Assessor Parcel Number Additional APNs 510130032	2016 Status Code 6Z 6Z 6Z
Address 2817 Direction E Prefix	Street Morongo Suffix Tr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1938 Date from Research
	Date Source
with the	Architect
	Architect Source
The state of the s	Builder
Factorial Control of the Control of	Original Owner
A CALLED TO THE STATE OF	Other Owner(s)
	Historic Name
	Common Name
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	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expa	panses
Wide porch with wood posts and beam	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade, Door (primary) replaced, Windows replaced - some	Large addition with garage at east façade; some windows appear to have been replaced

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

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3S 5S3			
512070010				
Address 1000 Direction Prefix Street	eet Murray Canyon Suffix Dr			
Location 2739, 2745-2781 King's Road; 1000-1070 Murray Canyon				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1968-1970 Date from Research 1968			
20 Section 1	Date Source			
	Architect Krisel, William			
	Architect Source			
	Builder Grundt, Robert and Quigley, John B.			
	Original Owner			
	Other Owner(s)			
	Historic Name Kings Point			
	Common Name			
	Kings Point			
RESOURCE INFORMATION Original Use Multi-family residence Stories				
Current Use Multi-family residence Tract/N	leighborhood			
Resource Attribute HP3. Multiple family property Located	in a District? District			
Architectural Style Mid-century Modern	Additional Style			
CHARACTER DEFINING FEATURES				
One-story configuration with simple geometric forms				
Horizontal massing				
Flat roof or low-pitched gable roof with cantilevered canopies				
Unadorned wall surfaces with little decorative detailing				
Vertical wood siding, plaster, concrete block, and stone used as exterior wall pa	anels and accent materials			
Flush-mounted metal frame fixed and sliding windows, sliding doors, and clere	story windows			
Recessed entrances with floor-to-ceiling double doors (primary), flush and pan	eled			
Rectangular plans, asymmetrical composition, and attached garages				
Detached residential units lining both sides of V-shaped road, enclosing central	garden area with swimming pool			
GENERAL ALTERATIONS	SUSTOM ALTERATIONS			
No major alterations, Windows replaced - some				

PREVIOUS SURVEY EVALUA	<u> FION</u>			
City Historic Resources Data	abase HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register	3S	California Register 3S	Local 5S3
Period of Significance	1968	Criterion	A/1/3	
Context Post-World War I	I Palm Springs (1945-1969)			
Theme Post-World War I	I Single-family Residential Development (1945-19	969)		
Sub-theme Single-fami	ly Residential Development (1945-1969)			
Period of Significance	1968	Criterion	C/3/4, 5	
Context Architectural Styl	es & Local Practitioners			
Theme Post-World War I	I Modernism			
Sub-theme Mid-century	y Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
	n example of post-World War II multi-family reside d-century Modern residential architecture designe			elopment in a resort location; and

3S

3S

2016 Status Code

5S3

Notes/Additional Information

In 1969 Robert Grundt, Canyon Country Club developer and chairman of the Board of First National Realty, along with Club Manager John B. Quigley, subdivided Kings Point, a relatively small forty-five-parcel development. Marketing brochures for the development promote "an unsurpassed way of life; dominated by a rich climate and impressive recreational facilities." Amenities such as the modern tennis clubhouse and private swimming pool were stressed along with Canyon Country Club membership. "A Kings Point Key," as the brochure describes, "goes a vast step further and locks out the burdensome maintenance problems such as gardening and pool care; leaving you free to enjoy the unparalleled freedom and charm unique to California's most celebrated resort, Palm Springs." The V-shaped design of the property enabled homes along the outside of the "V" to face the fairways of the golf course while the houses along the inside of the "V" faced the common greenbelt with pool and tennis court. One of the architectural features of this development was the relatively low number of units and how they were allocated across two floor plans, six exterior elevation designs, and the "flipping" or reversal of those designs as laid out on the plot plan. Most of the numeric unit designations (e.g., B2R) appeared an average of just three times throughout the complex—with the net effect that each home seems unique and different and a stimulating visual cadence is created along the streetscape. The architectural language for Kings Point is a distinctive Mid-century Modern style, post-and-beam construction with a synergistic combination of designs in concrete block, plaster and glass. Each unit was designed to be viewed from all sides and carefully placed on the lushly landscaped tract, with rear elevations denoted as "fairway" views. Each of the six different elevation designs features a roof monitor with clerestories at the center of the building, extending back in an umbrella-like structure over the public space. Concrete block veneer is combined with expressed post-and-beam construction to make six distinctive, yet harmonious, exterior designs. Carports were integrated to emphasize the horizontality of the design down the street. Two efficient square floor plans were available, both three-bedroom/two bath designs. Kings Point floor plans are unique for their central "garden rooms" which sit under the roof monitors, and their combination living/dining rooms open to private patios, pools and the landscaped common areas. A freestanding tennis club house and pool cabana are designed as Mid-century Modern pavilions using an architectural language consistent with the design of the residences.

Assessor I	Parcel Number	Add	litional A	APNs		2016 Status	s Code	5S3
51202001	4							
Address	1100	Direction	E F	Prefix	Stree	Murray Canyon		Suffix Dr
Location					<u>'</u>			
2016 FIEL	D PHOTO					CONSTRUCTION IN	FORMATION	
	- 40	1000			900	Date from Tax Asse	essor	Date from Research 1961
300					1	Date Source Steel	& Shade: The Ar	rchitecture of Donald Wexler
		2000			11			
P State of the sta	* *	1	**		447	Architect Wexler &	& Harrison	
12			Pa E			Architect Source	Steel & Shade: Th	ne Architecture of Donald Wexler
September 1						Builder		
	10	The same	NA ZWILL				C -16 Cl 1 C -1 -	
				7		Original Owner	Golf Club Sales	s Company
				1		Other Owner(s)		
				1				
	7 7 64					Historic Name	Canvon Country	7 Club Clubhouse
						Common Name		
RESOURCE Original U	E INFORMATION Ise Commerc				Stories	1		
Original o	Commerc				Stories	1		
Current U	se Commerc	ial			Tract/Ne	eighborhood Car	ıyon Country Clı	ıb Colony
Resource	Attribute HI	P6. 1-3 story co	mmercial	l building	Located in	a District? Dist	rict	
Architectu	ıral Style	Mid-century Mo	odern			Additional Style		
		CATUDEC						
	ER DEFINING FI configuration wi		netric form	me				
Horizontal			ieti ie ioi i	1115				
	iliassing							
Flat roof								
	lock and stone u				t materials			
Flush-mou	nted metal fram	e fixed window	s and slid	ding doors				
V-shaped	in plan with an e	xpressive trian	igle-shape	ed porte-coo	chère at its center	and decorative rock m	osaic on blank e	xterior walls
GENERAL.	ALTERATIONS				CI	ISTOM ALTERATIONS		
	not visible				<u> </u>			
1								

PREVIOUS SURVEY EVALUA	ATION .		
City Historic Resources Dat	tabase 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 Commercial Development (1945-1969)		
Sub-theme			
Period of Significance	1961	Criterion C/3/4, 5	
Context Architectural Sty	yles & Local Practitioners		
Theme Post-World War	II Modernism		
Sub-theme Mid-centur	ry Modern		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
panels.	its quality of design with distinctive features includi	ng to roctangular masonig, marroon, and place	
Notes/Additional Informat	ion		
triangle-shaped porte-cochèr stone murals crafted by a loc Canyon Country Club had a d celebrities and politicians. Fa donated a copper fountain to Invitational golf tournament. meeting at the office of Willia Neutra in Los Angeles before	I, the Mid-century Modern style Clubhouse located at re at its center. The design was a precursor to the sin al stonemason. Large expanses of glass took advanta lifficult time attracting members. However, a partner amous people associated with the club include Walt I of the club, erected between the ninth and eighteenth. That same year the public south course was opened am Cody, where both worked. Wexler, a graduate of the moving to Palm Springs. Wexler & Harrison's early lead to design. Wexler's interest in engineering lead	nilar Palm Springs Airport Terminal. The build age of the golf course and mountain vistas. Init rship with the Palm Springs Racquet Club help Disney, who purchased properties along the se holes. In 1963, the course became the location d. Donald Wexler and Richard Harrison formed the University of Minnesota architecture school house designs show the influence of both Neut	ling also featured large, abstract tially, due to its remote location, ed boost its popularity and draw econd hole of the course and n of the annual Frank Sinatra d a partnership in 1952 after ol, had worked for Richard tra and Cody, but also the

Assessor Parcel Number Additional APNs 513110034	2016 Status Code 5S1
Address 101 Direction N Prefix	Street Museum Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1976 Date from Research
	Date Source
	Architect Williams, E. Stewart
BA BA	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name Palm Springs Art Museum
	r ann springs me maseum
RESOURCE INFORMATION Original Use Civic	Stories 2
Current Use Civic Resource Attribute HP39. Other [Tract/Neighborhood Located in a District? District
Architectural Style	Additional Style
	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

	2016	Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes HR	I Code	2003 Status Code	
HSPB No. 35			
2016 EVALUATION National	Register	California Register	Local 5S1
Period of Significance	Criterion		
Context			
Theme			
Sub-theme Sub-theme			
Period of Significance	Criterion		
Context			
Theme			
Sub-theme			
Period of Significance	Criterion		
Context			
Theme			
Sub-theme			
Statement of Significance			
Designated, did not re-evaluate (HSPB-35). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
669444008	
Address 142 Direction W Prefix S	treet Oasis Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1944 Date from Research
	Date Source
	Architect
	Auditori
142	Architect Source
	Builder
A STATE OF THE STA	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Commercial Storie	es 1
Current Use Commercial Tract	t/Neighborhood
	ed in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Addition to primary facade, Addition to rear/side facade, Door	CUSTOM ALTERATIONS Porch added to primary façade; loading dock and door added to primary façade
(primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all	and and a primary layant

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

6Z

6Z

Assessor Parcel Number Additional APNs	2010 Status Coue
508301002	
Address 133 Direction E Prefix	Street Ocotillo Suffix Ave
Location 1200 S Palm Canyon Dr	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1932 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Weingarten, Lawrence (pre 1937-1941); Sheptenko, Peter (1941) Historic Name Las Casitas Apartments Common Name Las Casitas Apartments
RESOURCE INFORMATION Original Use Multi-family residence S	Stories 2
Current Use Multi-family residence T	Tract/Neighborhood Palos Verdes Tract
Resource Attribute HP3. Multiple family property L	ocated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roofs with clay barrel tiles	
Steel-sash casement windows, with divided lights	
Thus are stored and all the stored at the st	ala and harma autorian plantana di Aliana
Three one-story bungalows on property; porches with wood posts, corb	eis, and beams; exterior plastered chimneys
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade, Windows replaced - some	Not fully visible from public right-of-way; large two-story, flat-roofed additon visible between front and middle units; addition may have originally been one story per 1972 aerial photographs

7R

		<u>2016</u>	Status Code		7R	
PREVIOUS SURVEY EVALU	<u>ATION</u>					
City Historic Resources Da	Yes HRI Code		2003 Status Code	7R		
HSPB No.						
2016 EVALUATION	National Regist	er	California Register		Local 7R	
Period of Significance	1932	Criterion	A/1/3			
Context Palm Springs be	etween the Wars (1919-1941)					
Theme Multi-family Res	sidential Development between the Wars (1919)-1941)				
Sub-theme						
Period of Significance		Criterion			1	
Context						
Theme						
Sub-theme						
Period of Significance		Criterion				
Context						
Theme						
Sub-theme						
Statement of Significance						
This property is significant as an example of early multi-family/seasonal tourist residential 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 multi-family residences in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare. This 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 Informa	tion					
Multi-family residential development in Palm Springs between the wars generally took three forms: mixed use commercial and residential, bungalow courts or courtyard apartments, and two-story apartment buildings. In most cases, these multi-family configurations were listed as "apartment-hotels" with "housekeeping apartments" where renters could rent by the day, week, month, or season. They were also distinguished from hotel/resort accommodations by the presence of kitchens or kitchenettes and a lack of common congregating areas and/or recreational amenities. Spanish Colonial Revival was the predominant architectural style associated with multi-family residential buildings in Palm Springs from this period. Las Casitas Apartments were constructed in 1932 and consisted of a group of bungalows with different accommodation arrangements. The property originally included the lot fronting on Palm Canyon Drive (1200 South Palm Canyon). Local insurance broker Alvin Weingarten, who along with partner Shelton Gray developed the Palos Verdes tract, owned Las Casitas from at least 1937 to 1941. He and his family also resided in the complex. In 1941, local realtor Peter Sheptenko purchased Las Casitas with plans to expand and add a swimming pool. He also planned to rename the property the Palm Springs Biltmore, but the name "Las Casitas" still appeared in advertisements throughout the 1950s. The property was subdivided in the 1950s, and the bungalows on the western portion of the property were demolished and replaced with the Laurellen Apartment-Hotel. The eastern section remains at 133 East Octillo. (Sources include Palm Springs News, Desert Sun, City Directories; via Steve Vaught)						

Assessor Parcel Number Additional APNs	2016 Status Code 5S3			
508292022				
Address 140 Direction E Prefix Stree	suffix Ave			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
<u> </u>)		
	Date from Tax Assessor 1947 Date from Research c. 1940 Date Source Visual observation Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name			
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Palos Verdes Tract Resource Attribute HP2. Single family property Located in a District? District				
Architectural Style Minimal Traditional Additional Style				
CHARACTER DEFINING FEATURES One-story configuration Rectangular plan				
Medium-pitched hip roof with shallow eaves				
Smooth stucco wall cladding				
Multi-light windows (picture, casement)				
Shallow entry porch with slender wood supports				
Lack of decorative exterior detailing				
Lack of decorative exterior detailing				
	STOM ALTERATIONS			
No major alterations				

PREVIOUS SURVEY EVALUAT		2002 6: 1	0.1.
City Historic Resources Data	yes HRI Code	2003 Status	Code 7R
HSPB No.			
2016 EVALUATION	National Register	California Re	gister Local 5S3
Period of Significance	1940	Criterion A/1/3	
Context Palm Springs betw	veen the Wars (1919-1941)		
Theme Single-family Resid	dential 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			
growth and transition in the cit	oerty is significant as an example of pre-World War ty.	n residendal development in F	ann springs, renecung an important period of
Notes/Additional Informatio)n		
resorts. In the 1920s, business transform Palm Springs into ar residents and seasonal visitors resort-related development for collection of early residential in Tract, which has a concentration Stevens as mortgage holder. Has moved to Palm Springs in 1916	ons were recorded in the early 1920s on tracts large tycoons, industrialists, and other wealthy business in international resort. While the movie stars primals started building architect-designed estates and drivente entertainers and the neighborhoods where the neighborhoods that developed to accommodate the on of 1930s single-family residences. It was initially arriet Dowie Cody was the wife of architect Harold 6 for the favorable climate. In the 1920s, Harriet be a Cody, at 175 South Cahuilla Road (HSPB-59).	smen, along with the Hollywood rily stayed at the resort hotels wawing increased attention to the e wealthy industrialists started growing permanent settlemen y subdivided by Harriet Dowie of Bryant Cody. Harold Bryant Co	elite, discovered the desert and began to when visiting Palm Springs, other wealthy e growing resort town. In addition to the constructing their winter homes, the city has a t. This property is located in the Palos Verdes Cody and Reta McDowie with Prescott T. dy had respiratory ailments, so the couple

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z
508301004	
Address 155 Direction E Prefix Stre	eet Ocotillo Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
and Miles	Date from Tax Assessor 1939 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner Gates, John E.
	Other Owner(s)
	Youngs, Gordon
	Historic Name
	Common Name
	Gates Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	1
	Neighborhood Palos Verdes Tract
	in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
	CUSTOM ALTERATIONS
Addition to primary facade, Extensively altered, Windows replaced - all	

PREVIOUS SURVEY EVALUA	<u>rion</u>		
City Historic Resources Data	abase Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z Local 6Z	
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
D : 1 : C: : C			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
	oerty is an example of pre-World War II residentia r, it has been altered and therefore does not appea	al development in Palm Springs, reflecting an important period of growth a ar eligible for historic designation.	and
Notes/Additional Information	on		
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential Tract, which has a concentrati Stevens as mortgage holder. Honoved to Palm Springs in 191 the money to build an inn, Cas	s tycoons, industrialists, and other wealthy busine in international resort. While the movie stars pring is started building architect-designed estates and or the entertainers and the neighborhoods where neighborhoods that developed to accommodate the on of 1930s single-family residences. It was initial arriet Dowie Cody was the wife of architect Harolf of the favorable climate. In the 1920s, Harriet 1	rgely concentrated on land immediately surrounding the existing village aressmen, along with the Hollywood elite, discovered the desert and began to narily stayed at the resort hotels when visiting Palm Springs, other wealthy drawing increased attention to the growing resort town. In addition to the the wealthy industrialists started constructing their winter homes, the city the growing permanent settlement. This property is located in the Palos Veally subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Idd Bryant Cody. Harold Bryant Cody had respiratory ailments, so the coupl began to engage in profitable Palm Springs real estate deals and eventually the residence was built for prominent local resident John Gates who was Desert Inn. (via Steve Vaught)	y y y has a rdes

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 7R			
508292019				
Address 172 Direction E Prefix	Street Ocotillo Suffix Ave			
Location	Salest Joseph January (1995)			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1935 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name			
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Palos Verdes Tract				
Resource Attribute HP2. Single family property Loc	cated in a District? District			
Architectural Style Spanish Colonial Revival	Additional Style			
CHARACTER DEFINING FEATURES				
Gable roof with clay barrel tiles				
Plaster veneered exterior walls				
Wood-sash casement windows with divided lights				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			
Unknown/not visible	Not fully visible from the public right-of-way			

PREVIOUS SURVEY	Y EVALUATION							
City Historic Resor	urces Database	Yes	HRI Code		2003 Status Code			
HSPB No.								
2016 EVALUATION	N		National Register		California Register		Local	7R
Period of Significa	nce			Criterio	1			
Context								
Theme								
Sub-theme								
Period of Significa	nce			Criterio	1			
Context				<u>-</u>				
Theme								
Sub-theme								
Period of Significa	nce			Criterio	1			
Context								
Theme								
Sub-theme								
Statement of Signi	ficance							
evaluation.	y. However, it is not i	ully visible from the	e public right-or-way	r, tnerefore, addi	tional information abo	ut its integrity is	needed to	complete the
Notes/Additional	Information							
resorts. In the 1920 transform Palm Spr residents and seaso resort-related devel collection of early re Tract, which has a c Stevens as mortgage moved to Palm Spri	s, business tycoons, rings into an internat nal visitors started t lopment for the ente esidential neighborh concentration of 1930 e holder. Harriet Dov	industrialists, and o ional resort. While to ouilding architect-de rtainers and the nei oods that developed os single-family resi vie Cody was the wi avorable climate. In	other wealthy busine the movie stars primesigned estates and of the start of the st	ssmen, along wi arily stayed at tl drawing increase the wealthy indu ne growing perm lly subdivided b d Bryant Cody. I	d on land immediately th the Hollywood elite, he resort hotels when v ed attention to the grov strialists started const anent settlement. This to Harriet Dowie Cody a larold Bryant Cody had in profitable Palm Spri	discovered the orisiting Palm Spr ving resort town ructing their wir property is loca nd Reta McDowil I respiratory ailn	desert and beings, other and beings, other and iter homes, ted in the Pie with Presents, so the	pegan to wealthy n to the the city has a calos Verdes scott T. de couple

7R

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z		
508301008			
Address 207 Direction E Prefix Str	eet Ocotillo Suffix Ave		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1937 Date from Research		
	Date Source		
	Architect		
	Architect Source		
	Builder Original Original		
	Original Owner Other Owner(s)		
	Historic Name Common Name		
DECOMPCE INFORMATION			
RESOURCE INFORMATION Original Use Single-family residence Stories	1		
Current Use Single-family residence Tract/I	Neighborhood Palos Verdes Tract		
Resource Attribute HP2. Single family property Located	in a District? District		
Architectural Style	Additional Style		
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS	CUSTOM ALTERATIONS		
Door (primary) replaced, Windows replaced - all			

