

# Appendix F: Palm Springs Survey Property Data Forms

FINAL DRAFT – FOR CITY COUNCIL APPROVAL

City of Palm Springs

Citywide Historic Context Statement & Survey Findings

HISTORIC RESOURCES GROUP

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 a good example of Mid-century Modern multi-family residential architecture. It exhibits quality of design and distinctive features, including the flat roof with cantilevered canopies, concrete and metal screens, and decorative fascia.

**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 semi-attached 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. The 57-unit Villa Alejo is a Mid-century Modern-style building on a 2 3/4-acre site containing one- and two-bedroom units and four 3,000 square foot penthouses. The square-shaped plan wrapped around landscaped grounds with mineral pool, gymnasium, putting green, paddle tennis, ping pong, shuffle board, and other recreational facilities. Decks and patios of the units open onto the interior courtyard. Villa Alejo was developed by Meyer and Koozin.





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate. (HSPB-77).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**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 &amp; 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**

This property is significant as an excellent example of Late Modern/Expressionist ecclesiastical architecture by noted Southern California church designer Hal C. Whittemore. It features quality of design and distinctive details including bold geometric volumes, concrete wall planes with overlapping edges, and a leaded, stained glass wall.

**Notes/Additional Information**

The population growth in Palm Springs accelerated in the 1950s, bringing a demand for civic and institutional necessities such as schools, religious buildings, libraries, museums, a city hall and police headquarters, as well as offices, stores, and housing. Usually designed by local architects, these buildings often reflected the progressive symbolism of Modernism. United Methodist Church was designed by architect Hal C. Whittemore. Hal Case Whittemore was a Los Angeles-based architect who specialized in church architecture. During World War II, Whittemore served in the aviation division of the US Navy. After the war, he attended the University of Michigan, where he studied architecture. After graduation, he moved to California and set up practice in 1955. Between 1960 and 1962, he formed a brief partnership with Judson Wright Pittam, AIA. Whittemore is best known for the Bel Air Presbyterian Church (1961), for which he received a Merit Award from the National Conference on Church Architecture. Other works include La Tijera United Methodist Church (1958), Presbyterian Church of Pacific Palisades (1961), Trinity United Presbyterian Church (1968) in Santa Ana, and the North Valley YMCA (1969). In 1962, Whittemore's design for the "Skychalet," a do-it-yourself A-frame kit home, was featured at the 1962 Los Angeles Home Show and covered generously in the Los Angeles Times. For the United Methodist Church, J.B. Thompson created the cast metal cross in the reflecting pool; the stained glass window was created by Jos Maes Stained Glass. (Source: umpcs.org)

Assessor Parcel Number  Additional APNs

2016 Status Code

Address  Direction  Prefix  Street  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)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use  Stories

Current Use  Tract/Neighborhood

Resource Attribute   Located in a District? District

Architectural Style  Additional Style

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-15).

**Notes/Additional Information**

Designed by Albert Martin, architect of Los Angeles City Hall. The land was purchased from the Southern Pacific Railroad. John F. Kennedy attended mass here when visiting Palm Springs. In addition to JFK, New York mayor James J. Walker also worshipped here during his 1931 stay at The Willows.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1925

Criterion

A/1/1, 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

1948

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Civic &amp; Institutional Development (1945-1969)

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as the former gate lodge to Ojo del Desierto. Ojo del Desierto (HSPB-19 and listed in the National Register of Historic Places) was the winter home of oilman Thomas O'Donnell, a Desert Inn regular, and his wife Dr. Winnifred Willis Jenney. Constructed in 1925 on the hillside above the Desert Inn, Ojo del Desierto was designed by William Charles Tanner, who was simultaneously working on the Desert Inn, and built by Alvah Hicks on land that had been owned by Nellie Coffman. It is also significant as the headquarters of the Committee of Twenty-Five, an important local institution that has been housed in the gatehouse since 1948.

**Notes/Additional Information**

Built as the gate lodge to the Thomas A. O'Donnell Estate, Ojo Del Desierto, the lodge was occupied from 1927 (or earlier) until 1946 by John Kline and his family. A close friend and former chauffeur of Mr. O'Donnell, Kline became the manager of the Desert Golf Course, which he superintended for decades until his death at 77 in 1958. In 1948, the gate lodge was converted into a private club, The Committee of Twenty-Five, which continues to lease the property. The Committee of Twenty-Five's member did, and continues to, include some of the foremost members of the desert community as well as figures of national and international prominence. The Committee of Twenty-Five has hosted presidents Eisenhower, Nixon, and Ford as well as educators, actors, scientists, corporate leaders, political figures, military, and aviation giants. Senator Joe McCarthy; General Jimmy Doolittle; aviatrix Jackie Cochran; Ambassador Walter Annenberg; Merv Griffin; Arnold Palmer; T. Boone Pickens, among others, have all been guests of the Committee of Twenty-Five. (via Steve Vaught) Note: Alejo Road was known as North Street until 1930.

**Assessor Parcel Number** 513110054 **Additional APNs** **2016 Status Code** 1S 1CS 5S1

**Address** 447 **Direction** W **Prefix** **Street** 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)**  
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 **Stories** 1

**Current Use** Single-family residence **Tract/Neighborhood**

**Resource Attribute** HP2. Single family property  **Located in a District?** **District**

**Architectural Style** Spanish Colonial Revival **Additional Style**

**CHARACTER DEFINING FEATURES**

Multiple empty text boxes for character defining features.

**GENERAL ALTERATIONS**

Empty text box for general alterations.

**CUSTOM ALTERATIONS**

Empty text box for custom alterations.



**2016 Status Code**

1S

1CS

5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

19

**2016 EVALUATION**

National Register

1S

California Register

1CS

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**

Designated, did not re-evaluate (HSPB-19 and listed in the National Register of Historic Places).

**Notes/Additional Information**

William Charles Tanner was an artist and draftsman based first in Riverside and then Hollywood, who was not a licensed architect but who managed to secure some of the most important projects in Palm Springs in the 1920s, including the revamped Desert Inn and Ojo del Desierto ("Eye of the Desert"). Ojo del Desierto (HSPB-19 and listed in the National Register of Historic Places), the winter home of oilman Thomas O'Donnell, a Desert Inn regular, and his wife Dr. Winnifred Willis Jenney, is one of the best examples of the Spanish and Mediterranean Revival in Palm Springs. Constructed in 1925 on the hillside above the Desert Inn, Ojo del Desierto was designed by Tanner, who was simultaneously working on the Desert Inn, and built by Alvah Hicks on land that had been owned by Nellie Coffman. The house was built of reinforced concrete, clad in plaster to resemble adobe, and topped with a clay tile roof. Cantilevered wood balconies shield the house from the sun, and French doors open to tiled patios and a large stone terrace with a commanding view over the city. The interior features tile floors, hooded fireplaces, exposed wood trusses, wrought iron balconies, and Mudejar-style paneled wood doors.



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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.



**2016 Status Code**

6Z

6Z

6Z

**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**

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 original storefront has been replaced and it is not an excellent or distinctive example of Mid-century Modern architecture; therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

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

Sub-theme

**Statement of Significance**

This property was included in the 2014 City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it was constructed outside the period of significance for the 2015 survey update, and therefore it was not re-evaluated as part of that effort.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Demolished; new building on property



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 original property identified on the City list has been demolished.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, it does not appear to represent early development and it is not an excellent example of a style or type; therefore it does not appear eligible for historic designation.

**Notes/Additional Information**





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-74).

**Notes/Additional Information**

In addition to its individual designation, this property is a contributor to the potential Twin Palms Estates Historic District. The Twin Palms Estates Historic District is eligible for listing in the National Register, the California Register, and as a local historic district. It is significant under Criterion A/1/3 for its association with residential development in the City of Palm Springs in the postwar era, reflecting an important period of growth in the city. It is the first residential development in Palm Springs by the Alexander Construction Company. It is significant under Criterion C/3/4,5 as an excellent and intact collection of Mid-century Modern residential architecture designed by prominent architects Palmer & Krisel. William Krisel also served as the landscape architect for the project.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1960

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

1960

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Park Imperial South is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; and as an example of a Mid-century Modern garden apartment designed by noted architect Barry Berkus, reflecting design and planning principles from the period.

**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/two-bathroom 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**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

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

Period of Significance

1959

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of a post-World War II hotel, reflecting the growth of the tourism industry during the postwar era; and as an excellent example of Mid-century Modern commercial architecture and the garden apartment type. It reflects design and planning principles from the period, including the clustered organization around shared central garden with lush landscaping, flat roofs with wide overhanging eaves and cantilevered canopies; single light steel casement windows; and slumpstone party walls and exterior chimneys.

**Notes/Additional Information**

As a result of increased demand for tourist accommodations and housing, post-World War II commercial hotel/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 semi-attached 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. 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) and its subsidiary American Contractors Indemnity Corporation. Baumgarten was also a holder of a number of land investments including the 1983 sale of Pacific Telephone Co-workers camp to the state of California to house prison inmates. Coco Cabana consists of 31 units; in plan, the attached units are in a U-shaped configuration anchored at the southern section of the parcel with additional attached units at the center of the parcel. Walls for each unit angle slightly to provide some privacy, a necessity given the large amount of shared walls between the units. All units open onto a lushly landscaped garden area with recreational facilities including the pool and two tennis courts. The Mid-century Modern-style complex featured six floorplans of two-bedroom/two-bath and one-bedroom/one-bath plans. The simple, flat-roofed designs eliminated windows on the front facades in favor of views towards the interior gardens. Many units also had private patios enclosed by lush landscaping with mature citrus trees. Palm trees dotted the landscape throughout the property. In 1978, Coco Cabana was converted from a hotel into condominiums with the assistance of Fey's Canyon Estates Realty. CoCo Cabana appears to have functioned as an apartment hotel well into the 1980s.

**Assessor Parcel Number** 510140016 **Additional APNs** **2016 Status Code** 7R  
**Address** 2045 **Direction** S **Prefix** **Street** 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**  
**Current Use** Single-family residence **Tract/Neighborhood** Araby Tract  
**Resource Attribute** HP2. Single family property  Located in a District? **District**  
**Architectural Style** **Additional Style**

**CHARACTER DEFINING FEATURES**

[Empty text box for character defining features]

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

6Z

6Z

6Z

**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**

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 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, 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."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Front portion of building may be remnant of reported 1926 adobe structure. Remainder of building is later slumpstone construction.

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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.

**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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, reflecting an important period of growth and transition in the city; and as the work of master builder Lee Miller.

**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.



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is a remnant of the compound of rock houses built by Lee Miller. It is significant as an example of early residential development, and as a rare example of stone construction by master builder Lee Miller, reflecting the tradition of using local/found construction materials. There may not be sufficient historic fabric remaining for historic designation of the property; however, these remnant features warrant special consideration in the local planning process.

**Notes/Additional Information**

Adjacent to the Araby Tract, R. Lee Miller owned twenty acres of desert hillside. Miller, a civil engineer/contractor built a compound of rock houses known as "Hopi Village" in the 1920s. The distinctive, round stone R. Lee Miller Residence (c. 1925) and stone "Casa Contenta, Perle Wheeler Martin" Residence (c. 1933) were among them. Wheeler resided in the "Araby rock house" well into the late 1930s. Four extant rock structures located at the end of the present-day private drive at 2540 S. Araby Drive match historic images of the Miller Residence and the Wheeler Martin Residence. 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 style through observing existing adobes and pattern books.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Polygonal plan; stone walls; hipped roof with clay barrel tiles; exterior stone chimney; divided light steel sash windows (casement and fixed picture); circular accent window; wood plank door

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; no major alterations visible



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 evaluation is for the "Round House." It is significant as an example of pre-World War II residential development, and as a rare example of stone construction by by master builder Lee Miller, reflecting the tradition of using local/found construction materials.

**Notes/Additional Information**

Adjacent to the Araby Tract, R. Lee Miller owned twenty acres of desert hillside. Miller, a civil engineer/contractor built a compound of rock houses known as "Hopi Village" in the 1920s. The distinctive, round stone R. Lee Miller Residence (c. 1925) and stone "Casa Contenta, Perle Wheeler Martin" Residence (c. 1933) were among them. Wheeler resided in the "Araby rock house" well into the late 1930s. Four extant rock structures located at the end of the present-day private drive at 2540 S. Araby Drive match historic images of the Miller Residence and the Wheeler Martin Residence. 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 style through observing existing adobes and pattern books.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Rock walls; flat roofs; steel casement windows

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Remnants of early rock houses

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, and as a rare example of stone construction by master builder Lee Miller, reflecting the tradition of using local/found construction materials.

