect west of the Mississippi. He worked as Chief Draftsman for John C. Austin from 1921 until 1924; he started his own practice in 1922 while still working for Austin. Williams' first substantial commission was the 1931 E.L. Cord mansion in Beverly Hills, which led to many other large-scale residential commissions in the early 1930s. His work was particularly popular with the Hollywood celebrities and wealthy socialites who at that time were relocating to the western suburbs of Bel-Air, Beverly Hills, and Brentwood. Williams became well-known for his modern interpretations of the period revival styles that were popular at the time, and for a perfectionism and attention to detail that did not wayer regardless of the size of the commission. In 1957, Williams became the first African-American member of the American Institute of Architects' College of Fellows.

Assessor Parcel Number Additional APNs	2016 Status Code 5S3		
508301018			
Address 196 Direction E Prefix St	treet Morongo Suffix Rd		
Location			
2016 FIELD PHOTO	<u>CONSTRUCTION INFORMATION</u>		
	Date from Tax Assessor 1937 Date from Research		
↑	Date Source		
	Architect		
A Maria Mari	Architect		
	Architect Source		
	Builder		
	Original Owner		
	Other Owner(s)		
The same of the sa			
	Historic Name		
	Common Name		
RESOURCE INFORMATION Original Use Single-family residence Storie	es 1		
Current Use Single-family residence Tract	/Neighborhood Palos Verdes Tract		
	ed in a District? District		
Architectural Style Spanish Colonial Revival	Additional Style		
CHARACTER DEFINING FEATURES			
Asymmetrical façade			
Irregular plan and horizontal massing Gable roof with clay barrel tiles and wood fascia			
Plaster veneered exterior walls forming wide, uninterrupted expanses			
Steel-sash casement windows, with divided lights			
Secti sasii cascinene winaows, with divided rights			
Rectangular plan; recessed entrance with hooded metal porch; recessed side bay window	porch; prominet brick chimney with weeping mortar on primary façade; hooded		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS		
No major alterations			

PREVIOUS SURVEY EVAL	<u>UATION</u>				
City Historic Resources I	Patabase Yes	HRI Code		2003 Status Code	
HSPB No.					
2016 EVALUATION		National Register		California Register	Local 5S3
Period of Significance	1937		Criterion	A/1/3	
Context Palm Springs	petween the Wars (1919-1941))			
Theme Single-family	Residential Development (1919	9-1941)			
Sub-theme Depress	ion-era Single-family Residenti	ial Development (1930-1	941)		
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
Statement of Significance	•				
Resource Database). It is signfiicant as an example of pre-World War II residential development, reflecting an important period of growth and transition.					
Notes/Additional Inform	ation				
resorts. In the 1920s, busing transform Palm Springs in residents and seasonal vising resort-related development collection of early resident Tract, which has a concent Stevens as mortgage holder moved to Palm Springs in	ness tycoons, industrialists, and to an international resort. Whil tors started building architect tor the entertainers and the rial neighborhoods that develop ration of 1930s single-family rer. Harriet Dowie Cody was the	d other wealthy businessive the movie stars primaredesigned estates and draweighborhoods where the ped to accommodate the sesidences. It was initially wife of architect Harold I In the 1920s, Harriet beg	men, along with ily stayed at the wing increased wealthy indus growing perma subdivided by Bryant Cody. Ha	n the Hollywood elite, discoreresort hotels when visiting lattention to the growing retrialists started constructing nent settlement. This proper Harriet Dowie Cody and Retrict Dowie Cody had respired.	g Palm Springs, other wealthy esort town. In addition to the g their winter homes, the city has a erty is located in the Palos Verdes ta McDowie with Prescott T.

5S3

Assessor Parcel Number Additional APNs 508301017	2016 Status Code 6Z 6Z			
Address 206 Direction E Prefix Stree	et Morongo Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
The state of the s	Date from Tax Assessor 1936 Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Builder			
	Original Owner			
	Other Owner(s)			
the state of the s				
*	Historic Name			
	Common Name			
RESOURCE INFORMATION Original Use Single-family residence Stories	1			
	Palos Verdes Tract n a District? District			
Architectural Style Spanish Colonial Revival	Additional Style			
CHARACTER DEFINING FEATURES				
Asymmetrical façade Irregular plan and horizontal massing				
Gable roof with clay barrel tiles and open eaves				
Plaster veneered exterior walls forming wide, uninterrupted expanses				
	ISTOM ALTERATIONS			
Wall cladding replaced, Windows replaced - some				