PREVIOUS SURVEY EVALUAT	<u>'ION</u>			
City Historic Resources Data	base Yes HRI	Code	2003 Status Code	
HSPB No.				
2016 EVALUATION	National F	Register 6Z	California Register 6Z	Local 6Z
Period of Significance		Criterio	on	
Context				
Theme				
Sub-theme				
Period of Significance		Criterio	on	
Context				
Theme				
Sub-theme				
Period of Significance		Criterio	on	
Context				
Theme				
Sub-theme				
Statement of Significance				
	erty is an example of pre-World War II , it has been altered and therefore does			oortant period of growth and
Notes/Additional Information	n			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential management of the collection of early residential management of early residential manag	ns were recorded in the early 1920s on tycoons, industrialists, and other wealt in international resort. While the movie is started building architect-designed est in the entertainers and the neighborhood neighborhoods that developed to accomon of 1930s single-family residences. It is arriet Dowie Cody was the wife of archiff of or the favorable climate. In the 1920s a Cody, at 175 South Cahuilla Road (HSF	thy businessmen, along wastars primarily stayed at tates and drawing increates where the wealthy incomplete the growing perwas initially subdivided tect Harold Bryant Cody.	with the Hollywood elite, discovered the resort hotels when visiting Passed attention to the growing resort lustrialists started constructing the manent settlement. This property by Harriet Dowie Cody and Reta Merold Bryant Cody had respirate	In the desert and began to the Springs, other wealthy town. In addition to the eir winter homes, the city has a is located in the Palos Verdes IcDowie with Prescott T. bry ailments, so the couple

6Z

2016 Status Code

Assessor Parcel Number Additional APNs 508301009	2016 Status Code 6Z 6Z 6Z
Address 217 Direction E Prefix	Street Ocotillo Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1936 Date from Research Date Source Architect
	Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
RESOURCE INFORMATION Original Use Single-family residence Current Use Single-family residence Resource Attribute HP2. Single family property	Stories 1 Tract/Neighborhood Palos Verdes Tract Located in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Carport added, Windows replaced - all	CUSTOM ALTERATIONS Carport added to primary façade

PREVIOUS SURVEY EVALUAT	<u>'ION</u>				
City Historic Resources Data	base Yes HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Register	6Z	California Register	6Z Local	6Z
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
	erty is an example of pre-World War II resident, it has been altered and therefore does not appe			ng an important period of g	rowth and
Notes/Additional Information	n				
resorts. In the 1920s, business transform Palm Springs into an residents and seasonal visitors resort-related development for collection of early residential market, which has a concentration of the stevens as mortgage holder. He moved to Palm Springs in 1910	ns were recorded in the early 1920s on tracts latycoons, industrialists, and other wealthy busin international resort. While the movie stars prints started building architect-designed estates and in the entertainers and the neighborhoods where leighborhoods that developed to accommodate on of 1930s single-family residences. It was initial arriet Dowie Cody was the wife of architect Hards for the favorable climate. In the 1920s, Harriet at Cody, at 175 South Cahuilla Road (HSPB-59).	essmen, along with marily stayed at th I drawing increased the wealthy indus the growing perma ally subdivided by old Bryant Cody. H	h the Hollywood elite, e resort hotels when v d attention to the grow strialists started constrainent settlement. This Harriet Dowie Cody at arold Bryant Cody had	discovered the desert and b isiting Palm Springs, other ving resort town. In addition ucting their winter homes, property is located in the Pand Reta McDowie with Pres respiratory ailments, so the	egan to wealthy n to the the city has a alos Verdes cott T. e couple

6Z

2016 Status Code

Assessor Parcel Number Additional APNs 508292034	2016 Status Code 7R			
Address 240 Direction E Prefix Stre	et Ocotillo Suffix Ave			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
£.	Date from Tax Assessor 1937 Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Builder			
	Original Owner			
	Other Owner(s)			
	Historic Name			
	Common Name			
RESOURCE INFORMATION				
Original Use Single-family residence Stories				
	eighborhood Palos Verdes Tract			
Resource Attribute HP2. Single family property Located i	n a District? District			
Architectural Style Spanish Colonial Revival	Additional Style			
CHARACTER DEFINING FEATURES				
Gable roof with clay barrel tiles				
	USTOM ALTERATIONS			
Unknown/not visible No	ot visible from public right-of-way			

	2016 Status Code 7R			
PREVIOUS SURVEY EVALUATION				
City Historic Resources Database Yes HRI Code	2003 Status Code			
HSPB No.				
2016 EVALUATION National Register	California Register Local 7R			
Period of Significance 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 (193	30-1941)			
Davied of Circuit cannot	Cuitanian			
Period of Significance	Criterion			
Context				
Theme				
Sub-theme				
Period of Significance	Criterion			
Context				
Theme				
Sub-theme Sub-theme				
Statement of Significance				
This property was re-evaluated during the 2015 survey as part of an update to the 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				
resorts. In the 1920s, business tycoons, industrialists, and other wealthy busin transform Palm Springs into an international resort. While the movie stars pri residents and seasonal visitors started building architect-designed estates and resort-related development for the entertainers and the neighborhoods where collection of early residential neighborhoods that developed to accommodate Tract, which has a concentration of 1930s single-family residences. It was initi Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harviet Dowiet Cody was the wife of architect Harviet Cody was the wife	imarily stayed at the resort hotels when visiting Palm Springs, other wealthy d drawing increased attention to the growing resort town. In addition to the e the wealthy industrialists started constructing their winter homes, the city has a the growing permanent settlement. This property is located in the Palos Verdes ially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T.			

Assessor Parcel Number Additional APNs 508301012	2016 Status Code 5S3
Address 251 Direction E Prefix Stree	et Ocotillo Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
(Viles	Date from Tax Assessor 1937 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/Ne	eighborhood Palos Verdes Tract
Resource Attribute HP2. Single family property Located in	n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash casement windows, with divided lights	
Scalloped wood siding in gables; corner window	
	ISTOM ALTERATIONS
No major alterations	

	URVEY EVALUA'					
•	c Resources Data	abase Yes	HRI Code		2003 Status Code	
HSPB No.						
2016 EVALU	JATION		National Register		California Register	Local 5S3
Period of Sig	gnificance	1937		Criterion	A/1/3	
Context	Palm Springs bety	ween the Wars (1919-1941)			
Theme	Single-family Res	sidential Development (1919	9-1941)			
Sub-theme	Depression	n-era Single-family Resident	ial Development (1930-19	941)		
Period of Sig	gnificance			Criterion]
Context						
Theme						
Sub-theme						
Period of Sig	gnificance			Criterion		7
Context						
Theme						
Sub-theme						
Statement o	f Significance					
	ransition in the c		ample of pre-world war in	residential dev	ctopinene in raini spri	ings, reflecting an important period of
Notes/Addit	tional Informati	on				
resorts. In th transform Pa residents and resort-relate collection of Tract, which Stevens as m moved to Pal	e 1920s, business alm Springs into a d seasonal visitor d development for early residential has a concentratiortgage holder. H Im Springs in 191	s tycoons, industrialists, and international resort. Whiles started building architector the entertainers and the ineighborhoods that developion of 1930s single-family retarriet Dowie Cody was the	d other wealthy businessmele the movie stars primariladesigned estates and drawneighborhoods where the ped to accommodate the gesidences. It was initially swife of architect Harold B. In the 1920s, Harriet begate	nen, along with ly stayed at the wing increased wealthy industrowing perman subdivided by Fryant Cody. Hai	the Hollywood elite, diresort hotels when vision attention to the growing rialists started construction to the settlement. This properties to be and arriet Dowie Cody and rold Bryant Cody had read to the settlement of the settlement.	urrounding the existing village and the scovered the desert and began to iting Palm Springs, other wealthy ng resort town. In addition to the cting their winter homes, the city has a roperty is located in the Palos Verdes I Reta McDowie with Prescott T. espiratory ailments, so the couple is real estate deals and eventually used

Assessor Parcel Number Additional APNs		2016 Status Code	6Z		6Z	6Z
508292013						
Address 252 Direction E Prefix	Street	Ocotillo		Suffix	Ave	
Location						
2016 FIELD PHOTO		CONSTRUCTION INFORMATI	<u>ON</u>			
	-	Date from Tax Assessor 193	5	Date fro	om Research	1933
		Date Source				
	-	Architect Purcell, William G.	with Bail	ey, Jame	s Van Evera	
		Architect Source				
232		Builder				
			William C	Grey		
to the same of the		Other Owner(s)				
		Historic Name				
		Common Name Purcell Residence				
RESOURCE INFORMATION Original Use Single-family residence	Stories	1				
	L		n .			
Current Use Single-family residence Resource Attribute HP2. Single family property	Tract/Neig		Tract			
	Located III a					
Architectural Style Other		Additional Style				
CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CUST	TOM ALTERATIONS				
Door (primary) replaced, Extensively altered, Wall cladding replaced windows replaced - all		tantially altered				
maons replaced all						

HRI Code 2016 EVALUATION National Register 6/2 California Register 6/2 Local 6/2 Period of Significance Criterion Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Notes/Additional information Theme Sub-theme Sub-theme Notes/Additional information Theme Sub-theme Sub-them	PREVIOUS SURVEY EVALUAT	
2016 EVALUATION National Register 67 Criterion Criterion Criterion Sub-theme Period of Significance Criterion Sub-theme Period of Significance Criterion Criterion Criterion Criterion Criterion Sub-theme Sub-theme Sub-theme Statement of Significance Criterion Criterion Criterion Criterion Notes/Additional Information The first residential subspace, Its ian example of pre-World War II residential development representing an important period of growth and transition; and it was designed by noted architect William Purcell. However, it has been substantially altered and therefore does not appear eligible for historic designation. Notes/Additional Information The first residential subvivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business typons, industrialists, and other wealthy businessme, 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 residences and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort 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 concentration of 1930s single-family residences. It was limitally sundivided by Karrier Dowle Cody and Refs McDowlew With Prescut T. Township Residences. It was intuitive sund in distributed the promote permanent settlement. This property lacing their winter homes, the city has been substantially sunded the growing in particular of the Starte of the Starte Resource and Carte deside and eventually succlusted the money to build an intu.	City Historic Resources Data	Yes HRI Code 2003 Status Code 553
Period of Significance Criterion Sub-theme Period of Significance Criterion Criterion Criterion Criterion Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development representing an important period of growth and transition; and it was designed by noted architect William Purcell. 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 1940s, business type consistent and the content of the con	HSPB No.	
Context Theme Sub-theme Period of Significance Criterion Criterion Criterion Criterion Sub-theme Period of Significance Criterion Sub-theme Period of Significance Criterion Criterion Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance Criterion Sub-theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development representing an important period of growth and transition, and it was designed by noted architect William Purcell. 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 tyrooms, 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 visting Palm Springs other wealthy 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 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 resort related the property is located in the Palos Verdes are more than the property of the province of the provate leates and the organity residences. It was minularly	2016 EVALUATION	National Register 6Z California Register 6Z Local 6Z
Period of Significance Criterion Sub-theme Period of Significance Criterion 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 representing an important period of growth and transition; and it was designed by noted architect William Purcell. 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 tyeoons, 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 move stars primarily stayed at the resort hories when visiting Palm Springs, other wealthy residents and seasonal visitors scarted building architect-designed estates and drawing increased attention to the grows correct own. In addition to the search of the	Period of Significance	Criterion
Period of Significance Criterion Sub-theme Period of Significance Criterion Context Theme Sub-theme Stab-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 representing an important period of growth and transition; and it was designed by noted architect William Purcell. 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 elict discovered the desert and began to transform Palm Springs into an international resort. While the move is stars primarily stayed at the resort hotels when visiting Palm Springs, between the entertainers and the neighborhoods where the wealthy industrialists started contributing her 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 nittailly subdivided by Harriet Dowic Cody and Prescott T. Stevens as mortgage holder. Harriet Dowic Cody was the wife of architect Harold Bryant Cody, Harold Bryant Cody had respiratory animents, so the couple moved to Palm Springs in 1916 for the favorable diamet. In the 1920s, Harriet Boyle and Barly and the All Prescott T. Stevens as mortgage holder. Harriet Dowic Cody was the weigh of the work of this architect at the end of a distinguished career whith began with A	Context	
Period of Significance Criterion Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources [Citywide Historic Resource Databases]. It is an example of pre-World War II residential development representing an important period of growth and transition; and it was designed by noted architect William Purcell. 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 clite, discovered the desert and began to transform Palm Springs into an international resort. While the move stars primarily stayed at the resort hotels whisting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort twom. 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 Vertex Tract, which has a concentration of 1930s single-family residences. It was nittially subdivided by Harriet Dowle (Ody and Reta McDowle with Prescott T. Stevens as mortgage holder. Harriet Dowle Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory aliments, so the couple moved to Palm Springs in 1916 for the favorable climate.	Theme	
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Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development representing an important period of growth and transition; and it was designed by noted architect William Purcell. 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 be 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 settlem. This property is located in the Palos Verdess Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowle Cody and Reta McDowle with Prescott T. Stevens as mortgage holder. Harriet Dowle Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory allments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet Degan to engage in profitable Palm Springs valually used the money to build an inn, Casa Cody, at 175 South Calmilla Road (HSPb-59). Designed in 1933 by W	Theme	
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development representing an important period of growth and transition; and it was designed by noted architect William Purcell. 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 be 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 settlem. This property is located in the Palos Verdess Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowle Cody and Reta McDowle with Prescott T. Stevens as mortgage holder. Harriet Dowle Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory allments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet Degan to engage in profitable Palm Springs valually used the money to build an inn, Casa Cody, at 175 South Calmilla Road (HSPb-59). Designed in 1933 by W	Sub-theme	
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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 an example of pre-World War II residential development representing an important period of growth and transition; and it was designed by noted architect William Purcell. 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 Dowle Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowle Cody was the wife of architect 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 Cabuilla Road (HSPB-59). Designed in 1933 by light med Gay Purcell and James Van Ever Ball	Context	
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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 included by 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 permant 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 than 1920s, Harriet began to engage in profitable Palm Springs real estate and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59). Designed in 1933 by William Gray Purcell and James Van Evera Bailey, this house represents an important example of the work of this architect at the end of a distinguished career which began with Adler and Sullivan, one of the seminal offices in Modern architecture. With his partner George Elmslie, Purcell and Elmslie were among the most prolific architects of the Prairie Style in the first two decades of the 20th century. The house Purcell designed in Palm Springs with James Evera Bailey is an example of how those American Modern concepts	Sub-theme	
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	resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor: resort-related development fo collection of early residential at Tract, which has a concentration Stevens as mortgage holder. Howeved to Palm Springs in 191 the money to build an inn, Cas represents an important examoffices in Modern architecture decades of the 20th century. T	s tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to n international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy is started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the or the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes on of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. It is a located in the 1920s, Harriet Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple of for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used a Cody, at 175 South Cahuilla Road (HSPB-59). Designed in 1933 by William Gray Purcell and James Van Evera Bailey, this house apple of the work of this architect at the end of a distinguished career which began with Adler and Sullivan, one of the seminal with this partner George Elmslie, Purcell and Elmslie were among the most prolific architects of the Prairie Style in the first two the house Purcell designed in Palm Springs with James Evera Bailey is an example of how those American Modern concepts

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code	6Z	6Z	6Z		
508321001						
Address 261 Direction E Prefix Stre	Suffix	Ave				
	et Ocotillo					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	<u>N</u>				
	Date from Tax Assessor 1937	Date fr	om Research			
	Date Source					
N 444	Architect					

	Architect Source					
	Builder					
	Original Owner					
C. C	Other Owner(s)					
	Historic Name					
	Common Name					
	dominon rume					
RESOURCE INFORMATION						
Original Use Single-family residence Stories	1					
Current Use Single-family residence Tract/N	eighborhood Palos Verdes Tra	act				
	n a District? District					
The source retailbate III 2. single family property	na bistrict.					
Architectural Style	Additional Style					
CHARACTER DEFINING FEATURES						
CHIMAGE BASE BANKS A BANGS BANGS						
	USTOM ALTERATIONS	. 1.				
Addition to primary facade, Carport added, Door (primary) replaced, Extensively altered, Windows replaced - some	ome windows infilled on primary faç	aue				

PREVIOUS SURVEY EVALUAT	<u>'ION</u>			
City Historic Resources Data	base Yes HRI	Code	2003 Status Code	
HSPB No.				
2016 EVALUATION	National F	Register 6Z	California Register 6Z	Local 6Z
Period of Significance		Criterio	on	
Context				
Theme				
Sub-theme				
Period of Significance		Criterio	on	
Context				
Theme				
Sub-theme				
Period of Significance		Criterio	on	
Context				
Theme				
Sub-theme				
Statement of Significance				
	erty is an example of pre-World War II , it has been altered and therefore does			oortant period of growth and
Notes/Additional Information	n			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential management of the collection of early residential management of early residential manag	ns were recorded in the early 1920s on tycoons, industrialists, and other wealt in international resort. While the movie is started building architect-designed est in the entertainers and the neighborhood neighborhoods that developed to accomon of 1930s single-family residences. It is arriet Dowie Cody was the wife of archiff of or the favorable climate. In the 1920s a Cody, at 175 South Cahuilla Road (HSF	thy businessmen, along wastars primarily stayed at tates and drawing increates where the wealthy incomplete the growing perwas initially subdivided tect Harold Bryant Cody.	with the Hollywood elite, discovered the resort hotels when visiting Passed attention to the growing resort lustrialists started constructing the manent settlement. This property by Harriet Dowie Cody and Reta Merold Bryant Cody had respirate	In the desert and began to the Springs, other wealthy town. In addition to the eir winter homes, the city has a is located in the Palos Verdes IcDowie with Prescott T. bry ailments, so the couple

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 5S3							
508312014								
Address 262 Direction E Prefix Street Ocotillo Suffix Ave								
Location								
2016 FIELD PHOTO	CONSTRUCTION INFORMATION							
	Date from Tax Assessor 1937 Date from Research							
	Date Source							
	Architect							
	Architect Source							
	Builder							
	Original Owner							
	Other Owner(s)							
	Historic Name							
	Common Name							
RESOURCE INFORMATION								
Original Use Single-family residence Storie								
Current Use Single-family residence Tract,	/Neighborhood Palos Verdes Tract							
Resource Attribute HP2. Single family property Locate	d in a District? District							
Architectural Style Spanish Colonial Revival	Additional Style							
CHARACTER DEFINING FEATURES								
Asymmetrical façade								
Irregular plan and horizontal massing								
Gable or hipped roofs with clay barrel tiles and open eaves								
Plaster veneered exterior walls forming wide, uninterrupted expanses								
Wood-sash casement windows, with divided lights								
Corredor with wood posts and beams across primary façade								
Wood board-and-batten shutters								
GENERAL ALTERATIONS No major alterations	CUSTOM ALTERATIONS Not fully visible from public right-of-way; no major alterations visible							
	3 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							

PREVIOUS SURVEY EVALUA	
City Historic Resources Data	abase Yes HRI Code 2003 Status Code
HSPB No.	
2016 EVALUATION	National Register California Register Local 5S3
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Davied of Ciamificance	Criterion
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Resource Database). This progrowth and transition in the c	perty is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of ity.
Notes/Additional Information	on
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential. Tract, which has a concentrati Stevens as mortgage holder. Howeved to Palm Springs in 191	ons were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the stycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy is started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the or the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes ion of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. darriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple 6 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used as Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z
680091004	
Address 583 Direction Prefix Street	et Oleander Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1945 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
The state of the s	
	Historic Name
	Common Name
	Torney Hospital Building
	eighborhood District
	n a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all	USTOM ALTERATIONS

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

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
680094001	
Address 606 Direction Prefix Str	reet Oleander Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1964 Date from Research
	Date Source
	Architect Ricciardi, Robert
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
A STATE OF THE STA	
	Historic Name Common Name
	Veterinary Medical Building
RESOURCE INFORMATION Original Use Commercial Stories	s 1
	Neighborhood
	d in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Unadorned wall surfaces with little decorative detailing	
Flush-mounted metal frame storefront and clerestory windows	
Circular plan; radial folded plate roof with overhangind eaves and cantilevered	d canopy; scored concrete block walls
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Door (primary) replaced	

PREVIOUS	SURVEY EVALUA	ATION .					
City Histor	ic Resources Dat	tabase Yes	HRI Code		2003 Status Code	7R	
HSPB No.							
2016 EVAL	UATION		National Register		California Register	Loc	cal 5S3
Period of S	ignificance	1964		Criterio	C/3/4		
Context	Architectural Sty	rles & Local Practitioners					
Theme	Post-World War	II Modernism					
Sub-theme	Mid-centu	ry Modern					
Period of S	ignificance			Criterio	1		
Context							
Theme							
Sub-theme							
Period of S	ignificance			Criterio	1		
Context							
Theme							
Sub-theme							
Statement	of Significance						
design and (distinctive details	s, including the prominent r	adiai folded plate roof w	nth overhanging	geaves.		
Notes/Add	itional Informat	ion					
population, and develop trends. Thes "Palm Sprin	coinciding with the cors the opportune se conditions and ags Modernism" of the conditions and the conditions are set of th	e post-World War II years a he peak of Modernism's po iity to explore and develop the architects' talents led t r "The Palm Springs School He received his architect's	pularity. This created a c a wide range of architect o the development of an ." Robert Ricciardi (b. 19	lemand for both tural types and i exceptional gro	mass-produced and cu deas, sometimes influe up of Modern buildings	stom housing that afform need by sophisticated go which later came to be	rded architects dobal design e identified as

Assessor Parcel Number Additional APNs 513372013	2016 Status Code 6Z 6Z 6Z
Address 226 Direction W Prefix Stro	eet Overlook Suffix Rd
Location 1837 Mesa Dr	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1924 Date from Research
2 (3.7)	Date Source
	Architect
	Architect Source
	Builder
	Original Owner Wick, Henry
	Other Owner(s)
TO A CONTRACTOR	
7777 MARKET LANGE TO THE SECOND	Historic Name
	Common Name
	Wick Residence
RESOURCE INFORMATION	
Original Use Single family property Stories	1
Current Use Single family property Tract/N	The Mesa
Resource Attribute HP2. Single family property Located	in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS (C	CUSTOM ALTERATIONS
	924 residence on the property is no longer extant

PREVIOUS SURVEY EVALUATION		
City Historic Resources Database	Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	6Z California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
Notes/Additional Information		
Listed as 200 w Over100k on the City	y Historic Resources Database; correct add	ITESS IS 220 W OVETTOOK.