**Notes/Additional Information**

Adjacent to the Araby Tract, R. Lee Miller owned twenty acres of desert hillside. Miller, a civil engineer/contractor built a compound of rock houses known as "Hopi Village" in the 1920s. The distinctive, round stone R. Lee Miller Residence (c. 1925) and stone "Casa Contenta, Perle Wheeler Martin" Residence (c. 1933) were among them. Wheeler resided in the "Araby rock house" well into the late 1930s. 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 through observing existing adobes and pattern books.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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).

Assessor Parcel Number 508086002 Additional APNs [ ] 2016 Status Code 6Z 6Z 6Z  
Address 449 Direction E Prefix [ ] Street Arenas Suffix Rd  
Location [ ]

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor [ ] Date from Research c. 1965  
Date Source Visual observation  
Architect [ ]  
Architect Source [ ]  
Builder [ ]  
Original Owner [ ]  
Other Owner(s) [ ]  
Historic Name [ ]  
Common Name Royal Springs Apartments

**RESOURCE INFORMATION**

Original Use Multi-family residence Stories 3  
Current Use Multi-family residence Tract/Neighborhood [ ]  
Resource Attribute HP3. Multiple family property  Located in a District? District [ ]  
Architectural Style [ ] Additional Style [ ]

**CHARACTER DEFINING FEATURES**

[ ]  
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[ ]  
[ ]  
[ ]

**GENERAL ALTERATIONS**

Windows replaced - all

**CUSTOM ALTERATIONS**

[ ]

**2016 Status Code**

6Z

6Z

6Z

**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**

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 does not appear to be an excellent example of its style or type and it has been altered; therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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

1951

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

1951

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

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 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 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).



**2016 Status Code**

6Z

6Z

6Z

**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**

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 has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**

This property was erroneously listed on the Citywide Historic Resources Database at 339 W Arenas. The correct address is 239 W Arenas. The former Arenas Lodge was originally built as a private residence for internationally-known expert on India rubber, Henry C. Pearson. Although the date of construction is unknown, the main structure and original garage appear on the 1929 Sanborn. Pearson first came to Palm Springs in 1920 and purchased the land that became Deep Well Ranch. It was Pearson who drilled the eponymous deep well at the ranch (at 700 feet) before selling the property. Pearson was considered the foremost authority on India rubber and he was responsible for the citation for India rubber in the Encyclopedia Britannica. He was also the author of numerous other books & pamphlets on the subject. Pearson converted his home into the Arenas Lodge at some point during the early 1930s. The Lodge is listed as early as 1935 in the Desert 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 as Park Street prior to 1930.



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HPSB-59).

**Notes/Additional Information**

330 W Arenas: Originally two duplex apartment structures built for Francis Crocker on the grounds of the old Reginald Pole Adobe, which he had purchased in 1935. Together, Crocker turned the combined structures into the El Rincon Apartments. 338 W Arenas: One of the oldest extant houses in Palm Springs, the Reginald Pole Adobe, which is now a part of the Casa Cody Inn complex, was built in 1916 and designed by pioneer architect Harold Cody. Reginald Pole was a well known poet/playwright/lecturer with many famous friends, some of whom came to visit him at his winter home including Charles Chaplin and Madame Alla Nazimova. During the construction of the Oasis Hotel, the adobe was taken over by architect Frank Lloyd Wright Jr. It is not clear if Wright owned the adobe or merely rented it but it became known locally from that point forward as the "Frank Lloyd Wright Adobe." Opera and film star Lawrence Tibbett had an unusual history with the house. As a young man, unknown in the theatrical world, he helped build the house, digging the basement and mixing adobe for the bricks. Decades later, he would reside in the adobe after achieving fame in the grand opera and Hollywood. In 1935, the house was purchased by Francis Crocker, who incorporated it into his El Rincon Apartments property @ Cahuilla and Arenas. Still later, both properties became a part of the Casa Cody Inn. (via Steve Vaught)



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-90).

**Notes/Additional Information**

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).

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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

1956

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

1956

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

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 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.

**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. 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).



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1929

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

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 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. Now part of the Andalusian Court Inn, this property was originally the residence of pioneer real estate developer John R.E. Chaffey, who resided in the home from at least 1929 to 1942. The 1929 Sanborn shows two dwellings on the property: 458 W Arenas and what is now 460 W Arenas. By 1949, the property was converted to the El Poco Lodge, and in 1950, additional structures were added to the property. (via Steve Vaught)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**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**

Addition to rear/side facade, No major alterations, Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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.

**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. 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located 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

HRI Code

2003 Status Code

HSPB No. 95

**2016 EVALUATION**

National Register

California Register

Local 5S1

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 &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

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; 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.

**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. 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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

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 &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

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 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).



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 does not appear to be an excellent example of its style or type, and it has had some alterations; therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Cruciform plan; prominent cross gable roof with boxed eaves and angled rake; angled plaster wall with chevron pattern; stone veneer accent walls; asymmetrically located primary entrance with double wood doors and sidelights; attached, flat roofed ancillary building with vertical strip windows, cement plaster walls, and stone veneer accent wall; steeple with square plan, cement plaster veneer, and spire

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern ecclesiastical architecture. It exhibits quality of design and distinctive features including its prominent gable roof with angled rakes and stone-veneered accent walls.

**Notes/Additional Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

3S

3CS

5S3

**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

1961-1967

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Multi-family Residential Development (1945-1969)

Sub-theme

Period of Significance

1961-1967

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Canyon View Estates is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; and as an excellent example of a Mid-century Modern garden apartment designed by prominent architects Palmer & Krisel, reflecting planning and design principles from the period.

**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 self-contained 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 original property identified on the City list has been demolished.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Addition to rear/side facade, Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Some openings altered

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 has been substantially altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**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**

**CUSTOM ALTERATIONS**



2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property may be significant as an example of Mid-century Modern residential architecture designed by prominent architect William F. Cody. 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 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." 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. At the Perlberg House, Cody explored simple forms with flat or gently sloping shed roofs that reduced the dimensions of column and roof structures to a minimum, creating a light profile.



**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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**

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, 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.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-75).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Gable roofs with clay barrel tiles 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 and wrought iron railing

Large estate property; octagonal tower on primary façade

**GENERAL ALTERATIONS**

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

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, 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. This property is not fully visible from the public right-of-way; comparison of aerial photographs and the 1962 Sanborn map reveal that the original footprint of the primary residence is present on the site; garage and pool house added.

**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.





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-67).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 Ransom, a local realtor who had relocated from Los Angeles to Palm Springs in the early 1930s.

Assessor Parcel Number: 507154001  
Additional APNs:   
2016 Status Code: 6Z 6Z 6Z  
Address: 996 Direction: N Prefix: Street: Avenida Palos Verdes Suffix:   
Location:

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor: 1933 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 residenec Tract/Neighborhood: Las Hacienditas  
Resource Attribute: HP2. Single family property  Located in a District? District: The Movie Colony  
Architectural Style: Additional Style:

**CHARACTER DEFINING FEATURES**

Multiple empty text boxes for character defining features.

**GENERAL ALTERATIONS**

Extensively altered

**CUSTOM ALTERATIONS**

A comparison with the 1962 Sanborn map indicates that the 1933 residence on this property has been demolished.

**2016 Status Code**

6Z

6Z

6Z

**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**

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 original property identified on the City list has been demolished.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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

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

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Monterey Colonial 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. 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 façade 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

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

Sub-theme

**Statement of Significance**

This property was included in the 2014 City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it was constructed outside the period of significance for the 2015 survey update, and therefore it was not re-evaluated as part of that effort.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-78).

**Notes/Additional Information**

In 1949 the hotel earned Cody a Creative Mention award from the Southern California Chapter of the American Institute of Architects as an example of new resort hotel architecture.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 original property identified on the City list has been demolished.

**Notes/Additional Information**

This was noted as the "Fire Brick House" on the City list. The house at 378 W Baristo was of stone construction; perhaps the "Fire Brick House" was the "Hollow House" that stood at 240 S. Lugo. (per Steve Vaught) Baristo Rd was known as Lime Street until 1930.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional 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 swimming pool, and tennis courts

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 Information**

In addition to new hotels and resorts, the rapid increase in tourism in Palm Springs between the World Wars fueled additional commercial development, including shops, restaurants, theaters, and office buildings to serve the growing populations of both seasonal and permanent residents. Pearl McManus opened a Tennis Club at the south end of town in 1937 on a boulder-strewn hillside at the west end of Baristo Road. The original building, altered and expanded in 1947 with a design by Paul R. Williams and A. Quincy Jones, was modeled after a monastery on the Amalfi coast. The club included an elegant oval swimming pool on a stone terrace, flanked by palm trees. The buildings were renovated in 2001-2002. It was published in Architectural Digest, Volume XI No. 4 in 1946, and Progressive Architecture, November, 1947.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

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 (1945-1969)

Sub-theme

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 garden apartment complex, reflecting design and planning principles from the period.

**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 semi-attached 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. Garden Villas East was developed beginning in 1964. That year, the western half of the parcel was developed with 42 attached units clustered in groups of three or six units per building as Garden Villa. Half of the units were arranged in a circular pattern on the northern half of the parcel, and half in a circle on the southern half of the parcel. This allowed each two- or three-bedroom unit to open up into the enclosed garden area and one of two private swimming pools and cabanas. Decorative concrete block walls on the street-facing façades contrasted with the volumetric Mid-century Modern design of Garden Villa and provide privacy patios for residents and shield the units from parking facilities that were integrated into the perimeters of the overall plan. Period post and frosted-globe light posts dotted the richly landscaped grounds. In 1966, the eastern parcel of the tract for Garden Villa was developed as Sandcliff in a design mirroring the original plan and architecture. 1965 advertisements in the Los Angeles Times confirm this moniker for the western part of Garden Villa, as does existing signage from the period at the complex. The units at Garden Villa continued to be marketed under that name in Los Angeles Times ads well into 1966. Ads touted a Garden Villa lifestyle that would help buyers "live 10 years longer." A furnished model was available for viewing by prospective buyers at 1828 Barona Drive.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**





**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 early golf course in Palm Springs associated with prominent resident Thomas O'Donnell.

**Notes/Additional Information**

Thomas A. O'Donnell, an oilman who moved to Palm Springs in the mid-1920s, and built the O'Donnell Golf Club soon after. He purchased the land on which the golf course is now situated in two parcels, in May and December 1925. He planned and built the golf course, which includes nine holes with two tee positions for each hole. In 1944, after operating the golf course for over fifteen years, O'Donnell organized the O'Donnell Golf Club as a private, nonprofit club. From the 1930s to the 1960s, the Palm Springs Invitational Golf Championship was played at O'Donnell Golf Club. Many highly respected former PGA Tour Pros played in the tournament, including Ken Venturi, Al Geiberger, Gene Littler, Billy, Butch & Craig Harmon, Harvie Ward, and George Archer. Many celebrities were members of O'Donnell, including William and "Mousie" Powell, Bob and Dolores Hope, Kirk and Joel Douglas, William Holden, and Clark Gable. (Source Palm Springs Life) The O'Donnell Golf Course opened to the public c. 1954. (Desert Sun advertisement, April 29, 1954)



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-36).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 3S

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**

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 has been 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. 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. Alvah Hicks built this home in 1930 and called it "Villa Theresa" for his wife. The Hicks family lived here until 1936. Hicks owned the Palm Springs Water Company, and was the original developer of the Las Palmas neighborhood. Liberace purchased the property in 1967. This property is erroneously listed on the City Historic Resources Database at 502 N Belardo. Originally 226 West Alejo Road.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

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

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 original property identified on the City list appears to have been demolished.

**Notes/Additional Information**

This address was included in the City's Historic Resources Database as the residence of Alvah and Theresa Hicks. However, this address does not appear in the 1962 Sanborn map and there is no APN associated with this street address. It appears as though the Hicks residence is not exant, or this address is erroneous.