PREVIOUS SURVEY EVALUAT	<u>cion</u>			
City Historic Resources Data	base Yes HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register	6Z	California Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion	ı	
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
Resource Database). It is an ex does not appear eligible for de	ample of 1930s residential development, reflecti signation.	ing an important p	period of growth and transitio	n. However, due to alterations, it
Notes/Additional Information	on .			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential ract, which has a concentration Stevens as mortgage holder. He moved to Palm Springs in 1910	tycoons, industrialists, and other wealthy busing in international resort. While the movie stars pring started building architect-designed estates and in the entertainers and the neighborhoods where neighborhoods that developed to accommodate to one of 1930s single-family residences. It was initial arriet Dowie Cody was the wife of architect Haro 6 for the favorable climate. In the 1920s, Harriet a Cody, at 175 South Cahuilla Road (HSPB-59).	essmen, along wit marily stayed at th drawing increase the wealthy indust the growing permally subdivided by old Bryant Cody. H	h the Hollywood elite, discove the resort hotels when visiting I d attention to the growing res strialists started constructing anent settlement. This proper Harriet Dowie Cody and Reta arold Bryant Cody had respira	red the desert and began to Palm Springs, other wealthy ort town. In addition to the their winter homes, the city has a ty is located in the Palos Verdes McDowie with Prescott T.

6Z

2016 Status Code

Assessor Parcel Number Additional APNs 508302007		2016 Status Code		7R
Address 211 Direction E Prefix	Street	Morongo	Suffix R	d
Location				
2016 FIELD PHOTO		CONSTRUCTION INFORMATI	<u>ON</u>	
		Date from Tax Assessor 194	0 Date from	n Research
		Date Source		
		Architect		
		Architect Source		
+	100	Builder		
		Original Owner Scholl, D	r. William	
		Other Owner(s)		
Comment of the Commen	9-			
		Historic Name Scholl Esta	ate	
		Common Name		
		Scholl Estate		
RESOURCE INFORMATION				
	Stories	1		
Current Use Single-family residence T	Tract/Neig	hborhood Palos Verdes	Tract	
Resource Attribute HP2. Single family property Lo	ocated in a	District? District		
Architectural Style Spanish Colonial Revival		Additional Style		
CHARACTER DEFINING FEATURES				
Gable with clay barrel tiles				
GENERAL ALTERATIONS Unknown/not visible		TOM ALTERATIONS Fully visible from public right-of	-way	
		. , nom paone right of	,	

PREVIOUS SURVEY EVALUATION				
City Historic Resources Database	Yes HR	I Code	2003 Status Code	
HSPB No. 57 (denied)				
2016 EVALUATION	National	Register	California Register	Local 7R
Period of Significance 1940		Criter	ion A/1/3	
Context Palm Springs between the	Wars (1919-1941)			
Theme Single-family Residential I	Development (1919-1941)			
Sub-theme Depression-era Sing	le-family Residential Developi	ment (1930-1941)		
Period of Significance		Criter	ion	
Context				
Theme				
Sub-theme				
Period of Significance		Criter	ion	
Context				
Theme				
Sub-theme				
Statement of Significance				
This property was re-evaluated during	the 2015 survey as part of an	undate to the City of Pal	m Springs' list of potential	historic resources (Citywide Historic
Resource Database). This property ma period of growth and transition in the needed to complete the evaluation. The	city. However, it is not fully vis	sible from the public righ	t-of-way; therefore, additi	
Notes/Additional Information				
resorts. In the 1920s, business tycoons transform Palm Springs into an international residents and seasonal visitors started resort-related development for the enticollection of early residential neighbor Tract, which has a concentration of 193 Stevens as mortgage holder. Harriet De	a, industrialists, and other weal ational resort. While the movie building architect-designed es certainers and the neighborhood shoods that developed to accor 30s single-family residences. It bewie Cody was the wife of arch favorable climate. In the 1920	Ithy businessmen, along e stars primarily stayed a states and drawing incre ods where the wealthy in modate the growing pe t was initially subdivided intect Harold Bryant Cod ls, Harriet began to enga	with the Hollywood elite, out the resort hotels when violated attention to the growed ustrialists started constrution and the settlement. This play Harriet Dowie Cody arough Harold Bryant Cody had	isiting Palm Springs, other wealthy ing resort town. In addition to the ucting their winter homes, the city has a property is located in the Palos Verdes and Reta McDowie with Prescott T.

7R

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 266 Direction E Prefix Stree	eet Morongo Suffix Rd
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1934 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Ogg Residence
	1 leighborhood Palos Verdes Tract in a District? District Additional Style
CHARACTER DEFINING FEATURES	
	the 1934 residence originally constructed on the property is no longer extant.