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
513371004	
Address 241 Direction W Prefix Str	reet Overlook Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1925 Date from Research Date Source Architect Architect Source Builder Original Owner Alcott, Frank Other Owner(s) Historic Name Common Name Alcott Residence
	s 2 Neighborhood The Mesa d in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
	CUSTOM ALTERATIONS The 1925 residence on the property has been demolished.

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

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code
Address 266 Direction Prefix	Street Overlook Suffix Rd
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 Wick, Henry Residence
	Wick, Helli y Residence
RESOURCE INFORMATION	
Original Use	Stories N/A
Current Use	Tract/Neighborhood The Mesa
Resource Attribute	Located in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	<u> </u>

	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 address was erroneously listed in the City Historic Resources Database. Th	is address did not oriet historically, it should be 226 W Oyorlook Bood
Notes/Additional Information	
This address was erroneously listed in the City Historic Resources Database. Th	is address did not exist historically; it should be 226 W Overlook Road.

Assessor Parcel Number Additional A	APNs	2016 Status Code	6Z	6Z	6Z
513362012					
Address 324 Direction W	Prefix Street	Overlook	Suffix	Rd	
Location					
2016 FIELD PHOTO		CONSTRUCTION INFORMATI	ON		
		Date from Tax Assessor 192	4 Date f	rom Research	
The same of the sa	- Wester	Date Source			
		Architect			
		Architect Source			
		Builder			
		Original Owner Gillette,	King Camp		
		Other Owner(s)			
		Historic Name			
		Common Name			
RESOURCE INFORMATION					
Original Use Single family property	Stories				
Current Use Single family property	Tract/Neig	hborhood The Mesa			
Resource Attribute HP2. Single family property	Located in a	District? District			
Architectural Style Spanish Colonial Revival		Additional Style			
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS Addition to rear/side facade, Extensively altered, V		OM ALTERATIONS			
replaced, Windows replaced - all	van ciauunig				

2016 Status Code

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z
511144005	
Address 1958 Direction S Prefix Str	eet Navajo Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1957 Date from Research
3 # 5	Date Source
** **	Architect
	Artificet
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single family property Stories	1
	Neighborhood
Resource Attribute HP2. Single family property Located	in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Door (primary) replaced, Extensively altered, Windows replaced - all	Garage enclosed; shed roof added to garage;

	2016 Status Code 6Z
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is an example of post-World War II residential tract developed on the post-world was appear eligible for designation. Notes/Additional Information	e City of Palm Springs' list of potential historic resources (Citywide Historic opment. However, this property has been substantially altered and therefore

Assessor Parcel Number Additional APNs	2016 Status Code 5S3					
513201004						
Address 318 Direction W Prefix Stre	eet Pablo Suffix Dr					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
	Date from Tax Assessor 1964 Date from Research 1962					
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Date Source Joseph Rosa, Albert Frey, Architect					
	Joseph Rose, Insert Fry, Tremeec					
	Architect Frey, Albert					
	Architect Source Joseph Rosa, Albert Frey, Architect					
	Builder					
	Original Owner Steinmeyer, Hugo A.					
	Other Owner(s)					
The second secon						
7 12	Historic Name Steinmeyer House					
	Common Name					
RESOURCE INFORMATION Original Use Single-family residence Stories						
Current Use Single-family residence Tract/N	Neighborhood Tahquitz Park Estates					
	in a District? District					
Architectural Style Mid-century Modern	Additional Style					
	Auditional Style					
CHARACTER DEFINING FEATURES						
One-story configuration with simple geometric forms						
Horizontal massing Flat roof with wide overhanging eaves						
Unadorned wall surfaces with little decorative detailing						
onadorned wan surfaces with fittle decorative detailing						
L-shaped plan; asymmetrical composition; exposed stack bond concrete block	construction: prominent concrete block chimney on primary facade: metal					
framed glass walls and sliding doors; flush wood door (primary) with sidelight	S					
GENERAL ALTERATIONS C	CUSTOM ALTERATIONS					
No major alterations						

PREVIOUS SURVEY EVALU	<u>ATION</u>						
City Historic Resources Da	tabase Yes	HRI Code		2003 Status Code	7R		
HSPB No.							
2016 EVALUATION		National Register		California Register		Local 5S3	
Period of Significance	1962		Criterion	C/3/4, 5			
Context Architectural St	yles & Local Practitioners						
Theme Post-World War	· II Modernism						T
Sub-theme Mid-centu	ıry Modern						
Period of Significance			Criterion				=
Context							
							_
Theme							_
Sub-theme							
Period of Significance			Criterion				
Context							
Theme							
Sub-theme							
Statement of Significance							
Frey. It exhibits quality of de prominent exterior chimney		s including its stack bond	concrete block	construction, flat roof v	vith wide overhar	ging eaves, and	
Notes/Additional Informa	tion						
The growing prosperity of the population, coinciding with and developers the opportunctions. These conditions and "Palm Springs Modernism" of the conditions and "Palm Springs Modernism" of the conditions are conditions.	the peak of Modernism's po nity to explore and develop I the architects' talents lead	pularity. This created a de a wide range of architectu to the development of an	mand for both i ral types and id	mass-produced and custeas, sometimes influen	stom housing that iced by sophistica	afforded architects ted global design	t]

Assessor Parcel Number Additional APNs	2016 Status Code 7R
513110043	
Address 550 Direction W Prefix S	Street Palisades Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1957 Date from Research
The state of the s	Date Source
	Architect Kaptur, Hugh
	Menteet Rapair, Ragii
	Architect Source
是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个	Builder Engum, Olav Johan
	Original Owner Burgess, William H. and Clara
	Other Owner(s)
A ALPHANISM TO THE RESIDENCE OF THE PARTY OF	
	Historic Name
	Common Name
	Bougain Villa
RESOURCE INFORMATION Original Use Single-family residence Stori	ies 1
	t/Neighborhood Tennis Club
	ted 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	
Prominent hillside site with stone retaining walls; multiple pavilions with ca	anopy roofs
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way

PREVIOUS SURVEY EVAL	<u>UATION</u>				
City Historic Resources D	Patabase Yes	HRI Code	2003 Status Code	3S	
HSPB No.					
2016 EVALUATION	N	lational Register	California Register	Local 7	7R
Period of Significance	1957		Criterion C/3/4, 5		
Context Architectural S	Styles & Local Practitioners				
Theme Post-World W	ar II Modernism				
Sub-theme Mid-cen	tury Modern				
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
Statement of Significance	;				
	r listing in the National Register of nation about its integrity is requir			y visiole from the public right	-or-way,
Notes/Additional Inform	ation				
population, coinciding with and developers the opport trends. These conditions at "Palm Springs Modernism" engineering. After serving at free-hand drawing, he m rapid large-scale developm aesthetic. In some sources	the post-World War II years and to the peak of Modernism's popular unity to explore and develop a wid the architects' talents led to the or "The Palm Springs School." Huin the Marines during the Korean wade artist's renderings of building nent in Palm Springs, Kaptur desig there are later additions to this prealized guest house projects at this	rity. This created a demand de range of architectural ty e development of an except igh Kaptur, AIA, attended L War, Kaptur moved to Palr gs for Wexler, Albert Frey, a med a number of notable p roperty attributed to Alber	for both mass-produced and copes and ideas, sometimes influeional group of Modern building awrence Technical College in Man Springs in 1954. He first workend other local architects. Begin ost-and-beam houses and commit Frey; however, according to the	ustom housing that afforded a enced by sophisticated global gs which later came to be iden lichigan, working toward a de ked briefly for Wexler & Harris nning in the late 1950s, during nercial projects that display h	design design tified as egree in son. Skilled g a period of dis unique

7R

Assessor l	Parcel Numb	oer	Ad	lditiona	l APNs			2016 Status	<u>Code</u>			7R	
51311004													
Address	660	I	Direction	W	Prefix		Street	Palisades		Suffix	Dr		
Location													
2016 FIEL	D PHOTO							CONSTRUCTION IN	FORMATION				
100	Coll	1	1	1		120		Date from Tax Asse	essor 1959	Date fr	om Researc	h	
								Architect Kaptur, H Architect Source F Builder Original Owner Other Owner(s) Historic Name Common Name Seva House; Russell	Seva, Pete			, Architect	
Original U		rion e-family	y residence	9		Sto	ories	1					
Current U		e-family	y residence	9		Tr	act/Neig	hborhood Ten	nis Club				
Resource	Attribute	HP2.	Single fam	ily prope	erty	Lo	cated in a	District? District?	rict				
Architectu	ıral Style	Mic	l-century N	lodern				Additional Style					
CHARACT	ER DEFINING	G FEAT	ΓURES										
One-story	configuration	n with :	simple geo	metric f	orms								
Horizontal	massing												
Flat roof w	rith wide over	rhangi	ng eaves aı	nd cantil	evered can	opies							
Prominent	hillside site	with st	one retain	ing walls	S								
GENERAL Unknown/	ALTERATIO	<u>NS</u>						TOM ALTERATIONS fully visible from publ		7			
								-	·				

PREVIOUS SURVEY EVALU	<u>ATION</u>					
City Historic Resources Da	tabase Yes	HRI Code		2003 Status Code	7R	
HSPB No.						
2016 EVALUATION	Na	tional Register		California Register	L	ocal 7R
Period of Significance	1959		Criterion	C/3/4,5		
Context Architectural St	yles & Local Practitioners					
Theme Post-World War	· II Modernism					
Sub-theme Mid-centu	ıry Modern					
Period of Significance			Criterion			
			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
	example of Mid-century Modern r le from the public right-of-way; th					
Notes/Additional Informa	tion					
population, coinciding with and developers the opportuntrends. These conditions and "Palm Springs Modernism" cengineering. After serving in at free-hand drawing, he ma	ne post-World War II years and the peak of Modernism's popularinity to explore and develop a wide of the architects' talents led to the corn "The Palm Springs School." Hughthe Marines during the Korean Wide artist's renderings of buildings in Palm Springs, Kaptur design	ty. This created a dema e range of architectural development of an exce h Kaptur, AIA, attended /ar, Kaptur moved to Pa for Wexler, Albert Frey	nd for both m types and ide ptional group Lawrence To alm Springs in and other lo	nass-produced and cus eas, sometimes influence of Modern buildings vechnical College in Mic n 1954. He first worked ocal architects. Beginni	tom housing that aff ced by sophisticated which later came to higan, working towa I briefly for Wexler & ng in the late 1950s	orded architects I global design be identified as ard a degree in & Harrison. Skilled , during a period of

7R

Assessor Parcel Nur	mber A	ddition	al APNs			2016 Status Co	<u>ode</u>	1S	1CS	5S1
513110020										
Address 686	Direction	W	Prefix		Street	Palisades		Suffix	Dr	
Location										
2016 FIELD PHOTO						CONSTRUCTION INFO	ORMATION	<u> </u>		
	7					Date from Tax Assess	sor 1964	Date fr	om Research	1963
Marie Land					10	Date Source Survey:	Tennis Clu	b Neighborho	ood	
	mer L		Tork	6		Architect Frey, Albert	+			
The same		59				Architect Trey, Albert	·			
	11	- F		NA		Architect Source				
dinimin.						Builder				
				-		Original Owner	Frey, Albert	i		
						Other Owner(s)				
	745									
					60	Historic Name				
						Common Name				
						Frey House (II)				
RESOURCE INFORM	ATION									
Original Use Sing	gle-family residen	ce		Si	tories	L				
Current Use Sing	gle-family residenc	e		Т	ract/Neig	hborhood Tenni	s Club			
Resource Attribute	HP2. Single far	nily prop	perty		ocated in a	District? Distric	ct			
Architectural Style	Mid-century	Modern				Additional Style				
CHARACTER DEFINI	ING FEATURES									
GENERAL ALTERAT	IONS				CUST	TOM ALTERATIONS				

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No. 33			
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			
Notes/Additional Information			

1CS

5S1

1S

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z
508347002 Address 233 Direction E Prefix Stree	et Palm Canyon Suffix Dr
Location Direction E Frenk Sure	Sunx Di
	CONCEDUCATION INFORMATION
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1934 Date from Research
港保险	Date Source
	Architect
	Architect Source
	Builder
The same of the sa	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
	Palm House; Lyon's English Bar and Grill
RESOURCE INFORMATION Original Use Commercial Stories	1
Current Use Commercial Tract/No	eighborhood
	n a District? District
Architectural Style Other	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CI	USTOM ALTERATIONS

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

Additions on west, north, and east façades; equipment screens added to roof; windows and doors infilled on south façade; decorative half-timbering added to south façade

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

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3				
511060004					
Address 333 Direction E Prefix	Street Palm Canyon Suffix Dr				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
And the second s	Date from Tax Assessor Date from Research 1960				
	Date Source Desert Sun				
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Architect				
A A	Architect Source				
	Builder				
	Original Owner Travelodge Hotel				
	Other Owner(s)				
	Geragos, Mark and Kabateck, Brian				
A STATE OF THE STA	Historic Name				
	Common Name				
	The Curve Palm Springs Hotel				
RESOURCE INFORMATION Original Use Commercial St	tories 2				
Current Use Commercial T	ract/Neighborhood				
	ocated in a District? District				
Architectural Style Mid-century Modern	Additional Style				
CHARACTER DEFINING FEATURES					
Two-story configuration with simple geometric forms					
Horizontal massing					
Flat roof with wide overhanging eaves and cantilevered canopies					
Perforated concrete block screens					
Unadorned wall surfaces with no decorative detailing					
Stone used as exterior wall accent material					
Flush-mounted metal frame sliding windows					
Grouping of four buildings with irregular, linear plans; stone veneer accesflush doors	ent walls; exterior floating stairs and cantilevered balconies with metal balustrades;				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
No major alterations	Windows may have been replaced				

PREVIOUS	S SURVEY EVALUA	TION					
City Histor	ric Resources Dat	abase	HRI Code		2003 Status Code		
HSPB No.							
2016 EVA	LUATION		National Register		California Register	Local	5S3
Period of	Significance	1960		Criterion	A/1/3		
Context	Post-World War	II Palm Springs (1945-1969)					
Theme	Post-World War	II Commercial Development	(1945-1969)				
Sub-them	е						
Period of	Significance	1960		Criterion	C/3/4		
Context	Architectural Sty	les & Local Practitioners					
Theme	Post-World War	II Modernism					
Sub-them	e Mid-centur	y Modern					
Period of	Significance			Criterion			
Context							
Theme							
Sub-them	е						
Statement	t of Significance						
balconies.	This property is significant as an example of a post-World War II, Mid-century Modern hotel, reflecting the growth of the tourism industry during the postwar era. It exhibits quality of design and distinctive features including stone veneered walls, perforated concrete block screens, floating stairs and cantilevered balconies.						
Notes/Add	ditional Informati	ion					
Springs from the need for population continued prompted	om this period refle or tourist-oriented of permanent resi- northward and sou the development of	visitors and seasonal residen cted the acceptance of Moder buildings for seasonal visitor dents. Commercial developm thward expansion of the conf a number of hotels, motels, cale; outdoor spaces to enjoy	rnism and expressed a s, and the need for pra ent during this period nmercial district along apartment hotels, and	wide range of M ctical daily serv consisted of bot Palm Canyon ar inns to accomm	Todern interpretations a ices, such as banks, sho th infill development in ad Indian Canyon Drives odate the growing dem	as it increasingly served ps, and gas stations for th the original commercial s. The post-World War II and. Most lodgings for vi	two purposes: ne growing core, and the tourism boom

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
511060006	
Address 411 Direction E Prefix St	reet Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1964 Date from Research
老	Date Source
	Architect
	Architect Source
Calcult	Builder Kimes, Kenneth (Developer)
	Original Owner Kimes, Kenneth
	Other Owner(s)
	Historic Name
	Common Name
	Caliente Tropics Hotel and Restaurant; Tropics Motor Lodge
RESOURCE INFORMATION Original Use Commercial Storie	s 2
Current Use Commercial Tract/	/Neighborhood
Resource Attribute HP5. Hotel/motel Locate	d in a District? District
Architectural Style Tiki	Additional Style
CHARACTER DEFINING FEATURES	
Promintent A-frame roofs	
Flared ridge beams, eaves, and rakes	
Carved wood ridge beams and outriggers	
Stone veneer	
Polynesian-themed decorative features including tiki statues	
Tropical landscaping including palm trees	
Grouping of four buildings around central parking lot and pool area; rectangu cochere; exterior stairs and cantilevered balconies with decorative metal balu	ular plans; gable-on-hip roofs with overhanging boxed eaves; A-frame porte astrades; flush wood doors; cement plaster vener; diagonal wood plank siding
	CUSTOM ALTERATIONS
Windows replaced - all	

PREVIOUS SURVEY EVALUA		
City Historic Resources Da	tabase Yes HRI Code	2003 Status Code 5S3
HSPB No.		
2016 EVALUATION	National Register	California Register Local 5S3
Period of Significance	1964 Cr	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 Cr	Criterion C/3/4
Context Architectural Sty	yles & Local Practitioners	
Theme Post-World War	II Modernism	
Sub-theme Tiki		
Period of Significance	C	riterion
Context		
Theme		
Sub-theme		
Statement of Significance		
themed decorative details.		
Notes/Additional Informat	ion	
Springs from this period reflethe need for tourist-oriented population of permanent rescontinued northward and so prompted the development or remained relatively small in romanticized exoticism of Ti	ected the acceptance of Modernism and expressed a wide rall buildings for seasonal visitors, and the need for practical daidents. Commercial development during this period consiste uthward expansion of the commercial district along Palm Capf a number of hotels, motels, apartment hotels, and inns to a scale; outdoor spaces to enjoy the sun, air, and scenery were	's rise in popularity. As a result, commercial architecture in Palm ange of Modern interpretations as it increasingly served two purposes: aily services, such as banks, shops, and gas stations for the growing ted of both infill development in the original commercial core, and the anyon and Indian Canyon Drives. The post-World War II tourism boom accommodate the growing demand. Most lodgings for visitors e key elements shaping these designs. In the 1950s and 1960s the its way into restaurants, bars, motels, apartment buildings, and even d bamboo trim.