**2016 Status Code**

6Z

6Z

6Z

**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**

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 has been 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. 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. There are photographs of this house in its early years at the Palm Springs Historical Society including an image of young Harold and Milt Hicks standing in front in the late 1920s. The photographs confirm that the house has been substantially altered. By 1926, Hicks had sold the house to W.K. Kellogg and his family, who used the house as their winter residence into the 1940s. Kellogg was of the famous cereal family of Battle Creek, MI. In the 1930s, Kellogg added to his holdings by building a second house across Belardo at 141 West Chino Drive. It still exists but has been incorporated into The Corridor Palm Springs commercial project. The Jean Harlow association with this property is an unsubstantiated rumor. (via Steve Vaught) Belardo Rd was Palm Ave until 1930.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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. It may also be significant as an example of Spanish Colonial Revival residential architecture. The majority of the primary facade is not 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. 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. Per the City of Palm Springs' list of potential resources (Citywide Historic Resources Database) this property was associated with Spencer Kellogg. This appears to be incorrect, as Kellogg was associated with 535 Belardo Road starting in 1926. There is reference to John Porter Clark as the architect of this property (potentially of a later addition), but this has not been confirmed.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, per comparison of the Sanborn maps and aerial photographs. Belardo Road was Palm Ave until 1930. (via Steve Vaught)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local 553

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Hotel &amp; Resort Development

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 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 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, 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 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)





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

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

Sub-theme

**Statement of Significance**

The Town House and Bungalows (359 S. Belardo, c. 1936) was incorrectly identified as 369 S. Belardo Road in the City Historic Resources Database. There is a separate entry that covers what is now 359-415 S. Belardo Road, which is part of the Viceroy complex. The evaluation is in that record.

**Notes/Additional Information**

The Town House and Bungalows (359 S. Belardo, c. 1936) was incorrectly identified as 369 S. Belardo Road in the City Historic Resources Database. There is a separate entry that covers what is now 359-415 S. Belardo Road, which is part of the Viceroy complex. The evaluation is in that record.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**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

1959

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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). It is significant as an example of Mid-century Modern residential architecture designed by noted architect Hugh Kaptur as his own residence. It exhibits quality of design and distinctive features including its flat roof with overhanging eaves and cantilevered canopies, exposed wood beams and vigas, and clerestory windows.

**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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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; and as the work of noted local builder Lee Miller.

**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." 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 style through observing existing adobes and pattern books.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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.

**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 La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area. Bob Hope purchased this La Rambla home in 1941. He and his wife lived here until 1946, when they purchased another home on El Alameda.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1938

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

**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.

**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 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. This house was originally owned by Harold Barkow, the editor of the Desert Sun.

Assessor Parcel Number 504132006 Additional APNs 2016 Status Code 6Z 6Z 6Z  
Address 333 Direction W Prefix Street Cabrillo Suffix Rd  
Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1937 Date from Research  
Date Source  
Architect  
Architect Source  
Builder  
Original Owner Van Heusen, Jimmy  
Other Owner(s)  
Historic Name  
Common Name  
Van Heusen Residence

**RESOURCE INFORMATION**

Original Use Single-family residence Stories 1  
Current Use Single-family residence Tract/Neighborhood  
Resource Attribute HP2. Single family property  Located in a District? District  
Architectural Style Spanish Colonial Revival Additional Style

**CHARACTER DEFINING FEATURES**

Multiple empty text boxes for character defining features.

**GENERAL ALTERATIONS**

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

**CUSTOM ALTERATIONS**

Flat roofed addition at primary façade

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-88).

**Notes/Additional Information**

Assessor Parcel Number 504052005 Additional APNs [ ] 2016 Status Code [ ] [ ] 7R  
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  
[ ]  
[ ]  
[ ]  
[ ]  
[ ]  
[ ]  
[ ]  
[ ]  
[ ]  
[ ]

**GENERAL ALTERATIONS**

Carport added, Unknown/not visible  
[ ]

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way  
[ ]

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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**

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 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.





**2016 Status Code**

6Z

6Z

6Z

**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**

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, 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

7R

7R

7R

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

7R

California Register

7R

Local

7R

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 (1930-1941)

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 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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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, 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."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property appears 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 may also be significant as an example of Spanish Colonial Revival architecture. 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**

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."





2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-59).

**Notes/Additional Information**

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)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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 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. 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 original property identified on the City list has been demolished.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 original property identified on the City list has been demolished.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 original property identified on the City list has been demolished.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-23).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 5S

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local 5S3

Period of Significance

1939

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Civic &amp; Institutional Development between the Wars (1919-1941)

Sub-theme

Period of Significance

1939

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

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 significant as an example of pre-World War II institutional development in Palm Springs; and as the work of John Porter Clark and landscape architect Katherine Bashford.

**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



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-69).

**Notes/Additional Information**

City has this listed at 339 Cahuilla. Notable guests include William "Hopalong Cassidy" Boyd and William Demarest. George Brown, who owned La Serena from 1951-1954, was a former head of publicity at Paramount studios. (per Steve Vaught) Cahuilla Rd was known as Orange Ave prior to 1930.



**2016 Status Code**

6Z

6Z

6Z

**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**

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 former residence at 429 South Belardo was built by Pearl McManus on land she owned that had been part of the family's original ranch. McManus and her husband Austin, built several cottages throughout their subdivisions that were used as guest houses before being sold as speculative homes. The Belardo cottage was ultimately sold to noted illustrator Earl Cordrey who made it his home starting in the 1940s. He added bungalows and converted the property to the Colony Apartments (see also 430 South Cahuilla Road). In the 1980s, the property was converted to a private drug & alcohol recovery center named Michael's House. (via Steve Vaught)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive features including its dramatic hillside siting with carport below, canted window wall, and clerestory windows.

**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."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

		5S3
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**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 (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

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 is significant as an example of pre-World War II residential development, representing a significant 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, 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)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property 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. 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 Shop 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)



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes 

HRI Code

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

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, 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.



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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.

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**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes 

HRI Code

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

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**

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Assessor Parcel Number  Additional APNs

2016 Status Code

Address  Direction  Prefix  Street  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)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use  Stories

Current Use  Tract/Neighborhood

Resource Attribute   Located in a District? District

Architectural Style  Additional Style

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes 

HRI Code

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

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, 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.

Assessor Parcel Number 508121010 Additional APNs [ ] 2016 Status Code [ ] [ ] 6Z  
Address 565 Direction S Prefix [ ] Street Calle Ajo Suffix [ ]  
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 property Stories 2  
Current Use Single family property Tract/Neighborhood Vista Santa Rosa  
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**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes 

HRI Code

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

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, 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5B

**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

1958

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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 is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect E. Stewart Williams. It exhibits quality of design and distinctive features including its asymmetrical composition of cubist forms and channeled concrete walls.

**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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Low-pitched butterfly roof with wide overhanging eaves and cantilevered canopies

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

Irregular plan on large, lushly landscaped lot

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

Solar panels added



**2016 Status Code**

3S

3CS

5B

**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

1955

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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 is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect E. Stewart Williams. It exhibits quality of design and distinctive features including its low-pitched butterfly roof, low horizontal massing, slumpstone veneer and board-and-batten siding.

**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 hacienda-style 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 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5B

**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 &amp; 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 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.

**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 hacienda-style 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 in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5B

**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 &amp; 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 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.

**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 hacienda-style 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 in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.



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

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). The original property identified on the City list has been demolished.

**Notes/Additional Information**





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

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). 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, 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 what is now 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.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**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

1951

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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 is significant as an excellent example of Mid-century Modern residential architecture designed by noted builder Herbert W. Burns. It exhibits quality of design and distinctive features characteristic of Burns' work including a prominent stone chimney and raised planters, screens of clustered posts, and layered eaves and canopies giving a pronounced horizontal emphasis.

**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 hacienda-style 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, 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 lead 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." 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).

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**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

1960

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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 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**

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 hacienda-style 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. 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

		7R
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**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

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 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. 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 (Parcelo), the streets in Vista Santa Rosa were each given a "Calle" street name.

Assessor Parcel Number  Additional APNs

2016 Status Code

Address  Direction  Prefix  Street  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)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use  Stories

Current Use  Tract/Neighborhood

Resource Attribute   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

5S3

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

**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**

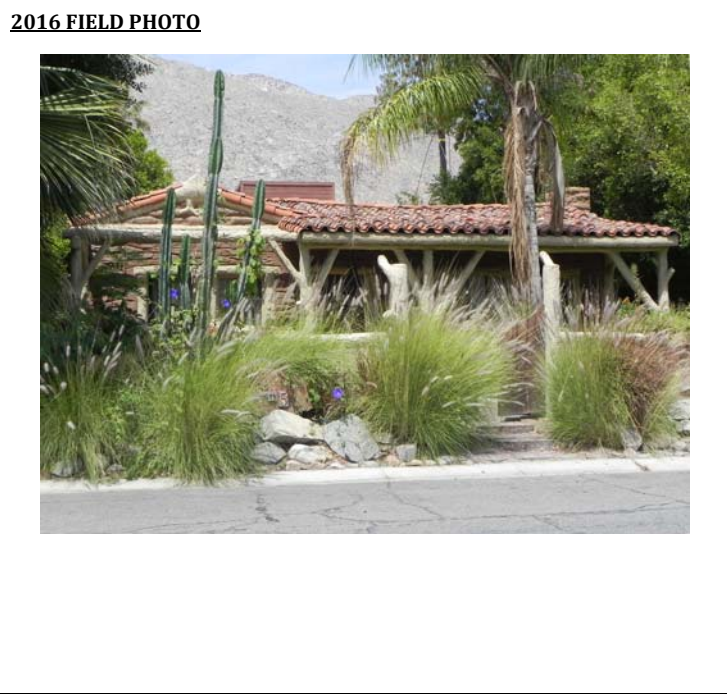
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert 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 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.

Assessor Parcel Number  Additional APNs

2016 Status Code

Address  Direction  Prefix  Street  Suffix

Location



**CONSTRUCTION INFORMATION**

Date from Tax Assessor  Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use  Stories

Current Use  Tract/Neighborhood

Resource Attribute   Located in a District? District

Architectural Style  Additional Style

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, 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 (Parcelo), the streets in Vista Santa Rosa were each given a "Calle" street name.

Assessor Parcel Number  Additional APNs  2016 Status Code

Address  Direction  Prefix  Street  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)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use  Stories

Current Use  Tract/Neighborhood

Resource Attribute   Located in a District? District

Architectural Style  Additional Style

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, 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. 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 (Parcelo), the streets in Vista Santa Rosa were each given a "Calle" street name.





**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern multi-family residential architecture designed by noted designer Howard Lapham. It exhibits quality of design and distinctive features including its overlapping, low-pitched shed roofs and entrance atrium.

**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 semi-attached 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. This growth coincided 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." Howard Lapham was registered designer who moved to the Coachella Valley from Connecticut in 1954. He designed a number of residences in Thunderbird Country Club and adjacent Thunderbird Heights, some of which were published in Architectural Digest, as well as the remodel of the Thunderbird clubhouse. Lapham designed several notable commercial buildings in Palm Springs including the Backstrom-Reid Building (666 N Palm Canyon Drive).

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

One-story configuration with simple geometric forms

Horizontal massing

Flat and low-pitched hipped roofs

Perforated concrete block screen walls

Unadorned wall surfaces with little decorative detailing

Concrete block used as exterior wall panels and accent materials

Flush-mounted metal frame windows

Grouping of rectangular buildings around cul-de-sac; internal garden courts with pools; decorative metal fencing and grilles

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

All units not visible from public right-of-way; some visible units have some windows replaced and some security screens added

**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

1964

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

1964

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Canyon Country Club Colony is significant as an example of post-World War II multi-family residential development, representing the early adoption of the condominium type in a resort location; as a good example of Mid-century Modern multi-family residential architecture; and as an example of the garden apartment type, reflecting design and planning principles from the period. It exhibits quality of design and distinctive features including its organization around landscaped garden courts and the extensive use of patterned, perforated concrete block screen walls.

**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 semi-attached residences in clusters as small as two and as many as eight. Numerous examples from the postwar period are associated with significant architects, designers, or developers. The Canyon Country Club Colony was developed by Harry Kelso in 1964. Situated on a gently rising slope on Agua Caliente land, the condominium community overlooks a 36-hole golf course. Marketed as "golfdom's finest co-operative," Canyon Country Club Colony condos featured two and three bedrooms, central heating and air conditioning, and a swimming pool for every twelve units. Membership in the adjacent Canyon Country Club Golf Course, which was developed by the Golf Club Sales Company between 1961 and 1965, was available to owners.