PREVIOUS SURVEY EVALUAT	<u>rion</u>			
City Historic Resources Data	abase Yes HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register	6Z	California Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
	d during the 2015 survey as part of an update to nal property identified on the City list has been d		prings' list of potential histo	ric resources (Citywide Historic
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development fo collection of early residential I Tract, which has a concentrati Stevens as mortgage holder. H moved to Palm Springs in 191	ons were recorded in the early 1920s on tracts late tycoons, industrialists, and other wealthy busing in international resort. While the movie stars prings started building architect-designed estates and or the entertainers and the neighborhoods where neighborhoods that developed to accommodate to on of 1930s single-family residences. It was initial arriet Dowie Cody was the wife of architect Hard 6 for the favorable climate. In the 1920s, Harriet a Cody, at 175 South Cahuilla Road (HSPB-59).	essmen, along wit marily stayed at th drawing increase the wealthy indus- the growing permally subdivided by old Bryant Cody. H	h the Hollywood elite, discover eresort hotels when visiting dattention to the growing restrialists started constructing anent settlement. This proper Harriet Dowie Cody and Rejarold Bryant Cody had respi	vered the desert and began to g Palm Springs, other wealthy esort town. In addition to the g their winter homes, the city has a erty is located in the Palos Verdes ta McDowie with Prescott T. ratory ailments, so the couple

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 5S3			
Solution E Prefix Direction E Prefix Direction E Prefix Direction E Prefix Direction Dir	Street Morongo Suffix Rd			
	Street Wiorongo Sunx Ru			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1937 Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Builder Jones, Reginald C.			
	Original Owner DeMuth, Adolph			
	Other Owner(s)			
	Historic Name			
	Common Name			
	DeMuth Residence			
RESOURCE INFORMATION Original Use Single-family residence Store	ries 1			
Current Use Single-family residence Trac	ct/Neighborhood Palos Verdes Tract			
Resource Attribute HP2. Single family property Loca	ated in a District? District			
Architectural Style Spanish Colonial Revival	Additional Style			
CHARACTER DEFINING FEATURES				
Asymmetrical façade				
Irregular plan and horizontal massing				
Gable roof with clay barrel tiles				
Plaster veneered exterior walls forming wide, uninterrupted expanses				
Wood-sash casement or double-hung windows, with divided lights				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			
Windows replaced - some	Not fully visible from public right-of-way			

5S3

Assessor Parcel Number Additional APNs 508323002	2016 Status Code 6Z 6Z 6Z
Address 287 Direction E Prefix Street	Morongo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1935 Date from Research
	Date Source
	Architect Clark, John Porter
The state of the s	Architect Source Desert Sun, 4/12/1935
	Builder Wilson, Raymond
	Original Owner Brandenstein, Harry "H.U."
The state of the s	Other Owner(s)
	Bell, Harold
	Historic Name
	Common Name Praeneste; Bell Residence
	Tracticste, Bell Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/Neign Resource Attribute HP2. Single family property Located in a	
Architectural Style Other	Additional Style
CHARACTER DEFINING FEATURES	
	TOM ALTERATIONS
Extensively altered	

PREVIOUS SURVEY EVALUAT	<u> </u>			
City Historic Resources Data	Abase Yes HRI Code 2003 Status Code			
HSPB No.				
2016 EVALUATION	National Register 6Z California Register 6Z Local 6Z			
Period of Significance	Criterion			
Context				
Theme				
Sub-theme				
Period of Significance	Criterion			
Context				
Theme				
Sub-theme				
Period of Significance	Criterion			
Context				
Theme				
Sub-theme				
Statement of Significance				
Resource Database). It is an example of 1930s residential development, reflecting an important period of growth and transition; and it was designed by prominent local architect John Porter Clark. However, it has been substantially altered and therefore does not appear eligible for historic designation.				
Notes/Additional Information				
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). Architect John Porter Clark (1905-1991) was born in Fort Dodge, lowa, in 1905. He studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of buildings in the desert for them. Clark met Albert Frey when he came to Palm Springs to design the Kocher-Samson building, and collaborated with him on several projects. In 1936 (Lark and Frey formed a partnership. Clark left the firm in 1958 to establish his solo practice. T				

6Z

6Z

Assessor Parcel Number Additional APNs 508323010	2016 Status Code 5S1
Address 645 Direction E Prefix	Street Morongo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1950 Date from Research
	Date Source
	Architect Clark & Frey
	Architect Source
	Builder
to the second se	Original Owner Stephens, Dr. Hugh
	Other Owner(s)
	Historic Name
	Common Name
	Stephens Residence
RESOURCE INFORMATION Original Use Single-family residence	Stories 1
Current Use Single-family residence	Tract/Neighborhood Palos Verdes Tract
Resource Attribute HP2. Single family property	Located in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	<u>CUSTOM ALTERATIONS</u>

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No. 76			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-76). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z			
Address 2641 Direction E Prefix	Street Morongo Suffix Tr			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1937 Date from Research			
- W	Date Source			
	Architect			
	Architect Source			
	Builder			
	Original Owner			
	Other Owner(s)			
· · · · · · · · · · · · · · · · · · ·	Historic Name			
	Common Name			
RESOURCE INFORMATION				
Original Use Single-family residence S	Stories 1			
	Tract/Neighborhood			
Resource Attribute HP2. Single family property L	ocated in a District? District			
Architectural Style	Additional Style			
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			
	The 1937 house originally constructed on the property is not extant.			

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z