Assessor Parcel Number	Additional APNs	2016 Status Code 7R					
508353007							
Address 450 Directi	ion E Prefix	Street	Palm Canyon	Suffix Dr			
Location							
2014 NWD DWOTO			CONSTRUCTION AND DATA TO A				
2016 FIELD PHOTO			CONSTRUCTION INFORMATION				
. 384	o 184.	=38	Date from Tax Assessor 1945	Date from Research 1932			
秦		-	Date Source casitaslaquita.com				
		墨水	Architect				
SUB-THE CARE	D. P. C. L.	4					
	THE SECTION AND INC.	Mar of the	Architect Source				
			Builder				
		100	Original Owner				
	4 4 4		Other Owner(s)				
	13	=					
			Historic Name				
			Common Name Palm Highland Hotel; Casitas Laqui	ta			
RESOURCE INFORMATION							
Original Use Commercial	Sto	ories	1				
Current Use Commercial	Tr	act/Nei	ghborhood				
Resource Attribute HP6. 1-3 std	ory commercial building Loc	cated in	a District? District				
Architectural Style Spanish C	olonial Revival		Additional Style				
CHARACTER DEFINING FEATURES	<u> </u>						
Tura buildings flanking control goods	an natio and need one atom massing.	nostana	ulan plane. flat ve efe with payanete ex	ad alay harmal tila agning, ahad no afa with			
clay barrel tiles; clay pipe attic vents	en patio and pool; one-story massing; s; masonry walls with weeping mortar	r	uiai pialis, liat 1001s with parapets af	nd clay barrel tile coping; shed roofs with			
CENEDAL ALTERATIONS		CHC	TOM ALTEDATIONS				
GENERAL ALTERATIONS Unknown/not visible		Not	TOM ALTERATIONS fully visible from public right-of-way	y; perforated concrete block screen wall			
		add	ed across primary façade				

	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 1932	Criterion A/1/3
Context Palm Springs between the Wars (1919-1941)	
Theme Commercial Development between the Wars (1919-1941)	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It may be significant as an example of pre-World War II comm way and therefore additional information about its integrity is required to complet	ercial development; however, it is not fully visible from the public right-of-
Notes/Additional Information	
In the years following World War I, Palm Springs was transformed into an exclusive included facilities that catered to the tourist and seasonal community, along with a residents. In the desert environment a simplified, rustic interpretation of the popul the climate and lifestyle, for both residential and commercial buildings.	growing number of commercial establishments to serve the permanent

Assessor Pa	arcel Number	Ad	ditional	APNs			2016 Sta	itus Code				5S3
508363012												
Address	610	Direction	E	Prefix		Str	Palm Canyon		S	uffix	Dr	
Location												
2016 FIELD	<u>РНОТО</u>						CONSTRUCTION	INFORMAT	<u>ION</u>			
							Date from Tax A	Assessor	D	ate froi	m Research	1952
		Jen		1199			Date Source Pa	alm Springs C	City Director	ry		
	*	***										
		à 150	A POST	Marie Marie	*	<u> </u>	Architect Burns	s, Herbert				
*	A STATE OF			15			Architect Source	o Ctovon Vor	ylon.			
THE REAL PROPERTY.	0.00 May							e steven key	yıoıı			
		TO BOOK					Builder					
							Original Owner		r, A.R.			
						1	Other Owner(s)					
		1	-	1000	1	1						
							Historic Name	Desert Riv	viera Hotel	Apartm	ents	
							Common Name					
RESOURCE Original Us	INFORMATION e Commerce	N cial			Si	tories	1					
Current Use							leighborhood					
Resource A	ttribute HF	P6. 1-3 story c	ommerci	al building	Lo	ocated	in a District? D	District				
Architectur	al Style	Mid-century M	lodern				Additional Sty	rle				
CHARACTE	R DEFINING FI	EATURES										
	onfiguration wi		netric fo	rms								
Horizontal n	nassing											
Flat roof wi	th wide overha	nging eaves a	nd canop	ies								
Unadorned	wall surfaces; u	sually with lit	tle or no	decorative	detailing							
Plaster and	stone used as e	xterior wall pa	anels and	l accent ma	iterials							
Flush-moun	ted metal fram	e fixed windov	WS									
U-shaped pl	an around cent	ral patio with	swimmir	ng pool								
GENERAL A	LTERATIONS						CUSTOM ALTERATIO)NS				
No major alt						<u>.</u>	OSTOM ALTEMATIO	<u>/143</u>				

PREVIOUS SURVEY EV	/ALUATION				
City Historic Resourc	es Database	HRI Code		2003 Status Code	
HSPB No.					
2016 EVALUATION		National Register		California Register	Local 5S3
Period of Significance	1952		Criterion	A/1/3	
Context Post-Worl	d War II Palm Springs (1945-1	969)			
Theme Post-Worl	d War II Commercial Developn	ment (1945-1969)			
Sub-theme					
Period of Significance	1952		Criterion	C/3/4, 5	
Context Architectu	ral Styles & Local Practitioners	S			
Theme Post-Worl	d War II Modernism				
Sub-theme Mid-	century Modern				
Period of Significance	;		Criterion		
Context					
Theme					
Sub-theme					
Statement of Significa	nnce				
Notes/Additional Info	ormation				
Springs from this period the need for tourist-oring population of permane to accommodate the grelements shaping these based contractor-build buildings in Palm Spring the second statements of the second shape of the second shap	ented buildings for seasonal v nt residents. The post-World V owing demand. Most lodgings e designs. There is a small encl- er who relocated to Palm Springs in the postwar period. Burn s Palm Springs homes were pu	Modernism and expressed a visitors, and the need for practivar II tourism boom prompte for visitors remained relativave of properties developed lings after World War II to carns may be best known for his	vide range of M tical daily servi- ed the developn ely small in scal by Herbert Burr ry out his design multi-family re	odern interpretations as it inces, such as banks, shops, and ent of a number of hotels, re; outdoor spaces to enjoy the salong Arenas Road. Herben/build work. Burns designes idential designs, including	nercial architecture in Palm ncreasingly served two purposes: ad gas stations, for the growing notels, apartment hotels, and inns he sun, air, and scenery were key ert W. Burns was a Los Angeles- ed commercial and residential the Town & Desert Apartments. ret M. Ward Residence (c. 1948)

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
511041002	
Address 701 Direction E Prefix Street	Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1965 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner Westward Ho
	Other Owner(s)
	Howard Johnson
	Historic Name Denny's
	Common Name
	King's Highway; part of Ace Hotel and Swim Club
RESOURCE INFORMATION	
Original Use Commercial Stories	1
Current Use Commercial Tract/Neig	hborhood
Resource Attribute HP6. 1-3 story commercial building Located in a	District? District
Architectural Style Googie	Additional Style
CHARACTER DEFINING FEATURES	
Expressive rooflines	
Large expanses of plate glass	
Rectangular plans one story massing, gable roof with wide boyed caves and release	evaggerated hoomerang-shaped rakes; norte-cochere cupported on applied
Rectangular plan; one story massing; gable roof with wide boxed eaves and rakes; stone walls; stone veneer exterior walls	exaggerated boomerang-shaped rakes; porte-cochere supported on angled
stone walls; stone veneer exterior walls	
	exaggerated boomerang-shaped rakes; porte-cochere supported on angled FOM ALTERATIONS efront system may have been replaced

PREVIOUS SURVEY EVALUAT	<u> </u>			
City Historic Resources Data	abase HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register		California Register	Local 5S3
Period of Significance	1965	Criterion	C/3/4, 5	
Context Architectural Style	es & Local Practitioners			
Theme Post-World War II	I Modernism			
Sub-theme Googie				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				1
Theme				
Sub-theme				
Statement of Significance				
structural forms, and spectacu	st-World War II era. Googie is a unique form of road ılar signage. The building exhibits quality of design shaped rakes, expansive glass walls, and stone ven	with distinctive	features of the style, incl	
Notes/Additional Information	on			
developed by the architectural name was changed to Denny's their reputation as premiere c Armét, AIA, moved to Los Angarchitecture school at the Univ Harbor from May 1941 to Feb licensed architect in 1946. He	aurant only. The historic address is 727 E. Palm Can Il firm Armét & Davis. Denny's was founded in 1953 in the late 1950s. Armét and Davis' early designs for the late 1950s. Armét and Davis' early designs for the late 1950s. Armét and Davis' early designs for the late 1950s. Armét and Davis' early designs for the second properties from St. Louis when he was 13. After graduating versity of Southern California, graduating with a B.A. ruary 1943, designing warehouses and buildings for met Eldon C. Davis while the two of them were worth or the second properties and the second properties of the second properties.	in Lakewood, Ca or Danny's were ototype featuring ng from Los Ange Arch. in 1939. Ar or ship repair, an rking at the archi	alifornia. It was originall adapted into the first De a folded plate roof in 19 les High School and Loy mét worked for the Navy d worked from 1943 to tecture firm of Spauldin	y called Danny's Donuts before the enny's prototype in 1958, cementing 165. (Source: Alan Hess) Louis L. ola University, he attended y Department of Design at Pearl 1946 for the Seabees. Armét became a

Assessor Parcel Number Additional APNs 508372075	2016 Status Code 6Z 6Z 6Z				
Address 1000 Direction E Prefix Stre	eet Palm Canyon Suffix Dr				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1947 Date from Research				
	Architect Gogerty, Henry "Hank" L.; Monhoff, Fred (alterations)				
BILTMORE	Architect Source Builder				
	Original Owner Levin, Samuel H. Other Owner(s)				
	Historic Name Biltmore Hotel Common Name				
RESOURCE INFORMATION Original Use Commercial Stories	1				
Current Use Commercial Tract/N	Neighborhood				
Resource Attribute HP6. 1-3 story commercial building Located	in a District? District				
Architectural Style	Additional Style				
CHARACTER DEFINING FEATURES					
	CUSTOM ALTERATIONS Demolished				

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 7R
508432019	
Address 1050 Direction E Prefix	Street Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1952 Date from Research
	Date Source
Ele to	
	Architect Cody, William F.
	Architect Source
	Builder
The state of the s	Original Owner Wrather, Jack and Granville, Bonita
	Other Owner(s)
	Historic Name L'Horizon
	Common Name L'Horizon Garden Hotel; Horizon Hotel; L'Horizon Resort and Spa.
	E Horizon Garden Hotel, Horizon Hotel, E Horizon Resort and Spa.
RESOURCE INFORMATION	
	tories 1
Current Use Commercial Tr	ract/Neighborhood
	ocated in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves	
Vertical wood siding; fixed wood-framed window walls	
GENERAL ALTERATIONS Unknown/not visible	CUSTOM ALTERATIONS Not fully visible from public right-of-way; undergoing renovation at time of
OHAHOWH/HOU VISIULE	evaluation - extent of alterations unknown

		2016 Status Code	7R
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	5S3
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 7R
Period of Significance 1952		Criterion A/1/3	
Context Post-World War II Palm Spri	ngs (1945-1969)		
Theme Post-World War II Commerc	ial Development (1945-1969)		
Sub-theme			
Period of Significance 1952		Criterion C/3/4, 5	
Context Architectural Styles & Local I	Practitioners		
Theme Post-World War II Modernis	m		
Sub-theme Mid-century Modern			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
This property was re-evaluated during th Resource Database). It is an example of a underwent a substantial renovation and otherefore, additional information about it	post-World War II commercial hotel; and expansion. The property is not visible fro	d it is the work of prominent architect ^v om the public right-of-way, and the exte	William F. Cody. However, it recently
Notes/Additional Information			
A post-World War II surge of visitors and	seasonal residents coincided with Mode	rniem's rise in nonularity. As a result of	commercial architecture in Palm

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. 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. 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. L'Horizon (1952, 1050 E. Palm Canyon Drive) was designed by William Cody for film and television producer Jack Wrather and his wife, actress/producer Bonita Granville. It was organized as a collection of duplex and triplex one-story modern bungalows around a broad landscaped greenspace and swimming pool. 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 reside

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3						
511035128							
Address 1111 Direction E Prefix Street	et Palm Canyon Suffix Dr						
Location							
2016 FIELD PHOTO	<u>CONSTRUCTION INFORMATION</u>						
	Date from Tax Assessor 1956 Date from Research 1957-1958						
	Architect Palmer & Krisel; Eckbo, Garrett, landscape architect Architect Source Builder Alexander Construction Company (Developer) Original Owner Alexander Construction Company Other Owner(s)						
Resource Attribute HP5. Hotel/motel Located in	Ocotillo Lodge 2 2 2ighborhood n a District? District						
Architectural Style Mid-century Modern	Additional Style						
CHARACTER DEFINING FEATURES							
One and two-story configuration with simple geometric forms							
Horizontal massing							
Expressed post-and-beam construction							
Flat roof with wide overhanging eaves and cantilevered canopies							
Unadorned wall surfaces with little decorative detailing							
Wood, glass, plaster, and concrete block used as exterior wall panels or accent m	naterials						
Flush-mounted wood frame fixed ribbon windows							
Two-story main building and one-story bungalows grouped around central swin exterior walls of patterned and scored concrete block, cement plaster, and vertice	nming pool; porte-cochere with flat roof, steel columns, and plaster panels; cal wood siding; glazed storefront doors (primary) under porte-cochere						
GENERAL ALTERATIONS CL	JSTOM ALTERATIONS						
Po	orte-cochere altered						

	SURVEY EVALUA	<u></u>	Yes	HRI Code		2003 Status Code	5S3		
2016 EVAL	UATION		N	ational Register	3S	California Register	3CS	Local	5S3
Period of S	ignificance	1956			Criterio	A/1/3			
Context	Post-World War	II Palm Springs	(1945-1969)						
Theme	Post-World War	II Commercial I	Development (19	945-1969)					
Sub-theme									
Period of S	ignificance	1956			Criterio	c /3/4, 5			
Context	Architectural Sty	les & Local Prac	ctitioners						
Theme	Post-World War	II Modernism							
Sub-theme	Mid-centur	y Modern							
Period of S	ignificance				Criterio	1			
Context									
Theme									
Sub-theme									
This proper Resource D Company in excellent an	atabase). It is sign n Palm Springs. It n nd prominent exan	ificant as a pror eflects the cont aple of Mid-cen	minent post-Wo: tinued importan tury Modern res	rld War II commer ce of tourism in th ort architecture by	cial development e city and the rap y the noted archi	Springs' list of potentia t, and was the first proj id expansion in the pos tectural firm of Palmer entral garden court an	ect by the Alexand stwar era. The Oco & Krisel, with land	er Constr tillo Lodg lscape de	ruction ge is an sign by
	distinctive feature					erned and scored concr			

3S

2016 Status Code

3CS

5S3

Notes/Additional Information

The late 1940s and 1950s saw the construction of new large hotels in Palm Springs, reflecting the city's growing prominence as a vacation destination. The Ocotillo Lodge was designed by Palmer & Krisel and was built by developers George and Robert Alexander as part of their prominent entry into the Palm Springs residential market. Since the days of Prescott T. Stevens and El Mirador, and Pearl McManus and the Oasis Hotel and Smoke Tree Ranch, the Palm Springs recipe for real estate and housing development focused on the building of a resort where people could experience the Palm Springs lifestyle before making the transition to home ownership. Recognizing this, George and Robert Alexander applied the same formula in building the Ocotillo Lodge. The main building or "clubhouse" featured recreational and fine dining amenities for the more remote south end of Palm Springs, surrounded by the "individual villas" that were stepping stones to home ownership. As described in the Los Angeles Times, "the Boy Wonder Builders from Los Angeles," George Alexander and Joseph C. Dunas, rented half the villas as hotel rooms and leased half to executives for entertainment purposes. The Ocotillo is located adjacent to their Twin Palms housing tract (also designed by Palmer & Krisel) to provide convenient lodging for potential homebuyers. Besides the lobby and restaurants, the lodge included two-story motel room wings, and one-story bungalow units for longer stays. 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. Landscape architect Garrett Eckbo, FASLA, was one of the central figures in modern landscape design. Through several highly successful collaborations, Eckbo became a leading practitioner of the "California style" of landscape architecture. His first firm, Eckbo, Royston & Williams, established an office in Pasadena in 1946. They designed landscapes for several Case Study program architects. In 1958, the firm became Eckbo, Dean & Williams, and, in 1967, Eckbo, Dean, Austin & Williams (EDAW). Eckbo also spent several years as chair of the Department of Landscape Architecture at UC Berkeley. Throughout the 1950s and 1960s, Eckbo designed landscapes for a number of Palm Springs residences, working prominent architects such as Palmer & Krisel, Wexler & Harrison, E. Stewart Williams, and William F. Cody. Eckbo also designed the landscape for Palm Springs City Hall.

Assessor Parcel Number Additional APNs	2016 Status Code 5S1
Address Direction N Prefix	Street Palm Canyon Suffix Dr
Location N. Palm Canyon and Chino Dr	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1938 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Street Marker
RESOURCE INFORMATION Original Use Other	Stories
Current Use Other	Tract/Neighborhood Commercial Corridor
Resource Attribute HP39. Other	Located in a District? District
Architectural Style VEN	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

	2016	6 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 8			
2016 EVALUATION Natio	nal Register	California Register	Local 5S1
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Period of Significance	Criterio	n	
Context			
Theme			
Sub-theme			
Notes/Additional Information			
Designated, did not re-evaluate (HSPB-8).			

Assessor Parcel Number Additional APNs	2016 9	Status Code	5S1
Address 123 Direction N Prefix	Street Palm Canyon	Su	ffix Dr
Location			
2016 FIELD PHOTO	CONSTRUCTION	ON INFORMATION	
All Market		x Assessor 1909 Da	ite from Research
	Date Source Architect Alt Architect Sou Builder Original Owner Other Owner Historic Name Common Name	coffman, Nellie The Desert Inn	945)
RESOURCE INFORMATION Original Use Commercial Current Use Vacant parcel	Stories Tract/Neighborhood		
Resource Attribute HP5. Hotel/motel	Located in a District?	District	
Architectural Style	Additional S	tyle	
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS	CUSTOM ALTERAT	IONS	
	Demolished 1967		

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No. 17			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-17 and Notes/Additional Information	d California Point of Historical Inter	est).	