**2016 Status Code**

6Z

6Z

6Z

**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**

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 has been altered and therefore does not appear eligible for individual designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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

1945

Criterion

A/1/3

Context

Palm Springs during World War II (1939-1945)

Theme

Multi-family Residential Development

Sub-theme

Period of Significance

1945

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

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 a rare example of wartime multi-family residential development; and as an example of Mid-century Modern, multi-family residential architecture by prominent local architects Clark & Frey.

**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.



**2016 Status Code**

6Z

6Z

6Z

**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**

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 wartime multi-family housing and Mid-century Modern residential architecture by prominent local architects Clark & Frey. However, it has been altered and therefore does not appear eligible for historic designation.

**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.



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 a rare example of wartime multi-family residential development; and as an example of Mid-century Modern, multi-family residential architecture by prominent local architects Clark & Frey.

**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. 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an example of Mid-century Modern residential architecture designed by the prominent local architectural firm Wexler & Harrison. However, it is not fully visible from the public right-of-way; therefore the evaluation could not be completed.

**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." 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 in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city; and as a good example of Ranch-style residential architecture from the 1930s.

**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. 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 traditional elements of working ranches and Spanish ranchos. This house was published in Architecture Forum and Architectural Digest.



**2016 Status Code**

6Z

6Z

6Z

**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**

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). Although this property appears to be an intact example of multi-family residential development from the immediate post-World War II era, it does not represent an excellent or distinctive example of its style or type, particularly when compared to other significant examples in Palm Springs, and the architect is unknown. Therefore, it does not appear eligible for designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, 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. 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. The Ramon Tract was developed by real estate agent John W. Williams in 1937. It is located at the southwest corner of Ramon Road and Calle de Los Amigos and consisted of 24 parcels.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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). Although this property appears to be an intact example of multi-family residential development from the immediate post-World War II era, it does not represent an excellent or distinctive example of its style or type, particularly when compared to other significant examples in Palm Springs. Therefore, it does not appear eligible for designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Addition to rear/side facade, Extensively altered, Wall cladding replaced

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; comparison with 1962 Sanborn 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

**2016 Status Code**

6Z

6Z

6Z

**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**

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 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.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-48).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Horizontal massing

Gable roofs with clay barrel tiles

Plaster veneered exterior walls

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way. Garage door replaced.

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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.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 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, AIA, 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**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**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local 5S3

Period of Significance

1964

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Regency Revival

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 is significant as an example of Regency Revival residential architecture designed by the prominent Palm Springs architectural firm of Frey & Chambers. It exhibits quality of design and distinctive features including its projecting entrance pavilion with vertically exaggerated doors and its decorative metal screens.

**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 1966.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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.

**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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**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

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, 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; and for its association with NCR heiress and important Palm Springs resident Julia Carnell. It may also be eligible for its Spanish Colonial Revival architecture and association with architects Schenck & Williams, pending further research. The property is not fully visible from the public right-of-way; therefore, additional information about the integrity of the property 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. This property was constructed for heiress Julia Carnell. In the early 1930s Desert Inn regular and widow of the co-founder of the National Cash Register Company (NCR) of Dayton, Ohio, Julia Shaw Patterson Carnell, began investing in Palm Springs real estate. Carnell purchased the Community Church property at the southeast corner of N. Palm Canyon Drive and E. Andreas Road and commissioned Dayton architect Harry J. Williams of Schenck and Williams, who had designed the NCR headquarters building, to design a two-story mixed-use building in Spanish Colonial Revival style. Carnell also purchased from Cornelia White a three-and-one-half acre parcel that comprised most of the block bounded by S. Palm Canyon Drive, W. Tahquitz Canyon Way, S. Indian Canyon Drive, and W. Arenas Road. There she constructed La Plaza and the Plaza Theatre (1936; HSPB-22), designed by Harry Williams. Based on Carnell's continued patronage of Schenck & Williams, this house may have been designed by the firm, but that is unconfirmed. A plaque on the house says Clara Bow House 1940; however, the house was constructed prior to 1940 and according to city directories, this is not where Clara Bow lived. (via Steve Vaught)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

553

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local 553

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 &amp; 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 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; and as an excellent example of a Hacienda Ranch-style residential architecture. It exhibits quality of design with characteristic features of the style including its sprawling plan, horizontal massing, low-pitched gable roof with clay barrel tiles, steel sash windows, and wide, covered front porch with wood posts.

**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. This house is an example of a Hacienda Ranch-style residence. 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 traditional elements of working ranches and Spanish ranchos. This house has been incorrectly attributed to Harry Williams as the house of Julia Carnell; Carnell's residence was at 184 W. Camino Encanto.



**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

3S

3CS

5S3

**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

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

1938

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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 1930s residential development, 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 an excellent example of Hacienda Ranch-style residential architecture by Cliff May, whose designs influenced the style beginning in the 1930s. It exhibits quality of design and characteristic features of the style, including its one-story, sprawling, U-shaped plan; low-pitched gable and hipped roof; 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." Licensed building designer Cliff May is considered the father of the California ranch house. Not a trained architect, May designed some 18,000 tract homes and over 1,000 custom homes throughout the United States, primarily in Southern California. In the 1930s, he pioneered his California ranch house designs, which combined the western ranch house and the Spanish hacienda with elements of Modernism.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

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 Residential Development (1930-1941)

Period of Significance

1934

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival

Sub-theme

Monterey 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). It is significant as an example of 1930s residential development, 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 not fully visible from the public right-of-way, but it appears to be a good and relatively rare local example of Monterey Colonial Revival residential architecture by noted architect Charles O. Matcham. It exhibits quality of design and characteristic features of the style, including its second-floor cantilevered wood balcony, low-pitched, hipped roof, 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." 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**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

1959

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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, it does not appear to be an excellent example of a style or type, and it has been altered. Therefore it 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 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.





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-47).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Association with a Significant Person

Period of Significance

1936

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Ranch

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 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of post-World War II Ranch-style residential architecture. It exhibits quality of design and distinctive features including its sprawling plan, horizontal massing, prominent stone chimney, and wide steel-sash casement windows.

**Notes/Additional Information**

The Ranch house became one of the most popular styles of the post-World War II era. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the "Old West." The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials, making it ideally suited to Palm Springs.



**2016 Status Code**

6Z

6Z

6Z

**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**

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 has been substantially altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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. It may also be significant as an example of Spanish Colonial Revival style 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, 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."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Hipped roof with clay barrel tiles and open eaves with shaped rafter tails

Exterior walls veneered in smooth plaster

Irregular plan; asymmetrical composition; one- and two-story height; steel casement windows with decorative surrounds and louvered wood shutters; paneled wood French doors; gabled entrance portico with Palladian motif

**GENERAL ALTERATIONS**

Door (primary) replaced, Wall cladding replaced

**CUSTOM ALTERATIONS**

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)

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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 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." Harry and Pearl Guenther were "prominent in the art colony [in Palm Springs], specializing in oil paintings." (Desert Sun, 11/23/1963).

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive features, including its sprawling plan and arched entrance portico.

**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 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."



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

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

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of a post-World War II courtyard apartment developed to accommodate the growing number of seasonal visitors after the war.

**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 semi-attached 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1938

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

**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**

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. 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1938

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

**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**

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.



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Prominent 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; asymmetrical composition

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an example of a Tiki-style, post-World War II commercial building. It exhibits distinctive features of the style including the prominent A-frame roofs, and flared ridge beams and rakes.

**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. In the 1950s and 1960s the romanticized exoticism of Tiki design, loosely inspired by Polynesian precedents, found its way into restaurants, bars, motels, apartment buildings, and even private homes with towering A-frame rooflines, carved wood beams, lava rock walls, and bamboo trim.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

The Sahara Trailer Park is significant as an excellent example of a post-World War II trailer park, reflecting the continued importance of automobile tourism in the city in the postwar period. It has distinctive design and planning characteristics, including the street pattern, landscape features, and other amenities for residents.

**Notes/Additional Information**

As the demand for postwar housing increased and people began to migrate to the west to live, demand for house trailers that could be towed by the family car and used for year-round living increased. Once the industry was freed from wartime materials restrictions, it responded with a number of new models using metal siding and larger bathrooms and kitchens. The development of the "Tenwide" by manufacturer Marshfield Homes was uniquely 10-feet in width and helped mark the transition from "travel trailer" to "mobile home." As described by author Allan D. Wallis in his book "Wheel Estate," "manufacturers no longer made trailers that could also serve as dwellings, but dwellings that happened to be mobile." As described by author Lawrence Culver, "Though perhaps tainted by negative connotations elsewhere, in Palm Springs a trailer park was simply an extension of the resort's vacation atmosphere." Trailer travel was so popular that the Los Angeles Times had their own "Times Trailing" column and beat reporter, Jean Jacques. By 1950, the Desert Sun also had an ongoing column "What's Going On in the Trailer Parks" featuring events and the social comings and goings of visitors. In opposition to the image of slum encampments projected by opponents of mobile home parks in other parts of the country, the Villager called Palm Springs "the jeweled showcase of mobile living." Opened in 1954, the Sahara Trailer Park set a new standard for the upscale mobile home park in Palm Springs. The \$450,000 30-acre project was built by Duke Belzard and Roy E. Smith on a parcel purchased from Lee Arenas, marking the first time that Indian land in Section 26 was developed by non-Agua Caliente members. Amenities of the Sahara design included wide paved streets; a plaza with grocery store, television viewing room, shuffleboard courts, card room, dance hall, and beauty shop; and a large swimming pool. The architectural design of the common buildings was based on the architecture of the nearby Biltmore Hotel. The Sahara Trailer Park was featured nationally in Popular Mechanics and National Geographic for distinctive new features such as cabanas and annexes.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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 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."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 may also be significant for its Spanish Colonial Revival architecture. 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. 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."

**Assessor Parcel Number** 
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**2016 Status Code**

**Address** 
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**Street** 
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**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

**Date from Tax Assessor** 
**Date from Research**

**Date Source**

**Architect**

**Architect Source**

**Builder**

**Original Owner**

**Other Owner(s)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

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 (1930-1941)

Period of Significance

1930

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

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** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
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**Location**

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

**Date from Tax Assessor** 
**Date from Research**

**Date Source**

**Architect**

**Architect Source**

**Builder**

**Original Owner**

**Other Owner(s)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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 and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos. This house was built for prominent villager Milton Hicks. It was purchased in 1940 by screen star Adolphe Menjou; Menjou added a Paddock Co. pool after moving in.



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

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). 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, 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."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Not visible from the public right-of-way

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 Information**

The Palm Springs Village Tract (1936-37) was another large tract west of the Racquet Club, with 230 parcels. 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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. This property has been associated with Sammy Davis, Jr., Clark Gable and Carole Lombard; and Kay Spreckles Gable. None of these associations are verified.



**2016 Status Code**

6Z

6Z

6Z

**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**

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, 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.



**2016 Status Code**

6Z

6Z

6Z

**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**

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 original property identified on the City list has been demolished.

**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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**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**

Addition to rear/side facade, Windows replaced - some

**CUSTOM ALTERATIONS**

Wall cladding may have been replaced; metal security grilles added

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 pointed entrance arch and pierced plaster window grilles.

**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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

6Z

6Z

6Z

**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**

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 original property identified on the City list has been demolished.

**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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Vertically exaggerated arched entrance doors, set in projecting pavilion

Irregular plan; asymmetrical composition; flat roof; cement plaster cladding; round arched entrance pavilion with finials; round arched windows; flush mounted metal windows and clerestory windows

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1968

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Regency Revival

Sub-theme

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 Regency Revival residential architecture designed by prominent local designer James McNaughton. It exhibits quality of design and distinctive features including vertically exaggerated, arched entrance doors set in a projecting pavilion with round arches and decorative finials.

**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. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern Movement. James McNaughton was an art director and set designer for early television programs in the 1950s, including Pulitzer Prize Playhouse and The United States Steel Hour. In the 1960s and 1970s he turned to residential design and designed a number of houses in Palm Springs, primarily in the then-fashionable Regency Revival style.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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 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 the 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. Hicks gave the area the name Little Tuscany, "because it reminded him of the Tuscan Hills of Italy." In total, it includes sixty-two large, irregularly-shaped parcels, the first forty of which were subdivided by Hicks and his wife Teresa (Tess) Hicks in 1936-37. This residence was attributed to John Porter Clark by Patrick McGrew in his book "Desert Spanish;" however that attribution has not been confirmed.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local 5S3

Period of Significance

1970-1977

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

The Influence of the Entertainment Industry

Sub-theme

Association with an Important Person

Period of Significance

1946

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Ranch

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 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,





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate. (HSPB-50)

**Notes/Additional Information**



**2016 Status Code**

6Z

6Z

6Z

**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**

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, 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."