Assessor Parcel Number	Additional APNs	2016 Status Code	2S	1CS	5S3
513092010					
Address 146 Direction	on N Prefix S	Street Palm Canyon	Suffix	Dr	
Location					
2016 FIELD PHOTO		CONSTRUCTION INFORMATI	ION		
1400	AND	Date from Tax Assessor 194	Date fi	rom Research	
ADEAT AND ADEAT AND ADEAT AND ADEAT.		Architect A. Quincy Jones, Pa Architect Source Builder Original Owner Other Owner(s) Wessman Holdings Historic Name Common Name	ul R. Williams		
	ory commercial building Locat	t/Neighborhood Commercial Commerc	Corridor		
Architectural Style Mid-centu	ıry Modern	Additional Style			
CHARACTER DEFINING FEATURES					
Two-story configuration with simple	geometric forms				
Horizontal massing					
Flat roof with cantilevered canopies Unadorned wall surfaces with little d					
onadorned wan surfaces with intile d	ecorative detailing				
	m Canyon and Indian Canyon; varied m ster; angled, floating staircase and eleva ter wall panels				
GENERAL ALTERATIONS		CUSTOM ALTERATIONS			
Windows replaced - some		Storefronts altered; some windows	have been infille	ed	

PREVIOUS	SURVEY EVALUA	<u>ATION</u>						
City Histor	ric Resources Da	tabase Yes	HRI Code		2003 Status Code	5S3		
HSPB No.	51							
2016 EVAI	LUATION		National Register	2S	California Register	1CS	Local	5S3
Period of S	Significance	1948-1955		Criterion	A/1/3			
Context	Post-World War	II Palm Springs (1945-19	69)					
Theme	Post-World War	II Commercial Developm	ent (1945-1969)					
Sub-theme								
Period of S	Significance	1948-1955		Criterion	C/3/4, 5			
Context	Architectural Sty	yles & Local Practitioners						
Theme	Early Modernism	n						
Sub-theme	Internatio	onal Style						
Period of S	Significance			Criterion				
Context								
Theme								
Sub-theme	2							
Statement	of Significance							
Designated, did not re-evaluate. This property is significant for its association with Palm Springs' development into an international resort destination and its growth into a modern city; as an important early example of a mixed use development; and as an excellent example of International style commercial architecture by prominent architects A. Quincy Jones and Paul R. Williams. It was determined eligible for listing in the National Register of Historic Places in 2015, and therefore listed in the California Register; in April 2016 it was designated a City of Palm Springs Class 1 Historic Site.								
,	litional Informat							
developme excellent ex pedestrian distinguish the original departmen buildings u Williams de tenants. Th	nt into an interna cample of Interna friendly open-air ed architects, A. Q I drawings of the 't t store commercia ntil the completio esigned the comple e Town & Country	nomination: Town & Countional resort destination attional style in southern Cacourtyard between Palma Quincy Jones and Paul R. W. Town & Country Center, mal spaces fronting North Paper of the center as designed lex as a series of distinct by Center is an example of the in the City. The Town & Country	nd its growth into a moc lifornia, and an importal Canyon and Indian Cany l'illiams, and an additional naster architects Clark & alm Canyon Drive. The p d. The success of the Tov olumes and planes, solid the successful courtyard	lern city, and unde nt early mixed use on Drives. Town & al building later ad Frey collaborated eriod of significand vn & Country Cent s and voids, with a shopping experien	er Criterion C for its desi development. The prop Country Center clearly ded by a third master at with Jones & Williams of ce is 1948 to 1955, refle er was due largely to its a dynamic use of space. I ace developed throughous	gn. The Town & erty is also note reflects the collarchitect, Donald on the design of cting the construction that attracted high	Country (worthy for aborative Wexler. E the specia uction of t ndly scale profile co	Center is an or its work of two Based upon alty store and the first four 2. Jones & animomercial

2S

2016 Status Code

1CS

5S3

Assessor Parcel Number Additional APNs 513092006	2016 Status Code 5S1
	Street Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
STUAR'S THE CAS & BELTINES AND LINE CAS & BELTINES AND	Date from Tax Assessor 1914; addit Date from Research Date Source Architect Williams, Harry Architect Source Builder Original Owner Lykken, Carl and Bartlett, J.H. Other Owner(s) Historic Name Lykken's Department Store Common Name
RESOURCE INFORMATION Original Use Commercial Stor	ries 1
Current Use Commercial Trac	ct/Neighborhood
	ated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUA	ΓΙΟΝ		
City Historic Resources Data	abase HRI Code	2003 Status Code	
HSPB No. 9			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information	on		
fled the Mexican Revolution w Blanchard's general store and Canyon Drive (HSPB-9). Origin	engineer from North Dakota, knew Cornelia White ith the White sisters and at their suggestion settle in 1914 moved the operation to a new building an early called Lykken and Bartlett, the store became the store housed the town's post office, telegraph	ed in Palm Springs in 1913. With a parti cross Main Street, a simple frame buildi known as Lykken's Department and Ha	ner, J.H. Bartlett, Lykken purchased David ng at what is now 180 North Palm ardware Store after Lykken became the

Assessor Parcel Number Additional APNs 513092007	2016 Status Code 5S1
	Street Palm Canyon Suffix Dr
Location	Same Di
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research Date Source Architect Williams, Harry Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name First Community Church; Carnell Building
	t/Neighborhood
Architectural Style	ed in a District? District 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. 11			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			
Notes/Additional information			

Assessor F	Parcel Number	Ado	ditiona	l APNs			2016 Status Code	6Z		6Z	6Z
513091005	5										
Address	218	Direction	N	Prefix		Street	Palm Canyon		Suffix	Dr	
Location											
	D DUOTO						CONCEDUCTION INCODES	ION			
2016 FIEL	<u>D PHOTO</u>	1			W-AC)		CONSTRUCTION INFORMATI		Data fo	D	
		The			*	ide an	Date from Tax Assessor 193	15	Date ir	om Research	
		1		7			Date Source				
	4			4.4			Architect				
4					1						
Iz							Architect Source				
	4						Builder				
					3		Original Owner				
The state of the s				*		-	Other Owner(s)				
			-				Historic Name				
							Common Name				
							Royal Palms Hotel				
RESOURCE Original U	se Commerc					Stories	2				
Current Us	se Commerc	ial				Tract/Neig	hhorhood				
Resource		25. Hotel/mote	el			Located in a					
		, , , , , , , , , , , , , , , , , , , ,									
Architectu	iral Style						Additional Style				
CHARACTI	ER DEFINING FI	EATURES									
GENERAL	<u>ALTERATIONS</u>					<u>CUS</u>	TOM ALTERATIONS				
Decorative altered, Por replaced - a	elements added rch altered or en all	, Door (priman closed, Wall cl	ry) replading	aced, Exter replaced, V	nsively Windows		efronts and windows replaced a removed	and open	ings alte	red; covered w	alkway and

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
not appear eligible for historic designa	tion.	ment along Palm Canyon Drive. However, it has	secti atticu and therefore does
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs 513091010	2016 Status Code 5S1		
	reet Palm Canyon Suffix Dr		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1932 Date from Research		
	Date Source		
	Architect		
Elena ova	Architect Source		
SPSY(HI I)	Builder		
	Original Owner		
	Other Owner(s)		
	Noah, Jonathan		
	Historic Name		
	Common Name		
	Indianoya; Psychi; Elena Bulatova		
RESOURCE INFORMATION			
Original Use Commercial Storie	s 2		
Current Use Commercial Tract,	'Neighborhood		
Resource Attribute HP6. 1-3 story commercial building Locate	d in a District? District		
Architectural Style Spanish Colonial Revival	Additional Style		
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS	CUSTOM ALTERATIONS		

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No. 16			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-16). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 257 Direction N Prefix	Street Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
HATTPALEGRAVE	Date from Tax Assessor 1934 Date from Research Date Source Architect Benedict, H. Hudson (Bain, Ocerturm, Runer and Associates) Architect Source Builder Original Owner Other Owner(s) Historic Name Palm Springs Hotel Common Name Hyatt Palm Springs
RESOURCE INFORMATION	
Original Use Commercial	Stories
Current Use Commercial	Tract/Neighborhood
Resource Attribute HP5. Hotel/motel	Located in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Demolished

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

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3	
513091016		
Address 280 Direction N Prefix	Street Palm Canyon Suffix Dr	
Location 280-290 N Palm Canyon Drive		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1940 Date from Research 1929 Date Source 1929 Sanborn Architect Architect Source Builder Original Owner Other Owner(s) Gaytan, Hazel Historic Name Common Name Malt Shop; Nate's Deli Site; Desert Camera Shop; Shorty Knupp's Electrical Shop	
RESOURCE INFORMATION Original Use Commercial Current Use Commercial Resource Attribute HP6. 1-3 story commercial building Located in a District? District		
Architectural Style Spanish Colonial Revival Additional Style		
CHARACTER DEFINING FEATURES Asymmetrical façade Gable roofs with clay barrel tiles Plaster veneered exterior walls forming wide, uninterrupted expanses		
Two commercial buildings on Palm Canyon Drive with two, two-unit bungalows behind. GENERAL ALTERATIONS Addition to primary facade, Addition to rear/side facade, Addition to upper story, Decorative elements removed, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Wall cladding replaced, Windows replaced - all		

PREVIOUS SURVEY EVALUA							
City Historic Resources Data	abase Yes	HRI Code		2003 Status Code	7R		
HSPB No.							
2016 EVALUATION	<u> </u>	National Register		California Register		Local 5S	33
Period of Significance	1930		Criterion	A/1/3			
Context Palm Springs betw	ween the Wars (1919-1941)						
Theme Single-family Resi	idential Development (1919-1	941)					
Sub-theme Depression	-era Single-family Residential	Development (1930-1	941)				
Period of Significance			Criterion				
Context							
Theme							
Sub-theme							
Period of Significance			Criterion				
Context			Criterion				
Theme							
Sub-theme							
Statement of Significance							
Resource Database). The two The two Spanish Colonial Revibecame the commercial center	ival residences at the rear of th						
Notes/Additional Information	on						
This property contains four by (286-290 N. Palm Canyon) wa with a second story addition, the bungalows behind are not sho commercial building (280-282 replaced, and the clay barrel tigable roofs, clay barrel tile roofs.	ns constructed before 1929 in to new windows and doors, and to own in the 1929 Sanborn. Base 2 N. Palm Canyon) is a utilitari ile parapet coping has been re	the Pueblo Revival styl the elimination of its P ed on visual observation an building with a rect moved. The two bunga	e and housed th ueblo Revival sty n, they appear to angular plan and	e Desert Camera Shop. yle detailing. The south o have been constructe d a flat roof with parap	It was substant nern commercial ed in the 1930s. ' oet. The window	ially altered a l building and The southern s and doors h	after 1946 d the two nave been

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 6Z		
Address 288 Direction N Prefix	Street Palm Canyon Suffix Dr		
Location 286-290 N Palm Canyon Dr			
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 Commercial Stories 2 Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? District			
Architectural Style	Additional Style		
CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS	CUSTOM ALTERATIONS		

	2016 Status Code 6Z
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as an example of a pre-World War II commercial significantly altered and therefore does not appear eligible for designation. Notes/Additional Information	e City of Palm Springs' list of potential historic resources (Citywide Historic cial development along Palm Canyon Drive. However, this property has been

Assessor Parcel Number Additional APNs 513081016	2016 Status Code 6Z		
Address 340 Direction N Prefix Stre	et Palm Canyon Suffix Dr		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor Date from Research		
	Date Source		
	Architect		
	Architect Source		
Bar	Builder Original Owner		
June 1 - In Ann I of III	Other Owner(s)		
	Historic Name		
	Common Name		
	Bar		
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 Additional Style			
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS CI	USTOM ALTERATIONS		

	2016 Status Code 6Z
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to the Control Resource Database). It is significant as an example of a pre-World War II commercial altered and therefore does not appear eligible for designation.	
Notes/Additional Information	
In the years following World War I, Palm Springs was transformed into an exclusive included facilities that catered to the tourist and seasonal community, along with a gresidents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avergrowing north and, to a lesser degree, south from the village's historic center at Tahas simplified, rustic interpretation of the popular Spanish Colonial Revival style was bell and commercial buildings.	rowing number of commercial establishments to serve the permanent nue) remained the primary commercial thoroughfare in Palm Springs, nuitz Canyon Way (formerly Spring Street). In the desert environment a

Assessor Parcel Number Additional APNs 513081017	2016 Status Code 5S1		
Address 342 Direction N Prefix Stre	eet Palm Canyon Suffix Dr		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1936 Date from Research 1937		
	Date Source Modernism Week		
DKE SHOP Sheenersone	Architect Brewster & Benedict Architect Source Desert Sun Builder Original Owner Other Owner(s) Redevelopment Agency of Palm Springs Historic Name Common Name Simpson's Radio & Frigidaire Building; Cork'n Bottle; Bing's Smoke Shop		
RESOURCE INFORMATION Original Use Commercial Stories 1 Current Use Commercial Tract/Neighborhood Commercial Corridor			
Resource Attribute	in a District? District Additional Style		
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS C	USTOM ALTERATIONS		

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No. 31	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Information	

Assessor Parcel	l Number	Additional APNs		<u>2016 S</u>	Status Code	2			5S3
Address 360 Location 360	Directi 0-366 N Palm Canyo		Stree	t Palm Canyon			Suffix	Dr	
2016 FIELD PHO	<u>0T0</u>			CONSTRUCTIO	ON INFORM	<u>IATION</u>			
				Date from Tax	Assessor		Date fr	om Research	1946
		111111111111111111111111111111111111111		Date Source Architect	Desert Sun	11/8/1946			
180				Architect Sour Builder Original Owne	er				
			*	Other Owner((s)				
				Historic Name Common Nam Las Casuelas; T	ie	North Bar &	Restaura	nt	
RESOURCE INFO									
Original Use	Commercial		Stories	2					
Current Use	Commercial		Tract/Ne	ighborhood					
Resource Attrib	HP6. 1-3 sto	ory commercial building	Located in	a District?	District				
Architectural St	tyle Mid-centu	ıry Modern		Additional S	tyle				
<u> </u>	EFINING FEATURES guration with simple	3							
Horizontal mass	ing								
Flat roof									
Unadorned wall	surfaces with little o	decorative detailing							
Plaster and brick	k used as exterior wa	all panels							
Flush-mounted r	metal frame fixed wi	indows							
Rectangular plan strip windows, a	n; two story massing and vertical wood ba	g; asymmetrical composition attens; recessed entrance wi	n; brick veneer pi th staircase to se	ers and wall; over cond story	rhanging se	cond story w	vith ceme	nt plaster vene	eer, vertical
GENERAL ALTE	RATIONS		<u>cu</u>	STOM ALTERAT	<u>IONS</u>				
Addition to primary facade, Door (primary) replaced, Windows replaced - some				Storefronts replaced; wood frame awning with clay barrel tile roof added to primary façade					

					<u>2016</u>	Status Code			5S3
PREVIOUS SUF	RVEY EVALUA	TION		r					
City Historic R	desources Dat	abase		HRI Code		2003 Status Cod	le		
HSPB No.									
2016 EVALUAT	TION		Na	tional Register		California Regist	er	Local	5S3
Period of Signi	ificance	1946			Criterion	C/3/4			
Context Arc	chitectural Sty	les & Local Practi	tioners						
Theme Pos	st-World War	II Modernism							
Sub-theme	Mid-centur	y Modern							
Period of Signi	ificance				Criterion				
Context									
Theme									
Sub-theme									
					7				
Period of Signi	ificance				Criterion				
Context									
Theme									
Sub-theme									
overhanging se	onal Informati	ch vertical strip w	rindows and ver	tical wood batten	s.	chibits quality of de			
Springs from the the need for toup opulation of potential continued north	nis period refle urist-oriented ermanent resi hward and sou	cted the acceptar buildings for seas dents. Commercia thward expansio	nce of Modernist sonal visitors, ar al development on of the comme	m and expressed and the need for producing this period rcial district along	a wide range of Mo actical daily servion I consisted of both g Palm Canyon and	opularity. As a rest odern interpretation ces, such as banks, so n infill developmen d Indian Canyon Dr signed by prominer	ons as it increasi shops, and gas s t in the original rives. Many com	ingly served tv stations, for the commercial co mercial buildi	vo purposes: e growing ore, and the

Assessor Parcel Number	Additional APNs	2016 Status Code	551
513082035			
Address 365	Direction N Prefix	Street Palm Canyon	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1934	Date from Research
New York		Date Source	
77.00	200 A 100 A	Date Source	
The second		Architect	
		Architect Source	
		Builder	
		Original Owner California W	ater & Telephone Company
		Other Owner(s)	
A second			
1			
		Historic Name	
		Common Name California Water and Telephone Bu	wilding, Canaval Talanhana
		Camornia water and relephone by	unung, denerar reiephone
RESOURCE INFORMATION			
Original Use Commercia	Stor	ies 2	
Current Use Commercia	Trace	et/Neighborhood	
Resource Attribute HP6	5. 1-3 story commercial building Locat	ted in a District? District	
Architectural Style Sp	oanish Colonial Revival	Additional Style	
CHARACTER DEFINING FEA	ATIIRES		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No. 26	
2016 EVALUATION National Register	California Register Local 5S1
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
Notes/Additional Information	

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
513081021	
Address 370 Direction N Prefix St	reet Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1934; 1944 Date from Research
2000000	Date Source
	Architect
	The shaded
Tas Gradas	Architect Source
description of the second of t	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
	Palm Springs Bowling Alley; Ham and Eggery
RESOURCE INFORMATION Original Use Commercial Stories	s 2
Current Use Commercial Tract/	/Neighborhood
	d in a District? District
	Additional Chale
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Symmetrical façade Two-story massing	
Plaster veneered exterior walls	
Steel-sash casement windows, with divided lights	
Covered, recessed balcony at second story	
Shed roof with clay barrel tiles and open eaves; wood posts, corbels, and bean	n at balcony
	<u>CUSTOM ALTERATIONS</u> Storefronts replaced; transom lights infilled; balcony railing replaced; secondary
replaced, Windows replaced - some	door replaced; arched opening added

PREVIOUS SURVEY EVALUATION				
City Historic Resources Database	Yes HRI Code	2003 Stat	tus Code	
HSPB No.				
2016 EVALUATION	National Register	6Z California	Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
property has been altered and therefo	of pre-World War II commercial developi ore does not appear eligible for designation	on.		
,				
T. Control of the Con				

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2016 FIELD PHOTO Date from Tax Assessor Date from Research C. 1935 Date Source Visual observation; Desert Sun 11/28/1947 Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name The Harlow Building The Harlow Building RESOURCE INFORMATION Original Use Commercial Stories 1
2016 FIELD PHOTO Date from Tax Assessor Date From Tax Assessor Date Source Visual observation; Desert Sun 11/28/1947 Architect Architect Source Builder Original Owner Other Owner(s) Historic Name The Harlow Building Common Name The Harlow Building RESOURCE INFORMATION Original Use Commercial Stories 1 Tract/Neighborhood
Date from Tax Assessor Date from Research c. 1935 Date Source Visual observation; Desert Sun 11/28/1947 Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name The Harlow Building The Harlow Building Common Name The Harlow Building The Harlow Building Commercial Stories 1 Current Use Commercial Tract/Neighborhood
Date Source Visual observation; Desert Sun 11/28/1947 Architect Architect Source Builder Original Owner Other Owner(s) Historic Name The Harlow Building Common Name The Harlow Building RESOURCE INFORMATION Original Use Commercial Stories 1 Tract/Neighborhood
Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name The Harlow Building RESOURCE INFORMATION Original Use Commercial Stories 1 Tract/Neighborhood
RESOURCE INFORMATION Original Use Commercial Stories 1 Current Use Commercial Tract/Neighborhood
Resource Attribute HP6. 1-3 story commercial building Located in a District? District
Architectural Style Spanish Colonial Revival Additional Style
CHARACTER DEFINING FEATURES Symmetrical façade
Rectangular plan and horizontal massing
Flat roof with parapet; shed roof across main façade with clay barrel tiles
Plaster veneered exterior walls forming wide, uninterrupted expanses
Semi-elliptical arched opening
Recessed entrance
GENERAL ALTERATIONS CUSTOM ALTERATIONS
Windows replaced - all Display windows enlarged and replaced

	2016 Status Code	5S3
PREVIOUS SURVEY EVALUATION		
City Historic Resources Database HRI Co	ode 2003 Status Code	
HSPB No.		
2016 EVALUATION National Re	gister California Registe	r Local 5S3
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 Retail & Entertainment Development		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
This property is significant as an example of pre-World War II commerc have been altered or demolished. Although it has been altered, the build composition, central arched opening, plaster walls, and pent roof with cl	ling retains character-defining features of its o	
Notes/Additional Information		
In the years following World War I, Palm Springs was transformed into a included facilities that catered to the tourist and seasonal community, al residents. Throughout the inter-war years Palm Canyon Drive (until 193 growing north and, to a lesser degree, south from the village's historic cosimplified, rustic interpretation of the popular Spanish Colonial Revival residential and commercial buildings.	long with a growing number of commercial es 30, Main Avenue) remained the primary comn enter at Tahquitz Canyon Way (formerly Sprir	tablishments to serve the permanent nercial thoroughfare in Palm Springs, ng Street). In the desert environment a

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
Address 401 Direction N Prefix S	treet Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1945 Date from Research
	Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Spectrum; Acme Electrical
	es 1 t/Neighborhood ed in a District? District
Architectural Style Mid-century Modern	Additional Style
	Additional Style
CHARACTER DEFINING FEATURES One or two-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide cantilevered canopy	
Slumpstone as accent material	
Bowed storefront	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Storefront system appears to have been replaced

					2016	Status Code			5S3
PREVIOUS SURV	EY EVALUA	<u>TION</u>							
City Historic Res	sources Data	abase	Yes	HRI Code		2003 Status Code	7R		
HSPB No.									
2016 EVALUATI	<u>ON</u>		Na	tional Register		California Register		Local	5S3
Period of Signifi	cance	1945			Criterion	C/3/4			
Context Arch	itectural Styl	es & Local Prac	titioners						
Theme Post-	-World War I	I Modernism							
Sub-theme	Mid-centur	y Modern							
Period of Signifi	cance				Criterion				
Context									
Theme									
Sub-theme									
Period of Signifi	cance				Criterion				
Context									
Theme									
Sub-theme									
Resource Databas	se). It is signi	ficant as an inta	act example of a N	Mid-century Modern	n, post-World W	orings' list of potential l 'ar II commercial buildi by, slumpstone walls, ar	ng. The buildin	g exhibits o	
Springs from this the need for tour population of per	r II surge of v period reflectist-oriented b	visitors and sea cted the accepta buildings for sea dents. Commerc	ance of Modernis asonal visitors, ar cial development	m and expressed a nd the need for prac during this period	wide range of M ctical daily servi consisted of bot	oopularity. As a result, oodern interpretations a ces, such as banks, shop h infill development in	ns it increasingl os, and gas stati the original cor	y served tw ions, for the nmercial co	vo purposes: e growing ore, and the
						d Indian Canyon Drives signed by prominent ar			ugs, ranging

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 414 Direction N Prefix	Street Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1922 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Monte Vista Hotel
RESOURCE INFORMATION Original Use Commercial	Stories
Current Use Vacant Parcel	Tract/Neighborhood
Resource Attribute HP5. Hotel/motel	Located in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Demolished

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

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Assessor Parcel Number Additional APNs		2016 Status Code	6Z	6Z	6Z
Address 415 Direction N Prefix	Street	Palm Canyon		Suffix Dr	
Location 415-419 N Palm Canyon Dr					
2016 FIELD PHOTO		CONSTRUCTION INFORMAT	<u>ION</u>		
		Date from Tax Assessor		Date from Researc	ch c. 1940
		Date Source Desert Sun 6/1	2/1942		
	160	Architect			
		Architect Source			
	-#SUPPL	Builder			
	TAREL .	Original Owner			
		Other Owner(s)			
		Acme Electrical; Hamburger M	lary's Bar	and Grille (current))
The second of the second		Historic Name			
		Common Name			
RESOURCE INFORMATION					
Original Use Commercial	Stories	1			
Current Use Commercial	Tract/Neig	ghborhood			
Resource Attribute HP6. 1-3 story commercial building	Located in a	a District? District			
Architectural Style		Additional Style			
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS		TOM ALTERATIONS			
Addition to primary facade, Chimney added, Door (primary) rep Extensively altered, Porch altered or enclosed, Wall cladding rep Windows replaced - all	placed, placed,				

PREVIOUS SURVEY EVALUA	ATION _	
City Historic Resources Da	tabase Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	6Z California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Statement of Significance		
Notes/Additional Informat	÷on.	
		e now combined as Hamburger Mary's Bar and Grille.

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Assessor Parcel Number Additional APNs	2016 Status Code 6Z
513082027 Address 419 Direction N Prefix St	reet Palm Canyon Suffix Dr
Location 415-419 N Palm Canyon Dr	Julia Sulla Di
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Acme Electrical; Hamburger Mary's Bar and Grille (current)
RESOURCE INFORMATION Original Use Commercial Stories	s 1
Current Use Commercial Tract/	Neighborhood
Resource Attribute HP6. 1-3 story commercial building Located	d in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES GENERAL ALTERATIONS	CUSTOM ALTERATIONS

	2016 Status Code 6Z
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code 7R
HSPB No.	
2016 EVALUATION National Register	California Register Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as an example of a pre-World War II commercial altered and therefore does not appear eligible for designation.	
Notes/Additional Information	
In the years following World War I, Palm Springs was transformed into an exclusive included facilities that catered to the tourist and seasonal community, along with a residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avgrowing north and, to a lesser degree, south from the village's historic center at Talsimplified, rustic interpretation of the popular Spanish Colonial Revival style was brand commercial buildings.	growing number of commercial establishments to serve the permanent enue) remained the primary commercial thoroughfare in Palm Springs, equitz Canyon Way (formerly Spring Street). In the desert environment a

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3
513082011			
Address 423 Directi	on N Prefix	Street Palm Canyon	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
	A CONTRACTOR OF THE PARTY OF TH	Date from Tax Assessor 1933	Date from Research
		Date Source	
	L _m	Architect	
423		Architect Source	
	A Poor		
		Builder	
		Original Owner	
		Other Owner(s) Hoffman, Michael S	
		Homman, Michael 3	
		Historic Name	
		Common Name	
		Williams Realty; Desert Legal Aid	
RESOURCE INFORMATION Original Use Commercial	Sto	ries 1	
Current Use Commercial	Tra	act/Neighborhood	
Resource Attribute HP6. 1-3 sto	ory commercial building Loc	ated in a District? District	
Architectural Style Spanish Co	olonial Revival	Additional Style	
CHARACTER DEFINING FEATURES			
Asymmetrical façade			
Rectangular plan and horizontal mas	sing		
Gable roof with clay barrel tiles			
Round arched opening			
Exposed (painted) concrete masonry door and window	construction; front gable with rake r	afters, corbels, and clay pipe vents; fixed, woo	od framed window; wood lintels over
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
GENERAL ALTERATIONS Addition to rear/side facade, Door (p	orimary) replaced	CUSTOM ALTERATIONS Addition to rear façade	

	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 1933	Criterion A/1/3	
Context Palm Springs between the Wars (1919-1941)		
Theme Commercial Development between the Wars (1919-1941)		
Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme Sub-theme		
This property was re-evaluated during the 2015 survey as part of an update to th Resource Database). It is significant as an example of 1930s commercial develops businesses were established to serve the growing population in the nearby resident to serve the growing population in the nearby residence.	ment when the commercial center began to expand to the north and additi	
Notes/Additional Information	in sinks and Commental development device the consist development	.a
In the years following World War I, Palm Springs was transformed into an exclusi along Palm Canyon Drive and included facilities that catered to the tourist and sea establishments to serve the permanent residents. In the desert environment a sin believed to be the appropriate style for the climate and lifestyle, for both resident	asonal community, along with a growing number of commercial nplified, rustic interpretation of the popular Spanish Colonial Revival style	

Assessor Parcel Number Additional APNs	2016 Status Code 7R
Address 445 Direction N Prefix Str	reet Palm Canyon Suffix Dr
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1930 Date from Research Date Source Architect Architect Source Builder Original Owner Sullivan, Nora Other Owner(s) Cavanaugh Prop Historic Name Common Name Blue Coyote Bar and Grill; Sullivan Residence (447)
Resource Attribute HP6. 1-3 story commercial building Located	Neighborhood d in a District? District
CHARACTER DEFINING FEATURES	Additional Style
	CUSTOM ALTERATIONS Not fully visible from public right-of-way due to addition to front façade

		2016	Status Code		7R
PREVIOUS SURVEY EVALUATION					
City Historic Resources Database Yes	HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Register		California Register		Local 7R
Period of Significance 1930		Criterion	A/1/3		
Context Palm Springs between the Wars (1919-1941))				
Theme Commercial Development between the Wars	(1919-1941)				
Sub-theme Retail & Entertainment Development					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
Resource Database). It is significant as an example of preto be present on the site in aerial photographs; however, i complete the evaluation.					
Notes/Additional Information					
In the years following World War I, Palm Springs was trar included facilities that catered to the tourist and seasonal residents. Throughout the inter-war years Palm Canyon E growing north and, to a lesser degree, south from the villa simplified, rustic interpretation of the popular Spanish Co residential and commercial buildings.	community, along with a Prive (until 1930, Main A age's historic center at Ta	a growing numb venue) remaine ahquitz Canyon '	er of commercial esta d the primary comment Way (formerly Spring	blishments to se rcial thoroughfa Street). In the d	erve the permanent are in Palm Springs, esert environment a

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
Address 457 Direction N Prefix S	Street Palm Canyon Suffix Dr
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor
	es 2 t/Neighborhood ed in a District? Additional Style
CHARACTER DEFINING FEATURES	
Symmetrical façade	
Low-pitched gable roof Painted concrete masonry construction	
Rectangular plan; two-story massing; recessed second story balcony; shallo	w pilasters framing façade; exagerrated entrance (primary) with marble surrounce
pay windows; wood drop siding at balcony; decorative wrought iron; steel o	
GENERAL ALTERATIONS No major alterations	CUSTOM ALTERATIONS

PREVIOUS SURVEY EVALUA	<u>ATION</u>					
City Historic Resources Da	tabase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	N:	ational Register		California Register	Local	5S3
Period of Significance	1947		Criterion	C/3/4		
Context Architectural Sty	yles & 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						
pilasters.	gerated entrance with marble su	rouna, second-story	balcony with d	ecorative wrought from	work, day windows, and	iraming
Notes/Additional Informat	ion					
Springs from this period reflethe need for tourist-oriented population of permanent rescontinued northward and so incorporates elements of Neo	f visitors and seasonal residents of ected the acceptance of Modernic buildings for seasonal visitors, a idents. Commercial developmen uthward expansion of the commoclassical and French Empire desgerated entrances, and eccentrical	sm and expressed a wand the need for pract t during this period c ercial district along P sign with influences o	vide range of M tical daily servi- onsisted of botl alm Canyon and of the Modern M	odern interpretations a ces, such as banks, shop n infill development in d Indian Canyon Drives lovement. The style is c	is it increasingly served to s, and gas stations for the the original commercial of the Regency Revival st characterized by symmet	wo purposes: e growing core, and the yle

5S3

Assessor Parcel Number Additional APNs 513082034	2016 Status Code 6Z 6Z 6Z
Address 463 Direction N Prefix	Street Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
Vern Colon C	Date from Tax Assessor 1935-1940 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Rose, Alexander, Boris, and Michael Historic Name Common Name Casa de Bellas Artes
Current Use Commercial Tra Resource Attribute HP6. 1-3 story commercial building Loc	act/Neighborhood cated in a District? District
Architectural Style Other	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to primary facade, Balcony added, Decorative elements added, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all	Completely altered with addition of superimposed arcades and tower to primary façade

City Historic Resources Da	
	tabase 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	
therefore does not appear el	example of pre-World War II commercial development along Palm Canyon Drive. However, it has been substantially altered and ligible for historic designation.
Notes/Additional Informa	tion
Notes/Additional Informa	tion

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Assessor Parcel Number Additional APNs 513082002	2016 Status Code	5S1
Address 483 Direction N Prefix	Street Palm Canyon	Suffix Dr
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATIO	<u>N</u>
	Date from Tax Assessor 1921	Date from Research
	Date Source	
	Architect	
	Architect Source	
	Builder	
	Original Owner Peppers, I	Dr. C.H.
	Other Owner(s)	
	Historic Name	
	Common Name	
	Dr. C.H. Peppers and Dr. Smith B	uilding
RESOURCE INFORMATION		
Original Use Single-family residence	Stories 1	
Current Use Commercial	Tract/Neighborhood	
Resource Attribute HP2. Single family property	Located in a District? District	
Architectural Style Spanish Colonial Revival	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 29A			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes (Additional Information			
Notes/Additional Information			

Address 1000 Direction N Prefix Street Palm Canyon Suffix Dr 2016 FIELD PHOTO CONSTRUCTION INFORMATION Date from Tax Assessor 1947 Date from Research c. 1948-1949 Date Source Shulman archive Architect Source Shulman archive Builder Original Owner Potter, James E. Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments RESOURCE INFORMATION Original Use Commercial Stories 2 Tract/Neighborhood	Assessor Parcel Number Additional APNs 505265006	2016 Status Code 5S1
CONSTRUCTION INFORMATION Date from Tax Assessor 1947 Date from Research c. 1948-1949 Date Source Shulman archive Architect Williams, E. Stewart Architect Source Shulman archive Builder Original Owner Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments 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 Mid-century Modern Additional Style		Street Palm Canyon Suffix Dr
Date from Tax Assessor 1947 Date from Research c. 1948-1949 Date Source Shulman archive Architect Williams, E. Stewart Architect Source Shulman archive Builder Original Owner Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments 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 Mid-century Modern Additional Style	Location	
Date Source Shulman archive Architect Williams, E. Stewart Architect Source Shulman archive Builder Original Owner Potter, James E. Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments RESOURCE INFORMATION Original Use Commercial Current Use Commercial Current Use Commercial Current Use Commercial Architectural Style Mid-century Modern Additional Style Mid-century Modern Additional Style Additional Style Architectural Style Arch	2016 FIELD PHOTO	CONSTRUCTION INFORMATION
Architect Source Shulman archive Builder Original Owner Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments RESOURCE INFORMATION Original Use Commercial Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District Architectural Style Mid-century Modern Additional Style		Date from Tax Assessor 1947 Date from Research c. 1948-1949
Architect Source Shulman archive Builder Original Owner Potter, James E. Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments RESOURCE INFORMATION Original Use Commercial Current Use Commercial Resource Attribute HP6. 1-3 story commercial building Located in a District? District Architectural Style Mid-century Modern Additional Style		Date Source Shulman archive
Builder Original Owner Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments RESOURCE INFORMATION Original Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Mid-century Modern Builder Potter, James E. Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments Located in a District? District Additional Style		Architect Williams, E. Stewart
Builder Original Owner Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments RESOURCE INFORMATION Original Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Mid-century Modern Builder Original Owner Potter, James E. Other Owner(s) Tract/Neighborhood District District Additional Style	1 . 10	
Original Owner Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments RESOURCE INFORMATION Original Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Mid-century Modern Original Owner Potter, James E. Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments District Additional Style		
Other Owner(s) Historic Name Common Name Potter Clinic Building and penthouse apartments 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 Mid-century Modern Additional Style		
Common Name Potter Clinic Building and penthouse apartments RESOURCE INFORMATION Original Use Commercial Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Mid-century Modern Additional Style		
Common Name Potter Clinic Building and penthouse apartments RESOURCE INFORMATION Original Use Commercial Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Mid-century Modern Additional Style		
Potter Clinic Building and penthouse apartments RESOURCE INFORMATION Original Use Commercial Current Use Commercial Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Mid-century Modern Potter Clinic Building and penthouse apartments 2 Additional Style	•	Historic 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 Mid-century Modern Additional Style		
Original Use		Potter Clinic Building and penthouse apartments
Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? District Architectural Style Mid-century Modern Additional Style	RESOURCE INFORMATION Original Use Commercial Stor	ries 2
Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Mid-century Modern Additional Style		
Architectural Style Mid-century Modern Additional Style		
	Architectural Style Mid-century Modern	Additional Style
GENERAL ALTERATIONS CUSTOM ALTERATIONS	GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016	Status Code		5S1
PREVIOUS SURVEY EVALUATION					
City Historic Resources Databa	HRI Code		2003 Status Code	7R	
HSPB No. 58					
2016 EVALUATION	National Registe	,	California Register	Lo	cal 5S1
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Designated, did not re-evaluate (HSPB-58).				

Assessor Parcel Number 505261006	Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 1081	Direction N Prefix S	Street Palm Canyon Suffix Dr
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION Date from Tax Assessor 1946 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s)
RESOURCE INFORMATION Original Use Commerce Current Use Commerce Resource Attribute HI	cial Stori Trace	Historic Name Common Name Seeburg Building; Coldwell Banker ies 2 ct/Neighborhood ted in a District? District
Architectural Style		Additional Style
CHARACTER DEFINING F	EATURES	
GENERAL ALTERATIONS Wall cladding replaced, Wi		CUSTOM ALTERATIONS

PREVIOUS SURVEY EVALUATION	
City Historic Resources Database HRI	RI Code 2003 Status Code 7R
HSPB No.	
2016 EVALUATION National F	l Register 6Z California Register 6Z Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
property has been altered and therefore does not appear eligible for h Notes/Additional Information	historic designation.
,	

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Assessor Parcel Number Additional APNs 505265001	2016 Status Code 5S1		
Address 1090 Direction N Prefix Stree	et Palm Canyon Suffix Dr		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1929 Date from Research		
	Date Source		
	Architect Walker & Eisen (attributed)		
	Architect Source		
	Builder		
	Original Owner		
	Other Owner(s)		
	MCB Prop		
The second secon	Historic Name		
	Common Name		
	El Mirador Hotel Garage; The Gallery Building		
RESOURCE INFORMATION Outgined Head Communication Storting	1		
Original Use Commercial Stories			
	a a District? District		
Architectural Style Spanish Colonial Revival	Additional Style		
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS CU	ISTOM ALTERATIONS		

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATIO			
City Historic Resources Databa	se HRI Code	2003 Status Cod	e
HSPB No. 12			
2016 EVALUATION	National Register	California Registo	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (I	HSPB-12).		

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
505243004	
Address 1200 Direction N Prefix St	reet Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date from Research 1968
	Date Source Joseph Rosa, Albert Frey, Architect
	Architect Frey, Albert
	The chiece Trey, moore
	Architect Source Joseph Rosa
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Nichols Store Building II Common Name
	Palm Springs Liquors Building
RESOURCE INFORMATION Original Use Commercial Storie	s 1
Current Use Commercial Tract,	Neighborhood
Resource Attribute HP6. 1-3 story commercial building Locate	d in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves	
Unadorned wall surfaces	
Concrete block construction with aluminum storefront infill; solid spandrel p	anels in storefront; curved fascia at eaves
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	Some window glazing may have been replaced

	2016 Status Code 5S3					
PREVIOUS SURVEY EV	ALUATION					
City Historic Resource	es Database	HRI Code	2003 Status Code	7R		
HSPB No.						
2016 EVALUATION		National Register	California Register	Local 5S3		
Period of Significance	1968	C	c/3/4, 5			
Context Architectur	ral Styles & Local Practitioners					
Theme Post-World	l War II Modernism					
Sub-theme Mid-	century Modern					
Period of Significance		С	riterion			
Context						
Theme						
Sub-theme						
Period of Significance		С	riterion			
Context						
Theme						
Sub-theme						
Statement of Significa	nce					
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 Mid-century Modern, post-World War II commercial building designed by prominent Palm Springs architect Albert Frey. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging canopy, extensive glazing, and concrete masonry construction.						

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. 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. I.I. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy.