**2016 Status Code**

6Z

6Z

6Z

**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**

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 extensively 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, 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 Springs Estates #5, subdivided in 1936. It is located to the north of Prescott T. Stevens' Palms Springs Estates, originally subdivided in 1927, but is not associated with Stevens.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

1S

1CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

**2016 EVALUATION**

National Register

1S

California Register

1CS

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**

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 excellent example of Mid-century Modern residential architecture designed by local architect Walter White. It exhibits quality of design and distinctive details, including its extensive use of stone, concrete block, and wood, curved shed roof, and angeled, butt-glazed clerestory windows. In 2015 it was listed in the National Register of Historic Places.

**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." Architect Walter S. White was born in 1917. Between 1933 and 1936, he attended San Bernardino High School. He worked for Harwell H. Harris for six months, followed by an eight-month term in Rudolf Schindler's Los Angeles office, a six-month term with Allen Rouff, and, finally, a two year and six month term with Win E. Wilson. In Wilson's office, White helped plan and design prefabricated war housing with a skin-stressed plywood panel system. For the remainder of World War II, White was employed by the Douglass Aircraft Co. in El Segundo, California, working on machine tool design. In 1947, White moved from Los Angeles to Palm Springs, where he worked for Clark & Frey before embarking on his own practice as a designer and contractor in Colorado Springs, Colorado. He continued to work as a contractor in Colorado Springs until 1967 when he obtained his architecture license. White then returned to California, where he worked throughout the 1970s and 1980s. He designed residences, ski lodges, commercial buildings, churches, club houses, and condominiums. White died in 2002, at the age of 85.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1968-69

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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). It is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Craig Ellwood; it exhibits exceptional importance and therefore meets National Register Criteria Consideration G for properties that are less than 50 years old. It exhibits quality of design and characteristic features of the style, including its horizontal massing, flat roof, unadorned concrete masonry wall surfaces, and steel I-beam fascia.

**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 Palevsky 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.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-46).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**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 on outrigger beams

Board-and-batten siding and stone veneer at exterior walls

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**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property appears significant as an example of a Modern Ranch-style residence. 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 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. The Ranch house became one of the most popular styles of the post-World War II era. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the "Old West." The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials, making it ideally suited to Palm Springs.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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

1964

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

1964

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

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 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/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 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 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 the office units were financed as condominiums. Professional Park was organized so that each unit had garden views and open space. The original landscape was designed by landscape architect David Hamilton. Wexler located his office in the complex. (Source: Steel and Shade: The Architecture of Donald Wexler)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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**

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 selected to be contractor. For reasons that are unknown at this time, the vision for Palm Springs Desert Estates was never fully realized and by 1939 only four residences had been constructed: 260 Cortez Road, 280 Cortez Road, 216 Cabrillo Road, and 261 Cabrillo Road.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 original property identified on the City list has been demolished or substantially altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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 Information**

This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates; now the Mesa), a significant early development nestled in the foothills of the southern end of the city. 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. Wealthy capitalists who came to Palm Springs in the 1920s include King Camp Gillette (1855-1932), an American inventor and first manufacturer of a razor with disposable blades. The King Camp Gillette Estate was originally composed of three buildings on a single property that now comprises five parcels. These buildings were constructed c. 1923-1925, and are located at 277 W. Crestview Road (main house), 233 W. Crestview Road (guest house), and 324 Overlook (likely a guest house). These houses all appear on the same parcel on the 1929 and 1962 Sanborn maps. The parcels were subdivided in the early 2000s, and two new homes (constructed 2004 and 2007) are now situated between 233 W. Crestview Dr. and 277 W. Crestview Dr. The King Gillette Estate was published in Country Life, November 1928. Although this house was built on what appears to be a part of the Gillette property, it is not clear if it was constructed for Gillette as there are different owner/occupants listed in the City Directory. For a number of years the house was occupied by wildlife conservationist Fred D. Halliday who cared for what the Desert Sun described as "hundreds of wild quail, mourning doves, chipmonks, rabbits and iguanas, using up to two tons of feed in his mid-city sanctuary here."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property 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.

**Notes/Additional Information**

This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates; now the Mesa), a significant early development nestled in the foothills of the southern end of the city. 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. Wealthy capitalists who came to Palm Springs in the 1920s include King Camp Gillette (1855-1932), an American inventor and first manufacturer of a razor with disposable blades. The King Camp Gillette Estate was originally composed of three buildings on a single property that now comprises five parcels. These buildings were constructed c. 1923-1925, and are located at 277 W. Crestview Road (main house), 233 W. Crestview Road (guest house), and 324 Overlook (likely a guest house). These houses all appear on the same parcel on the 1929 and 1962 Sanborn maps. The parcels were subdivided in the early 2000s, and two new homes (constructed 2004 and 2007) are now situated between 233 W. Crestview Dr. and 277 W. Crestview Dr. The King Gillette Estate was published in Country Life, November 1928.



**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

1925

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

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, 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 may also be significant for its Spanish Colonial Revival-style design by prominent architect Paul R. Williams. However, 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**

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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Irregular plan; clustered cubist massing; flat roofs with rounded parapets; roof scuppers; plastered chimneys; plaster wall cladding forming wide uninterrupted surfaces; tripartite wood casement windows

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, 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 rare local example of Pueblo Revival residential architecture. It exhibits quality of design and distinctive features, including clustered cubist massing, flat roofs with rounded parapets, and wood 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, 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. Judge McCabe lived here in 1952 per city directory.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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; and a rare local example of Pueblo Revival residential architecture. However, this property has been extensively altered; therefore, it 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 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 house has been linked to Zane Grey; however per Steve Vaught, Zane Grey likely had no association with this house. The only known Zane Grey association is in a 1969 real estate ad.





**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

1956

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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). 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**

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 Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

3S

3CS

5S3

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3; 4S

HSPB No.

**2016 EVALUATION**

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1947

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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). It is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect William F. Cody as his own residence. It exhibits quality of design and distinctive features including its expressed post-and-beam construction and concrete block walls.

**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.]

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as a good example of Regency Revival residential architecture. It exhibits quality of design and distinctive features including its steeply pitched mansard roof, round-arched dormers, and eccentrically detailed Neoclassical features.

**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. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern Movement. Liberace had this house built for his mother, Frances.

Assessor Parcel Number  Additional APNs  **2016 Status Code**   5S1

Address  Direction  Prefix  Street  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)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use  Stories

Current Use  Tract/Neighborhood

Resource Attribute   Located in a District? District

Architectural Style  Additional Style

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-40).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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

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 Residential Development (1930-1941)

Period of Significance

1934

Criterion

C/3/5

Context

Architectural Styles &amp; Local Practitioners

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 eligible as an example of pre-World War II residential development, reflecting an important period of growth and transition in the city; and as the work of master builder Lee Miller.

**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. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. 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 through observing existing adobes and pattern books. George Hamilton's younger brother, Bill, lived here while working at Eva Gabor Interiors in the late 1960s and early 1970s. Choreographer and dance instructor Roy Randolph lived here for a few years during retirement in the early 1970s. Randolph was a dance teacher to Shirley Temple, Jackie Cooper, Glenn Ford, Betty 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.)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 eligible as an example of early residential development, 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 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. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area during this period.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Windows replaced - all

**CUSTOM ALTERATIONS**

Some wall cladding may have been replaced

**2016 Status Code**

6Z

6Z

6Z

**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**

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 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. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. Such lots were often more accommodating of the Ranch-style homes popular in the Palm Springs area.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Addition to rear/side facade, Extensively altered, Windows replaced - all

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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 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. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Security bars added to windows; security door added; openings altered



**2016 Status Code**

6Z

6Z

6Z

**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**

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 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. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.

Assessor Parcel Number  Additional APNs

**2016 Status Code**

Address  Direction  Prefix  Street  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)

Historic Name

Common Name

**RESOURCE INFORMATION**

Original Use  Stories

Current Use  Tract/Neighborhood

Resource Attribute   Located in a District? District

Architectural Style  Additional Style

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Addition to rear/side facade, Windows replaced - all

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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 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. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 original property identified on the City list has been demolished.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 eligible as an example of early residential development, 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 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. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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 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 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. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 eligible as an example of pre-World War II residential development in Palm Springs, representing a significant period of growth and transition in the city; and for its association with Bob and Dolores Hope. 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. Local real estate agent John R. Chaffey (who had partnered with Raymond Cree in the development of the Vista Santa Rosa tract) developed La Rambla (1934-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, with larger frontage lots appearing in later phases. This property is associated with Bob and Dolores Hope; it is the second home they purchased in the desert.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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.





**2016 Status Code**

6Z

6Z

6Z

**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**

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 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. 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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, during a period of important growth and transition in the city. It is also an example of Spanish Colonial Revival architecture that is attributed to Paul R. Williams in a Los Angeles Examiner article. However, due to alterations, including a substantial addition to the rear that alters the original footprint, it 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 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. 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**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; bay windows; divided light wood French doors; louvered wood shutters; exterior stair with wrought iron balustrade

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 excellent example of pre-World War II residential development, representing an important period of growth and transition in the city; and as a good example of Spanish Colonial Revival residential architecture. It exhibits quality of design and distinctive features including its sprawling plan, horizontal massing, cement plaster walls, steel sash casement windows, and clay barrel tile roofing.

**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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

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 Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, other municipal and government buildings, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1966

Criterion

A/1/3

Context

Post-World War II Palm Springs (1945-1969)

Theme

Post-World War II Civic &amp; Institutional Development (1945-1969)

Sub-theme

Period of Significance

1966

Criterion

C/3/4

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

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 Information**

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, other municipal and government buildings, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Multiple buildings including clubhouse and stables; utilitarian architecture; rectangular plans; gable or flat roofs; cement plaster wall cladding and wood siding

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 Information**

During the 1920s, the prevalence of "dude ranches" -- working cattle ranches transformed by "the guest business" increased across the United States. Driven by financial hardship, cattle ranchers joined forces with the railroads to promote a new kind of vacation experience. A 1928 article in the Los Angeles Times posed and answered the question "What is a Dude Ranch?" by defining it as "a resort where life on a ranch is offered without the frequent makeshifts for ordinary comforts...the main feature of entertainment is a stable of good horses where the able may ride to their heart's content..." With its rural, agricultural roots and its continued reliance on horses for transportation well into the 20th century, Palm Springs was especially well suited to the creation of western-themed resorts and activities that showcased ranch living. This was a popular trend that continued in the post-World War II era. Los Compadres originally began as the Palm Springs Riding Club in the late 1930s with about 40 members. The club would often stage breakfast rides, moonlight rides and weekend campouts accompanied by a chuck wagon. After World War II, the club purchased land at 1849 S. El Cielo Road and built Los Compadres Ranch complete with stables and a clubhouse. In 1952, the clubhouse was damaged by fire. In 1968, club members began an annual deep pit barbecue event at the Ranch.

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 from Research

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**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-14).

**Notes/Additional Information**

Assessor Parcel Number 513390030 Additional APNs [ ] 2016 Status Code 6Z 6Z 6Z  
Address 277 Direction W Prefix [ ] Street El Portal Suffix [ ]  
Location [ ]

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1945 Date from Research c. 1935  
Date Source Visual observation  
Architect [ ]  
Architect Source [ ]  
Builder [ ]  
Original Owner Factor, Max  
Other Owner(s) Shield, Mrs. A.M.; Holland, Tom  
Historic Name Factor Estate  
Common Name Factor Estate

**RESOURCE INFORMATION**

Original Use Single-family residence Stories 3  
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**

[ ]  
[ ]  
[ ]  
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[ ]  
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**GENERAL ALTERATIONS**

[ ]

**CUSTOM ALTERATIONS**

Review of the 1962 Sanborn map indicates that the 1945 residence formerly located on this property has been demolished or substantially altered

**2016 Status Code**

6Z

6Z

6Z

**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**

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 known as the Max Factor Estate; however the original building has either been demolished or 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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**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**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way



2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1969

Criterion

C/3/4

Context

Architectural Styles &amp; 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**

This property is significant as a good example of Late Modern commercial architecture. It exhibits quality of design and distinctive features including its prominent bonnet roof and unrelieved concrete block wall panels.