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3
505211013			
Address 1345 Direct	tion N Prefix	Street Palm Canyon	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1956	Date from Research 1955
		Date Source E. Stewart Williams, A	Architect
A. A.			
		Architect Williams, Williams & Wil	lliams
	The state of the s	Architect Source	
	The state of the s	Builder	
-2		Original Owner Hicks, Harold	
		Other Owner(s)	
		Historic Name Harold Hicks Re	eal Estate Office Building
		Common Name	
		Towne Palm Springs	
DECOMP CE AND DE LA PROPERTIE			
RESOURCE INFORMATION Original Use Commercial	Stor	ries 1	
Current Use Commercial	Tra	ct/Neighborhood	
		ated in a District? District	
Architectural Style Mid-cent	cury Modern	Additional Style	
CHARACTER DEFINING FEATURE	<u>s</u>		
One-story configuration with simple	e geometric forms		
Horizontal massing			
Flat roof with wide overhanging ear	ves and cantilevered canopies		
Unadorned wall surfaces with little	decorative detailing		
Concrete masonry and stone used a	s exterior wall panels		
Metal frame windows and doors			
T-shaped plan; asymmetrical compo	osition; recessed entrances		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Door (primary) replaced, Windows	replaced - some		

PREVIOUS	SURVEY EVALU	<u>ATION</u>		_			
City Histor	ric Resources Da	tabase	Yes	HRI Code		2003 Status Code	5S3
HSPB No.							
2016 EVA	LUATION		1	National Register		California Register	Local 5S3
Period of S	Significance	1955			Criterion	C/3/4, 5	
Context	Architectural St	yles & Local Pra	ictitioners				
Theme	Post-World War	· II Modernism					
Sub-theme	Mid-centu	ıry Modern					
Period of S	Significance				Criterion		
Context							
Theme							
Sub-theme	2						
Period of S	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 a Mid-century Modern, post-World War II commercial building designed by the prominent Palm Springs architectural firm of Williams, Williams and Williams. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging soffits, extensive glazing, slumpstone construction, and stone veneered accent wall.							
Notes/Add	litional Informa	tion					
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. 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 Wi							

5S3

Assessor Parcel Number	Additional APNs	2016 Status Code 62 62 62
505184006		
Address 1440	Direction N Prefix Stre	Palm Canyon Suffix Dr
Location 1466 N Palm	Canyon Drive	
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
		Date from Tax Assessor 1947 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Lazy Lodge, Skylark Hotel
RESOURCE INFORMATION Original Use Commerce Current Use Commerce Resource Attribute HI	sial Stories Tract/No	2 eighborhood n a District? District
Architectural Style	Other	Additional Style
CHARACTER DEFINING FI	EATURES	
GENERAL ALTERATIONS		ISTOM ALTERATIONS
Addition to primary facade altered, Wall cladding repla	, Door (primary) replaced, Extensively Exaced, Windows replaced - all	tensively altered

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6Z

	2016 Status Code 6Z	6Z 6Z
PREVIOUS SURVEY EVALUATION	2000 81	
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	Citterion	
Theme		
Sub-theme		
Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Statement of Significance		
This property was re-evaluated during the 2015 survey as part of an update to Resource Database). The building has been substantially altered and therefore	does not appear eligible for historic designation.	ources (dity wide instorie
Notes/Additional Information		

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 1447 Direction N Prefix S	Street Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
.are	Date from Tax Assessor 1938 Date from Research
	Date Source
*	Architect
THE PARTY OF THE P	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Common Name
	Casa del Camino
RESOURCE INFORMATION Original Use Commercial Stori	es 1
Current Use Commercial Trace	t/Neighborhood
Resource Attribute HP6. 1-3 story commercial building Locat	red in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Demolished

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

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6Z

Assessor Parcel Number	Additional APNs	2016 Status Code 6Z 6Z 6Z
505184002	505184003	
Address 1488	Direction N Prefix	Street Palm Canyon Suffix Dr
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
		Date from Tax Assessor Date from Research
		Date Source
de	Malla	Architect
	建筑是"不 "等等	Acinece
100 m	Fine	Architect Source
		Builder
		Original Owner
		Other Owner(s)
		Historic Name La Mesa Court; Lazy Lodge (demolished)
		Common Name
		Montana Plaza
RESOURCE INFORMATION	V	
Original Use Commerci	ial S	itories 2
Current Use Multi-fami	ily property T	ract/Neighborhood
Resource Attribute HP	P6. 1-3 story commercial building	ocated in a District? District
Architectural Style		Additional Style
CHARACTER DEFINING FE	EATURES	
GENERAL ALTERATIONS		CUSTOM ALTERATIONS
		Demolished

PREVIOUS SURVEY EVALUAT				
City Historic Resources Data	abase Yes HRI Code	2003 Sta	atus Code 7R	
HSPB No.				
2016 EVALUATION	National Register	6Z Californi	a Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
Notes/Additional Information				
(Citywide Historic Resource D	as re-evaluated during the 2015 survey as part o Database). However, the commercial plaza on the toric Places, the California Register, or as a Class	property has been demolished	Springs' list of potential d. Therefore, it does not	historic resources appear eligible for listing

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Assessor Parcel Number Additional APNs 505184001	2016 Status Code 5S3
Address 1492 Direction N Prefix Stree	Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date from Research 1960
	Date Source Getty Research Institute
	Architect Krisel, William
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Kaplan Medical Building
	Common Name
	Kaplan Medical Building
	1 ighborhood
	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 cantilevered canopy	
Perforated concrete block screen	
Unadorned wall surfaces with little decorative detailing	
Flush-mounted metal frame fixed windows and clerestory windows	
Square plan; asymmetrical composition; scored concrete block construction; con	crete block planters; decorative mosaic tile wall panel
	STOM ALTERATIONS
Door (primary) replaced, Windows replaced - all	

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 1960 Criterion C/3/4, 5	
Context Architectural Styles & Local Practitioners	
Theme Post-World War II Modernism	
Sub-theme Mid-century Modern	
Period of Significance Criterion	
Context	
Theme	
Sub-theme	
Period of Significance Criterion	
Context	
Theme	
Sub-theme Sub-theme	
Statement of Significance	
This property is significant as a good example of a Mid-century Modern commercial building designed by prominent architect William Krienkhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging folded canopy, scored concrete	
construction, and mosaic tile and perforated concrete masonry feature walls.	-
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 archit Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly s the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas station population of permanent residents. Commercial development during this period consisted of both infill development in the original comm continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercia from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the per AIA, graduated from Beverly Hills High School in 1941 and enrolled at USC's School of Architecture. His studies were interrupted by the Us into World War II. Following his service in Army Intelligence, Krisel returned to school in 1946, making use of the GI Bill, and graduated in the offices of Paul Laszlo and Victor Gruen before earning his architect's license in 1950 and founding a partnership with Dan Saxon Palm designed custom homes, commercial projects, and most notably, tract homes. Palmer and Krisel designed more than 20,000 houses for the Construction Company and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving the mid-1960s. Krisel renamed the firm William Krisel, AIA. Krisel's experience in design and construction includes nearly every kind of st high- and low-rise office and apartment buildings, shopping centers, industrial buildings, factories, schools, hospitals, religious buildings, restaurants. He was among those who pioneered the use of innovative, modern design for affordable tract housing, commercial buildings, shopping centers, industrial buildings for affordable tract housing, commercial buildings, and construction inclu	erved two purposes: s, for the growing hercial core, and the al buildings, ranging riod. William Krisel, hited States' entry h 1949. He worked in her. Palmer and Krisel he Alexander their partnership in hructure, including hotels, motels, and

residential architecture. Krisel's work has garnered numerous awards for design excellence, including AIA Lifetime Achievement and "Tribal Elder" Awards, as well as the Palm Springs Lifetime Achievement Award, and recognition from ASLA, NAHB, the City of Beverly Hills, and West Los Angeles.

2016 Status Code

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
505166006	
Address 1534 Direction N Prefix St	reet Palm Canyon Suffix Dr
Location 1534-1550 N Palm Canyon Drive	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor c. 1940 Date from Research c. 1935
	Date Source Visual observation
A CHILD'S PLACE Edition Center	Architect
	Architect Source
	Builder
	Original Owner
And the second of the second o	Other Owner(s)
	Historic Name Southern California Gas Company
	Common Name
	Palm Springs Gas Company; Southern California Gas Company
RESOURCE INFORMATION Original Use Commercial Stories	s 1
Current Use Commercial Tract/	Neighborhood
Resource Attribute HP6. 1-3 story commercial building Located	d in a District? District
Architectural Style Spanish Colonial Revival	Additional Style Other
CHARACTER DEFINING FEATURES	
CHARACTER DEFINING FEATURES	
	CUSTOM ALTERATIONS
Door (primary) replaced, Wall cladding replaced, Windows replaced - all	

	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 553
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	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as an early utility building, serving as the Palm the 1930s. Although there have been some alterations, it still conveys its historic serving as the Palm the 1930s. Although there have been some alterations, it still conveys its historic serving as the Palm the 1930s.	m Springs Gas Company and the Southern California Gas Company starting in
Notes/Additional Information	
1534 N Palm Canyon Drive is listed in the City Historic Resources Database as "Pa the "Southern California Gas Company" in the 1962 Sanborn contained four one-s separate parcels. This evaluation is for 1534 N Palm Canyon, which appears in his Directories this property is listed as the Southern California Gas Company.	tory buildings fronting N Palm Canyon; these four buildings are now on four

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
505166002	
Address 1560 Direction N Prefix	Street Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
776	Date from Tax Assessor 1935 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Burket's Apartments and Hotel Rooms
	Common Name
RESOURCE INFORMATION Original Use Multi-family property St	tories 1
Current Use Commercial Tr	ract/Neighborhood
	ocated in a District? District
Resource Acti ibute in 6.1-3 story commercial bunding	Rateu III a District: District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Door (primary) replaced, Windows replaced - all	CUSTOM ALTERATIONS This property originally housed a 1930s bungalow court, the remnants of the
poor (primary) replaced, willdows replaced - all	original configuration are visible on aerial photographs. The commercial buildings on the parcel that front N Palm Canyon Drive replaced either buildings or courtyard features of the bungalow court.

PREVIOUS SURVEY EVALUAT City Historic Resources Data		200)3 Status Code	
HSPB No.	Dase 165 HAI Code	200	is status code	
	Notional Domiston	Colif	fornia Register 6Z	Local C7
2016 EVALUATION	National Register		ornia Register 62	Local 6Z
Period of Significance		Criterion		
Context Theme				
Sub-theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
Resource Database). It is an exa However, the bungalow court of	d during the 2015 survey as part of an update to ample of pre-World War II multi-family residen overall and the remaining bungalows have been	tial development, reflecti	ing an important period of	growth and transition.
Notes/Additional Informatio				
courtyard apartments, and two "housekeeping apartments" wh the presence of kitchens or kitch	opment in Palm Springs between the wars gener o-story apartment buildings. In most cases, thes here renters could rent by the day, week, month chenettes and a lack of common congregating a le associated with multi-family residential build	e multi-family configurati , or season. They were als eas and/or recreational a	tions were listed as "apartm lso distinguished from hote amenities. Spanish Colonia	lent-hotels" with l/resort accommodations by

6Z

6Z

Address I595 Direction N Prefix Street Palm Canyon Suffix Dr 2016 FIELD PHOTO CONSTRUCTION INFORMATION Date from Tax Assessor C. 1950 Date from Research C. 1958 Date Source Desert Sun Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Las Palmas Liquors; Germain Bros. Liquor RESOURCE INFORMATION Original Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? District Architectural Style Google Additional Style	Assessor Parcel Number Additional APNs	2016 Status Code 5S3
Construction Date from Tax Assessor C.1950 Date from Research C.1958 Date Source Desert Sun Architect Architect Architect Stories Desert Sun Architect Architect Architect Stories Desert Sun Architect Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone Architectural Style Clear expression of materials, including wood, glass, and stone Architectural Style Clear expression of materials, including wood, glass, and stone Architectural Style Architectural Style Architectural Style Architectural Style Additional Style Architectural Style Architectural Style Additional Style Additional Style Additional Style Architectural Style Additional Style Additional Style Architectural Style Additional Style Addi	505165010	
CONSTRUCTION INFORMATION Date from Tax Assessor c. 1950 Date from Research c. 1958 Date Source Desert Sun Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Las Palmas Liquors; Germain Bros. Liquor RESOURCE INFORMATION Original Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? District Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone	Address 1595 Direction N Prefix Stre	Palm Canyon Suffix Dr
Date from Tax Assessor c. 1950 Date from Research c. 1958 Date Source Desert Sun Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Las Palmas Liquors; Germain Bros. Liquor RESOURCE INFORMATION Original Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? District Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone	Location	
Date Source Desert Sun Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Las Palmas Liquors; Germain Bros. Liquor Current Use Commercial Tract/Neighborhood Resource Attribute Hi96. 1-3 story commercial building Located in a District Architect Source Builder Original Owner Other Owner(s) Tract/Neighborhood Resource Attribute Hi96. 1-3 story commercial building Located in a District? Architectral Style Google Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone	2016 FIELD PHOTO	CONSTRUCTION INFORMATION
Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Las Palmas Liquors; Germain Bros. Liquor Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District Architect Source Builder Original Owner Other Owner(s) Tract/Neighborhood Resource Attribute Architectral Style Google Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone		Date from Tax Assessor c. 1950 Date from Research c. 1958
Builder Original Owner Other Owner(s) Historic Name Common Name Las Palmas Liquors; Germain Bros. Liquor Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? District Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone		
Original Owner Other Owner(s) Historic Name Common Name Las Palmas Liquors; Germain Bros. Liquor RESOURCE INFORMATION Original Use Commercial Stories 1 Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? District Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone		Architect Source
Other Owner(s) Historic Name Common Name Las Palmas Liquors; Germain Bros. Liquor RESOURCE INFORMATION Original Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? District Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone		Builder
Historic Name Common Name Las Palmas Liquors; Germain Bros. Liquor RESOURCE INFORMATION Original Use Commercial Stories 1 Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? District Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone		Original Owner
Common Name Las Palmas Liquors; Germain Bros. Liquor RESOURCE INFORMATION Original Use Commercial Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone		Other Owner(s)
Common Name Las Palmas Liquors; Germain Bros. Liquor RESOURCE INFORMATION Original Use Commercial Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone		
Common Name Las Palmas Liquors; Germain Bros. Liquor RESOURCE INFORMATION Original Use Commercial Current Use Commercial Tract/Neighborhood Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone		Historic Name
RESOURCE INFORMATION Original Use		
Original Use Commercial Stories 1 Current Use Commercial Tract/Neighborhood		
Original Use Commercial Stories 1 Current Use Commercial Tract/Neighborhood		
Resource Attribute HP6. 1-3 story commercial building Located in a District? Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone	RESOURCE INFORMATION Original Use Commercial Stories	1
Architectural Style Googie Additional Style CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone	Current Use Commercial Tract/N	leighborhood
CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone		
CHARACTER DEFINING FEATURES Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone	Analytic strengt Grade	Addition of Contra
Expressive roofline Abstract shape Clear expression of materials, including wood, glass, and stone	Architectural style Google	Additional style
Abstract shape Clear expression of materials, including wood, glass, and stone	CHARACTER DEFINING FEATURES	
Clear expression of materials, including wood, glass, and stone		
Large expanses of plate glass		
	Large expanses of plate glass	
Rectangular plan; prominent shed roof with upswept, overhanging canopy; exposed wood posts and laminated wood beams; stone piers; scored concrete block and cement plaster wall panels	Rectangular plan; prominent shed roof with upswept, overhanging canopy; exp and cement plaster wall panels	losed wood posts and laminated wood beams; stone piers; scored concrete block
GENERAL ALTERATIONS CUSTOM ALTERATIONS	GENERAL ALTERATIONS C	USTOM ALTERATIONS
No major alterations	No major alterations	

PREVIOUS SURVEY EVALUAT					7
City Historic Resources Data	Abase Yes HRI Code	20	003 Status Code	7R	
HSPB No.					
2016 EVALUATION	National Register	Cal	lifornia Register		Local 5S3
Period of Significance	1958	Criterion	C/3/4		
Context Architectural Style	es & Local Practitioners				
Theme Post-World War I	I Modernism				
Sub-theme Googie					
Period of Significance		Criterion			
Context				-	
Theme					
Sub-theme					
				_	
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
	perty is significant as a good example of a Googie-s es including the eye-catching roof with upswept, o			mg. The bunding	cambres quanty or
Notes/Additional Information	on				
Springs from this period reflect the need for tourist-oriented be population of permanent resident continued northward and sout from small, single- or multi-tent trend in suburban, car-oriented Palm Springs were designed in	visitors and seasonal residents coincided with Moccted the acceptance of Modernism and expressed a buildings for seasonal visitors, and the need for prodents. Commercial development during this period thward expansion of the commercial district along nant office and retail buildings to large departmented districts of Los Angeles, restaurants and other conthe Googie style, a Modern style using boldly expetch the windshields of passing cars.	a wide range of Moder actical daily services, s d consisted of both inf g Palm Canyon and Ind at stores, were designe commercial buildings a	rn interpretations as such as banks, shops fill development in tl dian Canyon Drives. ed by prominent arc along Highway 111 e	it increasingly s s, and gas station ne original comm Many commercia hitects of the per entering and leav	erved two purposes: s, for the growing ercial core, and the al buildings, ranging iod. Mirroring the ing the center of

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
Address 1701 Direction N Prefix Street	Palm Canyon Suffix Dr
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1983 Date from Research 1959 Date Source Desert Sun Architect Williams, Roger; Wexler, Donald (addition) Architect Source Illuminated Modern map Builder Press Construction Co. Original Owner Other Owner(s) Historic Name The Doctor's Building
Resource Attribute HP6. 1-3 story commercial building Located in	
Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES	Additional Style
One and 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 and clerestory windows	
Two office buildings flanking parking lot; linked by porte-cochere; L-shaped plans	; one story and two story massing; flush wood doors; concrete block planters
GENERAL ALTERATIONS Door (primary) replaced	TOM 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 195	9	Criterion C/3/4, 5					
Context Architectural Styles &	Local Practitioners						
Theme Post-World War II Mod	lernism						
Sub-theme Mid-century Mod	lern						
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 a Mid-century Modern, post-World War II commercial building designed by Roger Williams, with an addition by Donald Wexler. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging canopy, extensive glazing, and concrete masonry wall panels.							
Notes/Additional Information							
Springs from this period reflected the need for tourist-oriented buildi population of permanent residents continued northward and southwa from small, single- or multi-tenant Ohio, H. Roger Williams (1912-199 (1926-2015) graduated from the U Neutra before moving to Palm Spri Cody's office. Wexler and Harrison the Calcor Steel Homes project (190 dissolving the partnership Wexler of the Neutral Partnership Wexler of the Springs of the Springs of the Partnership Wexler of the Neutral Partnership Wexler of the Neutr	rs and seasonal residents coincided with Mothe acceptance of Modernism and expressed ngs for seasonal visitors, and the need for p. Commercial development during this period expansion of the commercial district alon office and retail buildings to large departme 0) was the son of Harry Williams, and a part night of Minnesota School of Architecturings, where he worked for William F. Cody. In explored the possibilities of steel construction for the possibilities of steel construction and the possibilities of steel construction and the possibilities of steel construction and part of the	I a wide range of Modern interpretations a ractical daily services, such as banks, shop of consisted of both infill development in tag Palm Canyon and Indian Canyon Drives ent stores, were designed by prominent arther in the firms Williams, Williams & Williams in 1950. He moved to Los Angeles and van 1953 Wexler formed a partnership with ion in classroom projects for the Palm Spriments such as the Polynesian-themed Royal style with post-and-beam houses in wood	s it increasingly served two purposes: os, and gas stations, for the growing the original commercial core, and the . Many commercial buildings, ranging chitects of the period. Born in Dayton, liams from 1946-1957. Donald Wexler worked as a draftsman for Richard Richard Harrison, his co-worker in ings Unified School District (1958) and al Hawaiian Estates (1960). After				