**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." John Filer Outcalt was Palm Desert-based architect. After obtaining his degree from USC, Outcalt worked as a draftsman in the New York office of Alfred Easton Poor before becoming a draftsman in the office of Clark & Frey. Outcalt's work included residential, commercial and institutional buildings throughout the Coachella Valley.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect E. Stewart Williams. It exhibits quality of design and distinctive features including its expressed post-and-beam construction, steel "spider leg" columns, and extended masonry screen walls.

**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." 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**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

Steel-sash divided light casement windows

Wood siding in gable; corner windows; entrance porch with wood post, corbel, and beam

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, 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 Palm Springs Village Tract (1936-37), which is a large tract west of the Racquet Club, with 230 parcels. 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of a Mid-century Modern, post-World War II commercial building with Expressionist influences, designed by prominent Palm Springs architect Hugh Kaptur. The building exhibits quality of design with distinctive features including its battered entrance wall with heavily textured plaster, and upswept roof with overhanging eave and exposed timber beams.

**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. 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**    5S3

**Address**  276
 **Direction**  E
 **Prefix** 
**Street**  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

**RESOURCE INFORMATION**

**Original Use**  Single-family residence
 **Stories**  1

**Current Use**  Single-family residence
 **Tract/Neighborhood**  Palm Springs Estates

**Resource Attribute**  HP2. Single family property
  Located in 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

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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**

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 Springs Estates, which was subdivided in 1927 by Prescott T. Stevens. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as "The Movie Colony."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

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

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

**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; and as the work of architect Charles O. Matcham. 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. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in what is now 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. 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 in 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 (1937-40).



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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 what is now 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. In 1956, an addition was made to the residences by Daniel Wells. In the late 1960s, news articles show it as the residence of Marvin and Carol Friedenbunrg. Carol Friedenbunrg was very active in the League of Women Voters and often hosted meetings at this residence. Dr. Marvin Friedenbunrg was a prominent doctor and lecturer. He also was the director of the radiology department at Desert Hospital. (Various sources via Steve Vaught)





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

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

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 original property identified on the City list has been demolished.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **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.

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 1934 residence has been substantially altered; therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern multi-family residential architecture with Expressionistic influences designed by noted Palm Springs architect Hugh Kaptur. It exhibits quality of design and distinctive features including sculptural forms, canted and angled wall planes with diagonal wood siding and stone veneer, and timber beams.

**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 semi-attached 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. 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1945

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 is significant as a good example of Mid-century Modern multi-family residential architecture designed by Palm Springs architect Michael Allan Black. It exhibits quality of design and distinctive features including its irregular composition of angled units and light wells clustered around a swimming pool and landscaped patios.

**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 semi-attached 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. Palm Springs-based architect Michael Allan Black, AIA, graduated from USC in 1961. Black is best known for his post-and-beam and shed-style modern buildings. His Palm Springs projects include residential, commercial, and institutional architecture such as the Moore Residence (1968), the Strube-Gibson Residence (1969) and the Ajalon Baptist Church (1969). In 1971 Black was appointed to the city's architectural advisory committee.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Chimney added, Chimney altered, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

The 1936 residence has been substantially altered; the roof has been reconstructed and the roofline altered; window openings altered and added



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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; however, the property has been substantially altered and therefore is not eligible for historic designation.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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). Due to substantial alterations, it does not appear eligible for historic designation.

**Notes/Additional Information**



**2016 Status Code**

		5S3
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1946

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

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Although Villa Hermosa has been altered, it may still be eligible for local designation as a prominent example of post-World War II multi-family residential development. It is an example of the garden apartment type, and still retains its overall form and layout, reflecting design and planning principles from the period.

**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 semi-attached 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. Villa Hermosa is an example of the garden apartment type, with a collection of apartment units around a pool and recreational facilities. There were three separate unit types designed by Clark & Frey for the complex. According to author Joseph Rosa, the design is an "assembly of stacked and terraced apartments that forms a partial enclosure around a garden and a pool that is oriented to a mountain view...with access to all apartments through the garden." Villa Hermosa was featured twice in Architectural Record.



**2016 Status Code**

6Z

6Z

6Z

**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**

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 in the city. However, this property has been substantially 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, 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." Large, prominent corner lot with a large, sprawling house. Some sources say MGM studio chief Samuel Goldwyn rented the house and then purchased it after he retired. However, per Steve Vaught, Goldwyn made it a practice to stay at the Racquet Club. There is no evidence linking Goldwyn or any of the other celebrity names sometimes associated with this property, with the exception of Eddie Gouling, who rented it in the 1950s while working primarily as a director for Twentieth Century Fox.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles and open eaves or eave cornice

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement windows, with divided lights

U-shaped plan around central patio courtyard; polygonal and square towers with hipped roofs and spires; chimneys with tile hoods; arched entrance portal with spiral half-columns, foliated archivolt and decorative urns; attached garage with arched openings and spiral half columns

**GENERAL ALTERATIONS**

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

**CUSTOM ALTERATIONS**

Comparison with 1962 Sanborn indicates large additions to interior courtyard and northwest corner. Rock perimeter wall with wrought iron gate added



**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

1937

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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 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** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent local architect Donald Wexler. It features quality of design and distinctive details including its horizontal massing, expressed post-and-beam construction, flat roof, and unadorned concrete masonry 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 continued patronage of the film industry, contributed to a rapid increase in Palm Springs' seasonal and permanent population that coincided 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." 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 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 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).

<b>Assessor Parcel Number</b>	<b>Additional APNs</b>	<b>2016 Status Code</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="7R"/>
<input type="text" value="505273014"/>	<input type="text"/>				
<b>Address</b>	<input type="text" value="470"/>	<b>Direction</b>	<input type="text" value="W"/>	<b>Prefix</b>	<input type="text"/>
		<b>Street</b>	<input type="text" value="Hermosa"/>	<b>Suffix</b>	<input type="text" value="Pl"/>
<b>Location</b>	<input type="text" value="448-474 W. Hermosa Place; 954 Patencio"/>				

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

<b>Date from Tax Assessor</b>	<input type="text" value="1940"/>	<b>Date from Research</b>	<input type="text" value="1934"/>
<b>Date Source</b>	<input type="text"/>		
<b>Architect</b>	<input type="text"/>		
<b>Architect Source</b>	<input type="text"/>		
<b>Builder</b>	<input type="text"/>		
<b>Original Owner</b>	<input type="text"/>		
<b>Other Owner(s)</b>	<input type="text" value="Bunker, Zaddie"/>		
<b>Historic Name</b>	<input type="text"/>		
<b>Common Name</b>	<input type="text" value="Bunker Residence"/>		

**RESOURCE INFORMATION**

<b>Original Use</b>	<input type="text" value="Single-family residence"/>	<b>Stories</b>	<input type="text" value="1"/>
<b>Current Use</b>	<input type="text" value="Single-family residence"/>	<b>Tract/Neighborhood</b>	<input type="text" value="Merito Vista"/>
<b>Resource Attribute</b>	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	<b>District</b> <input type="text"/>
<b>Architectural Style</b>	<input type="text"/>	<b>Additional Style</b>	<input type="text"/>

**CHARACTER DEFINING FEATURES**


**GENERAL ALTERATIONS**

Extensively altered, Unknown/not visible

**CUSTOM ALTERATIONS**

The large Bunker property has been subdivided into four separate parcels. Based upon review of aerial photographs and the 1962 Sanborn map, 442 Hermosa has been 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-way; a new building is under construction at 474 Hermosa; 954 Patencio has minor

**2016 Status Code**

		7R
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1934

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Association with an Important Person

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property may be significant for its association with important Palm Springs pioneer Zaddie Bunker; other properties historically associated with Bunker do not appear to be extant. What appears to be the original main house of the Zaddie Bunker compound may be extant at the rear of the property and is not visible from the public right-of-way. The original parcel has been subdivided and some buildings have been altered or demolished. The entry piers may date from the historic period. The property is not fully visible from the public right-of-way.

**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. 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." This property was historically associated with Zaddie Bunker. The parcels that now comprise 448 and 470 Hermosa Place, and 954 Patencio (addresses on Sanborn maps are 442 and 448 Hermosa Place; 986-990 Patencio; and 954 Patencio) appear on one parcel in the 1962 Sanborn map, so they were tied together historically. Zaddie Bunker is documented at 468 Hermosa Place in the 1939 City Directory; at 474 Hermosa Place in the 1947 and 1948 City Directories; and at 1172 Tachevah (appears demolished) in the 1951 and 1952 City Directories.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not visible from public right-of-way

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, 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 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. 504 Indian Trail was built by radio star Cal Pearce who was, along with his brother Al, star of the popular Al Pearce and His Gang, which was broadcast nationally across the NBC radio network. In 1935, the Pearce brothers brought the program to Palm Springs for a special broadcast from the newly-opened Palm Springs theater. In 1939, 504 Indian Trail was rented by famed British author Leslie Charteris and his wife, Barbara Meyer, editor at The American Magazine. Charteris was world renowned as author of The Saint series of novels featuring suave detective "Simon Templar." (via Steve Vaught)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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 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 MGM director Charles "Chuck" Walters. Nominated for an Oscar for Lili (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)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**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**

Addition to rear/side facade, Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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)



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-68).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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**

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 &amp; 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 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. Mendel S. Meyer (1874-1955) co-founded the Milwaukee Building Company in 1905 as a design-build firm. Philip W. Holler (1869-1942) joined the firm in 1911, and in 1922 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



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

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

1937

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 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**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

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; no major alterations visible

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

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

**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.



**2016 Status Code**

6Z

6Z

6Z

**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**

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 Spa Hotel and Bathhouse has been demolished.

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

39

**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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-39). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 a rare example of a post-World War II, Mid-century Modern automobile dealership in the central commercial district.

**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.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 post-World War II commercial development in the central business district. However, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 an example of post-World War II commercial development in the central business district, reflecting an important period of growth and transition, and as an example of Mid-century Modern commercial architecture applied to a gas station. It exhibits quality of design and distinctive features including its boomerang-shaped steel canopy on angled steel columns.

**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. The tax assessor has a date of 1950 for this parcel, but according to City Directories there was not a gas station at this address at that time.

**Assessor Parcel Number** 513081011 **Additional APNs** **2016 Status Code** 6Z 6Z 6Z

**Address** 311 **Direction** N **Prefix** **Street** Indian Canyon **Suffix** Dr

**Location**

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

**Date from Tax Assessor** 1940 **Date from Research** 1959-1960

**Date Source** Desert Sun, November 7, 1959

**Architect** Lapham, Howard

**Architect Source** Desert Sun, November 7, 1959

**Builder**

**Original Owner** Greyhound Lines

**Other Owner(s)** Project 92

**Historic Name** Greyhound Depot

**Common Name** Greyhound Bus Station

**RESOURCE INFORMATION**

**Original Use** Commercial **Stories** 1

**Current Use** Commercial **Tract/Neighborhood** Commercial Corridor

**Resource Attribute** HP6. 1-3 story commercial building  Located in a District? **District**

**Architectural Style** Mid-century Modern **Additional Style**

**CHARACTER DEFINING FEATURES**

Multiple empty text boxes for character defining features.

**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

Appears extensively altered; plaster wall cladding replaced; storefronts replaced and reconfigured

**2016 Status Code**

6Z

6Z

6Z

**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**

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 post-World War II commercial development; however, this property has been altered and therefore does not appear eligible for designation.

**Notes/Additional Information**

Harry Williams was commissioned to build a bus depot by Rollin Dunlap, Palm Springs' Greyhound Lines agent, in 1944. It is unknown whether this depot was constructed. The Greyhound 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 Royal Palm property in 1952 (Desert Sun, 12/25/1952). Groundbreaking for the new, Howard Lapham-designed Greyhound Bus Depot occurred in November 1959.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

6Z

6Z

6Z

**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**

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 post-World War II commercial development; however, this property has been altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Commercial Development between the Wars (1919-1941)

Sub-theme

Hotel &amp; Resort Development

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of early tourist-related commercial development in Palm Springs, reflecting the growth of 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 for new development, and therefore extant early examples are rare.

**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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

		5S3
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**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

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

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an example of a post-World War II motel, reflecting the growth of the tourism industry during the postwar era.

**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. 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.



**2016 Status Code**

1CL  5S1

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

1

**2016 EVALUATION**

National Register

California Register

1CL

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**

Designated, did not re-evaluate (HSPB-1 and California Point of Interest).

**Notes/Additional Information**





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-1)

**Notes/Additional Information**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, 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, 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 Springs Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land - this time east of Indian Canyon Drive. The smallest of the Stevens subdivisions to date, the curving streets of Palm Springs Estates held just eighty-three lots. To support tourism and residential sales, Stevens built a golf course near the El Mirador hotel, as well as a landing strip to bring visitors by air to the desert community. The Great Depression was hard on Stevens, however. The golf course closed, the hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become part of the larger area associated with residences of Hollywood stars known as "The Movie Colony."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**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 expanses

Steel-sash casement windows

Corredores

L-shaped plan with six units around central patio and swimming pool

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Perforated concrete block screen wall added

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 a post-World War II courtyard hotel, reflecting the continued importance of tourism in Palm Springs during the postwar era.

**Notes/Additional Information**

In the years following World War II, tourism continued to be a significant influence on the commercial development of Palm Springs. 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. 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.



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 has been substantially altered, and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

The Riviera was designed after its Las Vegas counterpart by Pacific Palisades architect Homer Rissman and built by Irwin Schuman in 1959 at a cost of \$3 million.





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-45).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

A grouping of one- and two-story buildings including a former clubhouse and guest cottages, and the remnants of a swimming pool and tennis courts

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

There was a fire on July 23, 2014 that destroyed much of the hotel. The property has been fenced off and boarded up since that time.

**Notes/Additional Information**

In the years following World War I, Palm Springs was transformed from a health resort for respiratory patients into an exclusive winter resort for the wealthy. Several resort hotels were constructed in the 1920s and 1930s, cementing Palm Springs' reputation as a first-class resort community. 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. In 1933 actors Charlie Farrell and Ralph Bellamy built two tennis courts on a plot of land at the north end of town that they had purchased from Alvah Hicks. The courts proved so popular with their Hollywood friends that the following year Farrell and Bellamy built additional courts, a swimming pool, dining room, and guest bungalows and offered memberships in the new Palm Springs Racquet Club. The club's Bamboo Bar became the social center of Palm Springs. The Palm Springs Racquet Club is HSPB-83, but it was not designated.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Hipped and gable roofs with clay barrel tiles

Vertical wood siding in gable

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**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 core with stair and elevator tower; porte-cochere to parking behind; metal-framed storefronts and ribbon windows

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Some storefronts replaced

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 excellent example of Mid-century Modern commercial architecture designed by the prominent architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including its rectangular massing, flat roof with cantilevered canopies, plaster and concrete block wall panels, and ribbon windows.

**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. 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 in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 that includes La Plaza (HSPB-22). 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 multitenant office and retail buildings to large department stores, were designed by prominent local architects of the period. 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 in engineering led to simple wood post-and-beam and steel frame designs expressing their structure. This building is one of several projects undertaken by Wexler & Harrison for Zack Pitts, important local businessman, whose family managed La Plaza for generations.

Assessor Parcel Number  Additional APNs  **2016 Status Code**   5S1

**Address**  115 **Direction**  S **Prefix**  **Street**  Indian Canyon **Suffix**  Dr

**Location**

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

**Date from Tax Assessor**  c. 1936 **Date from Research**

**Date Source**

**Architect**  Williams, Harry

**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/Neighborhood**

**Resource Attribute**  HP6. 1-3 story commercial building  Located in a District? **District**

**Architectural Style**  Spanish Colonial Revival **Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

22

**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**

Designated, did not re-evaluate (HSPB-22).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an example of a pre-World War II commercial development, and as a good example of Spanish Colonial Revival commercial architecture. The building exhibits quality of design with distinctive features including its hipped roof with clay barrel tiles and open eaves, recessed second-story balcony, and espadanas.

**Notes/Additional Information**

This property is located on the parcel that includes La Plaza (HSPB-22). In the years following World War I, Palm Springs was transformed from a health resort for respiratory patients into an exclusive winter resort for the wealthy. Several resort hotels were constructed in the 1920s and 1930s, cementing Palm Springs' reputation as a first-class resort community. 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. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street). 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 eye-catching upswept canopy over the street frontage, expansive glass walls, and decorative stone detailing. Update: This property was demolished after the survey was conducted.

**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 local architects of the period. This building is referred to as a "barracks remodel" in the project list of Steel & Shade: The Architecture of Donald Wexler. It is one of several projects undertaken by Wexler & Harrison for Zack Pitts, important local businessman, whose family managed La Plaza for generations.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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

1958

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

1958

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

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 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 two 8x12 bas-reliefs located at the entrance. These were created by Arizona sculptor Lawrence Tenney Johnson and represent the history of Palm Springs. The first panel (on the left) illustrates Palm Springs' past, while the panel on the right illustrates the village's present and future. Johnson claims the panels were the culmination of an inspiration he had eighteen years earlier while lounging in the gardens of the old Cornelia White house. (via Steve Vaught)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Addition to primary facade, Door (primary) replaced, Windows replaced - some

**CUSTOM ALTERATIONS**

Breezeway enclosed; glass gates added; garage door replaced

**2016 Status Code**

6Z

6Z

6Z

**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**

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 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 Information**

In 1958-59, Jack Meiselman embarked on the largest of his developments, Chino Palms Estates. This eighty-five parcel development consists of two tangential property areas. The first, developed in 1958, is south of Via Escuela. The second, developed in 1959, consists of the east side of via Miraleste, all of Berne Street, and all of Jacques Street. The second phase is composed of smaller parcels than the first (100 x 100 feet vs. 125 x 150 feet in phase one). In February of 1959, Meiselman purchased a 10-acre parcel adjacent to the second phase of Chino Palms Estates from Julian Smith and constructed 30 additional homes. Chino Palms Estates houses were available in 2-bedroom with den or 3-bedroom, 2 bathroom plans. Air conditioning was featured as a key selling point. Model homes for the development included 1820 N. Via Miraleste, 1830 N. Via Miraleste, and 2295 N. Via Miraleste.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Not fully visible from the public right-of-way; no major alterations visible

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as a good example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive features including its expressed angled structural frames, perforated concrete block screen walls, and recessed entrance atrium.

**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."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as a good example of Regency Revival residential architecture. It exhibits quality of design and distinctive features including its vertically exaggerated recessed entrance, unconventionally proportioned Neoclassical columns, and blank walls finished in heavily textured cement plaster.

**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. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern Movement.





**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-85).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an example of post-World War II multi-family residential development; and as a good example of a Mid-century Modern garden apartment complex, reflecting planning and design principles from the period. It exhibits quality of design and distinctive features including concrete block and stone veneered walls, expressed post-and-beam construction, and central garden court with swimming pool.

**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 semi-attached 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. Palo Fierro Estates was designed as a group of 34 two- and three-bedroom garden apartments. The project was bordered to the north by Aloha Drive, to the south by East Laverne Way, to the East by Calle Palo Fierro, and to the west by South Lagarto Way. The \$1 million project featured Mid-Century Modern-style apartments ranging in size from 1,710 square feet to 2,000 square feet with atriums and sunken living rooms with Swedish fireplaces. As with many of the garden-style multi-family residential complexes in Palm Springs, groupings of two and four attached homes with carports were arranged around a rolling green area that featured a nine-hole putting green and two heated pools. Although originally designed as rental/leasable apartments, in 1969 the owners filed a condominium tract map to transform the complex into individual unit ownership.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

Country Club Estates is significant as an excellent example of multi-family residential development, representing the early adoption of condominium development in a resort location in the 1960s; and as a good example of a Mid-century Modern garden apartment designed by prominent architects Jones & Emmons, reflecting design and planning principles from the period.

**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 semi-attached 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 Sunnyslands, 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** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes

HRI Code

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

Sub-theme

**Statement of Significance**

This property was included in the 2014 City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it was constructed outside the period of significance for the 2015 survey update, and therefore it was not re-evaluated as part of that effort.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

3S

3CS

5B

**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

1960

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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 is significant as an excellent example of Mid-century Modern architecture designed by the prominent architectural firm of Palmer & Krisel. It exhibits quality of design with distinctive features including its complex plan of clustered polygonal forms, wide front gable roof with wide overhanging eaves, and extensive use of glass, plaster, stone, and wood.

**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." Architects Dan Saxon Palmer and William Krisel, AIA, formed their partnership in 1950 after working together in the Los Angeles office of Victor Gruen. The partners designed custom modern houses of modular post-and-beam construction, with open floor plans, glass walls, and simple lines. They used the same features in the design of their first housing tract, Corbin Palms (1954-1955), for the Los Angeles-based Alexander Construction Company and for subsequent Alexander subdivisions in Palm Springs including Twin Palms Estates (1955), Vista Las Palmas (Phases II and III, 1956-59) and Racquet Club Road Estates (1958-61). The designs were based on standardized materials that were pre-cut, labeled, and transported to the site as a kit, enabling quick and efficient assembly. In each tract, the architects used a limited number of simple square or rectangular floor plans that were flipped to minimize monotony, and offered limited exterior options such as butterfly, gable, and flat roofs to individualize each house. Ultimately, Palmer and Krisel designed more than 20,000 houses for the Alexanders and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in 1964. This property is located within the Vista Las Palmas subdivision, established in 1956 by the Alexander Construction Company. The Robert Alexander Residence "House of Tomorrow" is also known as "The Elvis Presley Honeymoon House" because it was rented for a year by Elvis Presley and his bride Priscilla after their 1967 nuptials.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an excellent 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, wide overhanging eaves, expressed post-and-beam construction, and masonry walls that continue beyond the house to form screen walls.

**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." 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 in engineering led to simple wood post-and-beam and steel frame designs expressing their structure. In 1948, Sam Martin Zalud and his wife Lillian subdivided a small six-acre tract west of South Palm Canyon Drive known as Lilliana Gardens. Composed of sixteen parcels around Lilliana Drive, the Zaluds engaged local architect William F. Cody to design the houses on spec and advertised the subdivision as Cody-designed. Early plans called for fifteen homes surrounding a community park on a central parcel. In April of 1951, the model house was open for viewing and additional houses were under construction; the model house was located at 250 Lilliana Drive. According to architectural historians Lauren Weiss Bricker and Sydney Williams, two homes in Lilliana Gardens were designed by Wexler & Harrison in 1954.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an excellent 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 butterfly roof, wide overhanging eaves, expressed post-and-beam construction, and stone walls that continue beyond the house to form screen walls.

**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." 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 in engineering led to simple wood post-and-beam and steel frame designs expressing their structure. In 1948, Sam Martin Zalud and his wife Lillian subdivided a small six-acre tract west of South Palm Canyon Drive known as Lilliana Gardens. Composed of sixteen parcels around Lilliana Drive, the Zaluds engaged local architect William F. Cody to design the houses on spec and advertised the subdivision as Cody-designed. Early plans called for fifteen homes surrounding a community park on a central parcel. In April of 1951, the model house was open for viewing and additional houses were under construction; the model house was located at 250 Lilliana Drive. According to architectural historians Lauren Weiss Bricker and Sydney Williams, two homes in Lilliana Gardens were designed by Wexler & Harrison in 1954.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 excellent example of Mid-century Modern residential architecture designed by prominent builder/contractor Herbert Burns. It exhibits quality of design and distinctive features characteristic of Burns' work including its pronounced horizontal emphasis, stone veneer, and prominent chimney.

**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." 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 Late Moderne 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).

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**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 chimneys with terra cotta hoods; Classical door surround

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an example of pre-World War II residential development, and as an excellent local example of Hacienda Ranch architecture from the 1930s. It exhibits quality of design and distinctive features, including its sprawling plan, and wide, covered front porch with wood posts and camber beams.

**Notes/Additional Information**

While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other 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 important figures in entertainment, finance, and business made it their winter weekend getaway, and more development sprang up to house and entertain them. Architect Philip G. Ormsby grew up in Pasadena, CA. He developed an interest in architecture as an adolescent. After graduating from Pasadena Junior College, Ormsby transferred to USC, where he graduated with a degree in architecture. Ormsby was on the tennis team at both of these schools; this interest in tennis was partially responsible for Ormsby relocating to Palm Springs to be an architect and manage the Racquet Club. His partner, Lloyd A. Steffgen, AIA, was born in California in 1896. Steffgen was a set architect for the motion picture industry in the 1940s, and became a member of the AIA in 1946. He died in Los Angeles in 1960. This property was built for Thomas Soles, who was a charter member of the Tennis Club and an executive of the Hookless Fastener Corporation, inventor of the zipper. (Historic address: 590 W Ramon Road) (Sentinels in Stone, Steve Vaught)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Windows replaced - some

**CUSTOM ALTERATIONS**

Some openings altered; solar panels added to roof

**2016 Status Code**

6Z

6Z

6Z

**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**

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 is not an excellent example of its style, and it has been altered. Therefore, it does not appear eligible for historic designation.

**Notes/Additional Information**

Barney Hinkle and M.O. Anderson were major figures in the development of golf in the desert. (Source: Steve Vaught)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Los Angeles-based builder/contractor Herbert Burns. It exhibits quality of design and signature Burns design elements, including a prominent stone chimney, stone planters, and canopies supported on clustered posts.

**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." 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). Per the Desert Sun, Harriet Merry Van Horn bought "the first of three houses designed by Herbert Burns of the Village" in this tract. She was a character actress from 1932-1936 and from one of California's oldest families. (via Steven Keylon)

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent builder/contractor Herbert Burns. It exhibits quality of design and distinctive features characteristic of Burns' work including its pronounced horizontal emphasis, stone veneer, and angled wood pergola.

**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." 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). Home of Jean Bell, Vice-President of Desert Bank.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



2016 Status Code

6L

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

6L

Period of Significance

1919

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

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

According to John Sanborn, there is a 1919 residence on this property. It represents a rare early residence in Palm Springs. The building has been altered, and therefore may warrant Class 2 historic status or consideration in local planning.

**Notes/Additional Information**

There were originally two houses on the property - a main house and guest house.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Extensively altered

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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**

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 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 has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Extensively altered

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way, but comparison with 1962 Sanborn indicates extensive additions to the south and west façades.

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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**

**Assessor Parcel Number** 502034013
 **Additional APNs** 
**2016 Status Code** 3S 3CS 5S3

**Address** 1940 **Direction** E **Prefix**  **Street** McManus **Suffix** Dr

**Location**

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

**Date from Tax Assessor** 1950 **Date from Research**

**Date Source**

**Architect** Cody, William F.

**Architect Source** Avery Search; Getty Research Institute

**Builder**

**Original Owner** Levin, Dorothy

**Other Owner(s)**

**Historic Name**

**Common Name** Dorothy Levin Residence

**RESOURCE INFORMATION**

**Original Use** Single-family residence **Stories** 1

**Current Use** Single-family residence **Tract/Neighborhood** Desert Palms Estates

**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

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 plastered chimney; vertical wood lap siding

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Sliding door additions



**2016 Status Code**

3S

3CS

5S3

**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

1950

Criterion

C/3/4, 5

Context

Architectural Styles &amp; 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 is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Palm Springs architect William F. Cody. It exhibits quality of design and characteristic features of the style, including its flat roof with wide overhanging eaves and cantilevered canopies, flush-mounted metal frame windows and extensive use of glass, vertical woodlap siding, and plan oriented around the swimming pool.

**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." 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.

Assessor Parcel Number [ ] Additional APNs [ ] **2016 Status Code** [6Z] [6Z] [6Z]

Address [388] Direction [E] Prefix [ ] Street [Mel] Suffix [Ave]

Location [ ]

**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 [ ]

Original Owner [Cohn, Morris]

Other Owner(s) [Crist, A.B.]

Historic Name [ ]

Common Name [Morris Cohn Residence]

**RESOURCE INFORMATION**

Original Use [Single-family residence] Stories [1]

Current Use [Vacant] Tract/Neighborhood [ ]

Resource Attribute [HP2. Single family property]  Located in a District? District [ ]

Architectural Style [ ] Additional Style [ ]

**CHARACTER DEFINING FEATURES**

[ ]

[ ]

[ ]

[ ]

[ ]

[ ]

[ ]

[ ]

[ ]

[ ]

[ ]

[ ]

**GENERAL ALTERATIONS**

[ ]

**CUSTOM ALTERATIONS**

Demolished

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 1937 Cohn Residence has been demolished.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

Demolished

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 original property identified on the City list has been demolished.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**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

**GENERAL ALTERATIONS**

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

**CUSTOM ALTERATIONS**

Box sign added over primary entrance

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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). Although there have been some alterations, it appears significant as a rare local example of Streamline Moderne commercial architecture.

**Notes/Additional Information**





**2016 Status Code**

6Z

6Z

6Z

**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**

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 a 1935 residence designed by the prominent architectural firm of Clark & Frey; however, it has been substantially altered and therefore does not appear eligible for historic designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Door (primary) replaced, Extensively altered, Porch altered or enclosed, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 was designed by John Porter Clark in the Hacienda Ranch style. However, due to alterations it does not appear eligible for historic designation.

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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**

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 theaters, along with owning and operating the popular Doll House nightclub with his wife Ethel from 1945 until 1959.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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

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

1961

Criterion

C/3/4, 5

Context

Architectural Styles &amp; Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

Merito Manor is significant as an example of multi-family residential development, representing the early adoption of condominium development in a resort location in the early 1960s; and as a good example of a Mid-century Modern garden apartment designed by architect Barry Berkus. It exhibits quality of design and distinctive features including stone veneered walls, perforated concrete block screens, and folded plate roofs.

**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 semi-attached 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Horizontal massing

Gable roof with clay barrel tiles

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way



2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is an example of 1930s residential development, representing an important period of growth in the city. It may also be eligible for its Spanish Colonial Revival architecture by noted architect William Charles Tanner. However, the property is not fully visible from the public right-of-way and 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 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." William Charles Tanner (1876-1960) was born in Meadford, Canada, in 1876, and immigrated with his family to the United States, settling in Elgin, Illinois. Tanner studied art in Chicago (1903-1908), Boston (1908-1909), New York (1909-1911), Paris and Giverny, France (1911-1914). At age 38, Tanner relocated to Riverside, California. To supplement his income as an artist and art teacher, in 1921 Tanner opened an architectural practice in Riverside, although he was never licensed. In 1924, Tanner moved to Hollywood, where he worked as a draftsman in the office of architect G. Vincent Palmer. Notable projects in Palm Springs include the Carrie Birge Residence (now the Ingleside Inn, 1922, HSPB-25), George Roberson House (now Le Vallauris Restaurant, 1924, HSPB-21), the O'Donnell House ("Ojo del Desierto," 1925, HSPB-19), and the First Community Church (HSPB-11). Tanner died in Santa Monica at age 83.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 excellent example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive features including its blank, windowless primary facade, stone veneered walls, and exposed post-and-beam construction.

**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 lead 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."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an example of 1920s residential development, reflecting an important period of growth and transition in the city; and as a rare example of English Revival style architecture 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, 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."

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM 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**

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, 5

**Context**

Architectural Styles &amp; 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 1920s residential development, reflecting an important period of growth and transition in the city; and as an example of Ranch-style residential architecture by noted architect Charles O. Matcham.

**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." 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. Matcham retired in 1969. He died in 1980.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Horizontal massing

Gable roof with clay barrel tiles

Wood-sash windows

Arcade on south façade

Brick exterior fireplace with stepped cornice

**GENERAL ALTERATIONS**

Unknown/not visible

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way



2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

Sub-theme

**Statement of Significance**

This property is significant as an example of 1930s residential development, during an important period of growth in the city. It may also be eligible for its Spanish Colonial Revival architecture. However, the property is not fully visible from the public right-of-way and 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.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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 1920s 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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**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**

Addition to rear/side facade, Carport added, Garage added

**CUSTOM ALTERATIONS**

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

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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, 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.

**Assessor Parcel Number** 513400010     
**Additional APNs**      
**2016 Status Code**

**Address**      
**Direction**      
**Prefix**      
**Street**      
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use**      
**Stories**

**Current Use**      
**Tract/Neighborhood**

**Resource Attribute**      
 Located in a District?     
**District**

**Architectural Style**      
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Extensively altered

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way; appears substantially altered; wall cladding appears to be replaced; windows and doors appear to be replaced



**2016 Status Code**

6Z

6Z

6Z

**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**

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 1920s residential development; however, it has been 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 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.



2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property appears eligible as an example of 1930s residential development, during an important period of growth in the city; per the Desert Sun, it is also a rare example of sand and adobe block construction. However, 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**

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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

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

**CUSTOM ALTERATIONS**

Windows replaced and some openings altered; some wall cladding replaced

**2016 Status Code**

6Z

6Z

6Z

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

6Z 

California Register

6Z 

Local

6Z 

Period of Significance

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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 is an example of 1930s residential development; however, it has been 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).

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

Extensively altered

**CUSTOM ALTERATIONS**

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.

**2016 Status Code**

6Z

6Z

6Z

**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

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Period of Significance

Criterion

Context

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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). 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.

**Notes/Additional Information**

The population growth accelerated in the 1950s, bringing a demand for civic necessities such as schools, libraries, museums, a city hall and police headquarters, as well as offices, stores, and housing. The Cahuilla Elementary School, originally designed by Clark & Frey in 1941, was expanded in 1953 and 1958 with additions by Wexler & Harrison.

Assessor Parcel Number 501031016 Additional APNs [ ] 2016 Status Code [ ] [ ] 5S1  
Address 300 Direction E Prefix [ ] Street 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)  
[ ]

**RESOURCE INFORMATION**

Original Use Single-family residence Stories 1  
Current Use Single-family residence Tract/Neighborhood Steel Development houses  
Resource Attribute HP2. Single family property  Located in a District? District [ ]  
Architectural Style Mid-century Modern Additional Style [ ]

**CHARACTER DEFINING FEATURES**

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**GENERAL ALTERATIONS**

[ ]

**CUSTOM ALTERATIONS**

[ ]



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

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Period of Significance

Criterion

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Period of Significance

Criterion

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Theme

Sub-theme

**Statement of Significance**

Designated, did not re-evaluate (HSPB-42).

**Notes/Additional Information**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

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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-42).

**Notes/Additional Information**



**2016 Status Code**

6Z

6Z

6Z

**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

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Sub-theme

Period of Significance

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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 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 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.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

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Sub-theme

Period of Significance

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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.

**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).

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

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Period of Significance

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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 traditional elements of working ranches and Spanish ranchos.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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

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Theme

Sub-theme

Period of Significance

Criterion

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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 appears significant as an example of pre-World War II residential development, reflecting an important period of growth and transition; and as an example of Spanish Colonial Revival architecture by master architect Paul R. Williams. 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, 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 waver 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**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

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Period of Significance

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Period of Significance

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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, reflecting an important period of growth and transition.

**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).

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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

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Theme

Sub-theme

Period of Significance

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Context

Theme

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Period of Significance

Criterion

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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 1930s residential development, reflecting an important period of growth and transition. However, due to alterations, it 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, 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).

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located in a District?
 **District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

Gable with clay barrel tiles

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

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

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. This property was nominated for local designation but was determined ineligible.

**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).



**2016 Status Code**

6Z

6Z

6Z

**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**

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 original property identified on the City list has been demolished.

**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).

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**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**

Windows replaced - some

**CUSTOM ALTERATIONS**

Not fully visible from public right-of-way

**2016 Status Code**  **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

Context

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Sub-theme

Period of Significance

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Context

Theme

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Period of Significance

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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). It is significant as an example of 1930s residential development, reflecting an important period of growth and transition.

**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 built for Adolph DeMuth, former owner of DeMuth Court on Palm Canyon Drive. (Desert Sun via Steve Vaught)

**Assessor Parcel Number** 
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**Direction** 
**Prefix** 
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**Location**

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

**Date from Tax Assessor** 
**Date from Research**

**Date Source**

**Architect**

**Architect Source**

**Builder**

**Original Owner**

**Other Owner(s)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

**2016 Status Code**

6Z

6Z

6Z

**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

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Theme

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Period of Significance

Criterion

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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 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, Iowa, 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 1939, Clark and Frey formed a partnership. Clark left the firm in 1958 to establish his solo practice. This residence was published in Architectural Record in April 1936 under the Van Pelt & Lind name.

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 **Located in a District?**
**District**

**Architectural Style** 
**Additional Style**

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**



**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

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**Statement of Significance**

Designated, did not re-evaluate (HSPB-76).

**Notes/Additional Information**

**Assessor Parcel Number** 
**Additional APNs** 
**2016 Status Code**

**Address** 
**Direction** 
**Prefix** 
**Street** 
**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)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

**Current Use** 
**Tract/Neighborhood**

**Resource Attribute** 
 Located 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.

**2016 Status Code**

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

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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). The original property identified on the City list has been demolished.

**Notes/Additional Information**