Assessor Parc	el Number	Additional APNs		2016 Status Code	5S3
504242008					
Address 22	Direct	tion N Prefix	Stre	et Palm Canyon	Suffix Dr
Location					
2016 FIELD P	<u>ното</u>			CONSTRUCTION INFORMATION	<u>N</u>
			- T	Date from Tax Assessor 1945	Date from Research c. 1946
				Date Source Desert Sun	
				Date Source Desert Sun	
9		The state of		Architect	
I			W.	Architect Source	
				Builder	
	Minorp retri.			Original Owner	
				Other Owner(s)	
				other owner(s)	
Maria Control					
				Historic Name Amy Nelson	Real Estate; Anthony Bros.
				Common Name	
				Desert Visitor Center	
RESOURCE IN Original Use	FORMATION Commercial		Stories	1	
Current Use	Commercial		Tract/N	eighborhood Palm Spring Vill	age Tract
Resource Attr		ory commercial building		in a District? District	age 11de
Resource need	111 0. 1 3 30	ory commercial building	Eocated	ma District.	
Architectural	Style Mid-centu	ury Modern		Additional Style	
CHARACTER I	DEFINING FEATURES	<u> </u>			
One-story conf	iguration with simple	e geometric forms			
Horizontal ma	ssing				
Expressed pos	t-and-beam construct	tion, in wood			
Low-pitched sl	ned roof with wide ov	verhanging eaves and cant	ilevered canopies		
Flush-mounted	d metal frame fixed wi	rindows			
Rectangular pl	an with angled projec	ction; projecting diagonal	beam; cement pla	ster veneer; diagonal board-and-batt	ren siding; modulated wall planes; steel sash
casement wind	lows; flush wood door	ors; concrete block retainin	ng/planter walls		
GENERAL ALT	ERATIONS		<u>C</u>	USTOM ALTERATIONS	
Door (primary) replaced				

<u>ATION</u>						
Yes	HRI Code		2003 Status Code	7R		
N	lational Register		California Register		Local	5S3
1946		Criterion	A/1/3			
r II Palm Springs (1945-1969)	· · · · · · · · · · · · · · · · · · ·					
· II Commercial Development (1	945-1969)					
1946		Criterion	C/3/4			
yles & Local Practitioners						
II Modernism						
ıry Modern						
		Criterion				
		Critciion				
alm Canyon Drive. It is a good ex	ample of Mid-century I					
tion						
ected the acceptance of Modern I buildings for seasonal visitors, sidents. Commercial developmer buthward expansion of the comm tenant office and retail buildings v this to be a commercial suite. It	ism and expressed a w and the need for practi nt during this period co nercial district along Pa to large department s t housed the Amy Nelso	ride range of Mo ical daily servic onsisted of both alm Canyon and tores, were des on real estate o	odern interpretations a ses, such as banks, shop a infill development in t d Indian Canyon Drives igned by prominent loo ffice in the 1940s and 1	s it increasingly is, and gas station the original commercal architects of 1950s. In 1954,	served tw ns for the mercial co cial buildir the period	o purposes: growing re, and the ags, ranging . Earliest
	ted during the 2015 survey as property is significant as an examplim Canyon Drive. It is a good exitons, and modulated wall planes of visitors and seasonal residents ected the acceptance of Modern buildings for seasonal visitors, sidents. Commercial development buildings for seasonal visitors, within the commercial development the second of the commercial suite. It is a good exitors, and modulated wall planes within the commercial development the second development development the second development development development development development development development development developm	National Register 1946 *II Palm Springs (1945-1969) *II Commercial Development (1945-1969) 1946 yles & Local Practitioners *II Modernism ary Modern ted during the 2015 survey as part of an update to the operty is significant as an example of a post-World Wallm Canyon Drive. It is a good example of Mid-century lions, and modulated wall planes. tion f visitors and seasonal residents coincided with Moder ected the acceptance of Modernism and expressed a wall buildings for seasonal visitors, and the need for practicidents. Commercial development during this period countward expansion of the commercial district along Pichant office and retail buildings to large department so this to be a commercial suite. It housed the Amy Nelse this to be a commercial suite. It housed the Amy Nelse this to be a commercial suite. It housed the Amy Nelse this to be a commercial suite. It housed the Amy Nelse this to be a commercial suite. It housed the Amy Nelse this to be a commercial suite. It housed the Amy Nelse the A	National Register 1946 Criterion II Palm Springs (1945-1969) II Commercial Development (1945-1969) 1946 Criterion Syles & Local Practitioners II Modernism Try Modern Criterion Criterion	National Register California Register [1946 Criterion A/1/3 - II Palm Springs (1945-1969) - II Commercial Development (1945-1969) [1946 Criterion C/3/4 [1946	National Register National Register California Register 1946 Criterion A/1/3 If Palm Springs (1945-1969) If Commercial Development (1945-1969) The Commercial Development (1945-1969) The Modernism Try Modern Criterion A/1/3 A/1/3 A/1/3 A/1/3 A/1/3 A/1/3 A/1/3 A/1/3 A/1/3 A/1/3	National Register California Register Local 1946 Criterion A/1/3

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3
504250007			
Address 2300	Direction N Prefix	Street Palm Canyon	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
-		Date from Tax Assessor	Date from Research 1955
		Architect Architect Source Builder Original Owner Other Owner(s) The Adriatic Resort; Hotel Las Palas Historic Name Common Name	Noami
	al S	tories 2 'ract/Neighborhood ocated in a District? Additional Style	
		Additional Style	
Asymmetrical façade	ATURES		
Irregular plan and horizonta	l magging		
	ay barrel tiles and open eaves		
	alls forming wide, uninterrupted expanses		
Round-arched arcade at prin			
Balconies with decorative m	etal railings on primary façade		
	lar plan; guestroom building with elongated guestroom wing; louvered wood shutters; p	l L-shaped plan; portion of primary façade clad paneled wood doors	in board-and-batten siding; cantilevered
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Door (primary) replaced, Wi	ndows replaced - some	Guest room windows replaced; primary of been replaced	loor and French doors appear to have

		2016	Status Code		5S3
PREVIOUS SURVEY EVALUA					
City Historic Resources Da	tabase HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Registe	r	California Register		Local 5S3
Period of Significance	1955	Criterion	A/1/3		
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
corresponding northward ex	spansion of the city's commercial center.				
The post-World War II touris	sm boom prompted the development of a numbe	r of hotels, motels,	apartment hotels, and in	nns to accommodat	e the growing
demand. Most lodgings for videsigns.	isitors remained relatively small in scale; outdoo	r spaces to enjoy th	e sun, air, and scenery v	vere key elements s	haping these

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
504073010	
Address 2675 Direction N Prefix S	treet Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date from Research c. 1960
	Date Source Desert Sun 11/10/1961
	Describan 11/10/1701
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Studio 111
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Commercial Storie	es 1
Current Use Commercial Tract	/Neighborhood
Resource Attribute HP6. 1-3 story commercial building Locate	ed in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces with little decorative detailing	
Cement plaster wall cladding	
Wood framed glass walls and display windows	
Irregular plan; asymmetical organization; recessed angled entrance doors (p	rimary)
GENERAL ALTERATIONS No major alterations	CUSTOM ALTERATIONS Security screens added
	30.00.00.00.00.00.00.00.00.00.00.00.00.0

		2016 Status Code		5S3
PREVIOUS SURVEY EVALUA	ATION			
City Historic Resources Dat	tabase HRI Code	2003 Status	Code	
HSPB No.				
2016 EVALUATION	National Register	California Re	gister	Local 5S3
Period of Significance	1960	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	1960	Criterion C/3/4		
Context Architectural Sty	eles & Local Practitioners			
Theme Post-World War	II Modernism			
Sub-theme Mid-centur	ry Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Palm Canyon Drive; and as go	s an example of a post-World War II commercial devod example of Mid-century Modern commercial aring, flat roof with overhanging canopies, and extens	chitecture. The building exhibits	quality of design with	distinctive features
Springs from this period refle the need for tourist-oriented population of permanent resi continued northward and sou	visitors and seasonal residents coincided with Modected the acceptance of Modernism and expressed a buildings for seasonal visitors, and the need for praidents. Commercial development during this period athward expansion of the commercial district along enant office and retail buildings to large departmen	wide range of Modern interpret actical daily services, such as ban consisted of both infill developr Palm Canyon and Indian Canyon	ations as it increasing lks, shops, and gas stat nent in the original con n Drives. Many comme	ly served two purposes: ions, for the growing mmercial core, and the rcial buildings, ranging

Assessor Parcel Number Additional APNs	2016 Status Code 7R
504091001	
Address 2796 Direction N Prefix Stree	et Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1964 Date from Research 1961-1962
	Date Source Modernism Week Architect Cody, William F. (attributed) Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
	Shell Company Gas Station
RESOURCE INFORMATION Original Use Commercial Stories	1
Current Use Commercial Tract/No	eighborhood
Resource Attribute HP6. 1-3 story commercial building Located in	n a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Expressed construction	
Flat roof forming wide canopy over fuel pumps	
Thin, rectangular canopy supported on square columns; gas pumps; convenienc metal overhead door	e store; service bay behind with slumpstone walls, clerestory windows, and
GENERAL ALTERATIONS CI	JSTOM ALTERATIONS
	ddition and remodel of convenience store, 1984

Yes HRI Code	2003 Status Code	5S3
	a lie i p i i	
National Register	California Register	Local 7R
2	Criterion C/3/5	
n Springs (1945-1969)		
mercial Development (1945-1969)		
	Criterion	
	Criterion	
ction of postwar stations that were designed Modernism at the USC School of Architecture rings in 1946. In Palm Springs, Cody was firs (1947). A subsequent project, the conversio arisk, Eldorado, Seven Lakes and seven othe ivision concept in the West. Notable works in a Hotel, the Perlberg Residence (1952), L'Ho	by prominent local architects. William and graduated in 1942. Following his get employed as staff architect for the Den of the 1936 Thunderbird Ranch to The country clubs in the area. It is through Palm Springs include the Spa Bath Horizon Hotel (1952), Shamel Residence	F. Cody, FAIA, was born in Dayton, Ohio graduation Cody apprenticed at several sert Inn Hotel before setting out on his nunderbird Country Club, led to design in these many projects that Cody is ouse (along with Wexler & Harrison and
	National Register (Springs (1945-1969) mercial Development (1945-1969) mercial Development (1945-1969) mostwar era, the construction of gas and sertion of postwar stations that were designed lodernism at the USC School of Architecture rings in 1946. In Palm Springs, Cody was firs (1947). A subsequent project, the conversion of postwar stations that were designed lodernism at the USC School of Architecture rings in 1946. In Palm Springs, Cody was firs (1947). A subsequent project, the conversion of postwar stations that were designed lodernism at the USC School of Architecture rings in 1946. In Palm Springs, Cody was firs (1947). A subsequent project, and seven other in the subsequent project, the project in the West Notable works in Hotel, the Perlberg Residence (1952), L'Hotel and the project in the West Notable works in Hotel, the Perlberg Residence (1952), L'Hotel and the project in the West Notable works in Hotel, the Perlberg Residence (1952), L'Hotel and the project in the West Notable works in Hotel, the Perlberg Residence (1952), L'Hotel and the project in the West Notable works in Hotel, the Perlberg Residence (1952), L'Hotel and the project in the West Notable works in the USC School of Architecture rings in 1946. In Palm Springs, the project in the West Notable works in the USC School of Architecture rings in 1946. In Palm Springs, the project in the West Notable works in the USC School of Architecture rings in 1946.	National Register Criterion C/3/5 Springs (1945-1969) mercial Development (1945-1969) Criterion Criterion Criterion Criterion

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Assessor Parcel Number Additional APNs 504040001	2016 Status Code
Address 2901 Direction N Prefix Stre	eet Palm Canyon Suffix Dr
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1965 Date from Research 1963 Date Source Architect Frey & Chambers Architect Source Builder Original Owner Other Owner(s) Historic Name Esso Service Station; Tramway Gas Station Common Name Palm Springs Visitor Center
	1 leighborhood in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS C	SUSTOM ALTERATIONS

PREVIOUS SURVEY EVALUAT	<u> TION</u>				
City Historic Resources Data	base HRI Code		2003 Status Code		
HSPB No. 33					
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					
Documentation Form, "The Arc		the National Regist	er of miscorie rades (much the multipl	erroperty

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5S1

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Assessor Parcel Number Additional APNs	2016 Status Code 5S3
Address Direction S Prefix Stre	eet Palm Canyon Suffix Dr
Location Intersection of S. Palm Canyon Dr. and El Portal	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1926 Date from Research
for a	Date Source
	Architect
7 7 7	Memeee
	Architect Source
	Builder
And the state of t	Original Owner
The state of the s	Other Owner(s)
The manufacture of the second	
	Historic Name Tahquitz Desert Estates Gatehouse
	Common Name
	Tahquitz Desert Estates/the Mesa Gatehouse Remnant
RESOURCE INFORMATION Original Use Other Stories	
Current Use Other Tract/N	Neighborhood The Mesa
	in a District? District
Architectural Style Pueblo Revival	Additional Style
·	
CHARACTER DEFINING FEATURES Rectangular plan	
Battered masonry walls	
Exposed wood vigas	
Rectangular door and window openings with wood lintels	
GENERAL ALTERATIONS (C	CUSTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALUA	<u>ATION</u>					
City Historic Resources Da	tabase Yes	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION		National Register		California Register	Local	5S3
Period of Significance	1926		Criterion	A/1/3		
Context Palm Springs be	tween the Wars (1919-1941)					
Theme Single-family Re	sidential Development (1919-	-1941)				
Sub-theme Single-fam	nily Residential Development	(1919-1929)				
Period of Significance			Criterion		7	
_			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
development in Palm Spring	5.					
Notes/Additional Informat	tion					
resorts. In the 1920s, busine transform Palm Springs into residents and seasonal visitor resort-related development collection of early residentia	sions were recorded in the ear ss tycoons, industrialists, and an international resort. While ors started building architect-of the entertainers and the not neighborhoods that develope Tahquitz Desert Estates), a sig	other wealthy business the movie stars primar designed estates and dra eighborhoods where the ed to accommodate the	men, along with ally stayed at the awing increased wealthy indus growing perma	n the Hollywood elite, dis e resort hotels when visi d attention to the growin trialists started construc unent settlement. This pr	scovered the desert and iting Palm Springs, other ig resort town. In addition cting their winter homes roperty is a remnant of t	began to wealthy on to the s, the city has a he gatehouse

Assessor Parcel Number Additional APNs 513092004	2016 Status Code 5S1
	Street Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO Visit of the control of the contr	CONSTRUCTION INFORMATION Date from Tax Assessor 1938 Date from Research Date Source Architect Clark, Schenck & Williams Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Welwood Murray Memorial Library
CHARACTER DEFINING FEATURES CENERAL ALTERATIONS	CUSTOM ALTERATIONS
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUA			
City Historic Resources Date	tabase HRI Code	2003 Status Code	7R
HSPB No. 3			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evalua			
Notes/Additional Informat	t ion sly listed on the Citywide Historic Resources Datab	ase at 100 N. Palm Canyon Drive. The co	rrect address is 100 S. Palm Canyon
Drive.			

Assessor Parcel Number 513143009	Additional APNs	2016 Status Code	551
Address 101 Direction	n S Prefix Str	eet Palm Canyon	Suffix Dr
Location 101-121 S. Palm Canyon I	Dr		
2016 FIELD PHOTO	STARBULES CO.	CONSTRUCTION INFORMATION Date from Tax Assessor 1948/1952 Date Source Architect Williams, Williams & Willia	
RESOURCE INFORMATION Original Use Commercial Current Use Commercial Resource Attribute HP6. 1-3 story Architectural Style		2 Neighborhood in a District? Additional Style Mid-century	Modern
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATI			
City Historic Resources Datab	ase HRI Code	2003 Status Co	ode
HSPB No. 55			
2016 EVALUATION	National Register	California Regi	ster Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate Notes/Additional Information			

Assessor Parcel Numb	er Add	itional APNs		2016 Status Code		5S1
513092004 Address 121	Direction	S Prefix	Street	Palm Canyon	Suffix Dr	
Location	Direction	J Tellx	Street	Tami canyon	Julia Di	
2016 FIELD PHOTO				CONSTRUCTION INFORMATION Date from Tax Assessor 1925 Date Source Architect Wright, Frank Lloyd, Jr.	Date from Research	
				Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Oasis Hotel Tower		
	ercial		Stories 4	nborhood		
Resource Attribute Architectural Style	HP7. 3+ story com	imercial building	Located in a	District? District Additional Style		
CHARACTER DEFINING	G FEATURES			Tautional Style		
GENERAL ALTERATIO	<u>NS</u>		CUST	OM ALTERATIONS		

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	5S3
HSPB No. 10			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-10). Notes/Additional Information			

Assessor Parcel Number	Additional APNs	2016 Status Code 5S1
513144010		
Address 128	Direction S Prefix S	Street Palm Canyon Suffix Dr
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
2010 FIELD FIIOTO		
		Date from Tax Assessor 1936 Date Source Architect Williams, Harry Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
		La Plaza Theatre
RESOURCE INFORMATION Original Use Commerci Current Use Commerci Resource Attribute HP Architectural Style CHARACTER DEFINING FE	ial Stori ial Trac 6. 1-3 story commercial building Locat	t/Neighborhood ted in a District Additional Style
GENERAL ALTERATIONS		CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	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			
Designated, did not re-evaluate (HSPB-22). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 151 Direction S Prefix Stre	eet Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1945 Date from Research 1947 Date Source Alan Hess Architect Wurdeman & Becket; Shellhorn, Ruth (landscape architecture) Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Bullock's
Resource Attribute HP6. 1-3 story commercial building Located in	leighborhood Commercial Corridor in a District District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS C	SUSTOM ALTERATIONS

6Z

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
513144005	
Address 186 Direction S Prefix Stree	Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1930; 1937 Date from Research
	Date Source
*******	Architect
April Deliver	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Slayman, Mitchell Dwight, Lisa, and Mitchell J.
	Historic Name Common Name
	Maloof's; Valentine's Drug Store; American Bistro, etc.
RESOURCE INFORMATION Original Use Commercial Stories	1
	inheritari
	a a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
Addition to primary facade, Door (primary) replaced, Extensively	ISTOM ALTERATIONS
altered, Wall cladding replaced, Windows replaced - all	

PREVIOUS SURVEY EVALUATE City Historic Resources Data		20	003 Status Code	
HSPB No.				
2016 EVALUATION	National Registe	er 6Z Cal	llifornia Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
Resource Database). It is an ex therefore does not appear elig	ed during the 2015 survey as part of an update kample of pre-World War II commercial develo gible for historic designation.	pment along Palm Canyo	on Drive. However, it has b	been substantially altered and
Notes/Additional Information				
1943, and he operated a depar	Or was constructed around the same time as La rtment store at 186-190. In 1973, Maloof's son is currently located here. (PSTN pg 33 Photos)	Plaza, but was not part of Gerry assumed manager	of that development. Sam ment of the store, which w	Maloof purchased the building in vas downsized to specialize in

6Z

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6Z

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3
513143005			
Address 187 Directi	ion S Prefix	Street Palm Canyon	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
	TANK TO SERVICE	Date from Tax Assessor 1950	Date from Research 1946
		Architect Walker, H.R. Architect Source Desert Sun, 3/2 Builder Original Owner Other Owner(s) McDonald, John Charles Historic Name Common Name	
RESOURCE INFORMATION Original Use Commercial Current Use Commercial		Cantina; Terra Gallery; Cold Nose V ories 1 act/Neighborhood	
Resource Attribute HP6. 1-3 sto	ory commercial building Loca	rated in a District? District	
Architectural Style Mid-centu	ıry Modern	Additional Style	
CHARACTER DEFINING FEATURES			
One-story configuration with simple			
Horizontal massing			
Flat roof			
Unadorned wall surfaces			
Rectangular plan; asymmetrical com storefront	position; concrete block construction;	; flat, curvilinear awning supported on angle	ed masonry pier; angled, metal-framed
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Windows replaced - all		Storefront appears to have been replace	d

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 1946		Criterion C/3/4	
Context Architectural Styles & Local I	Practitioners		
Theme Post-World War II Modernis	m		
Sub-theme Mid-century Modern			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
D : 1 cc: :c		a	
Period of Significance		Criterion	
Context			
Theme Sub-theme			
Sub-theme			
Statement of Significance	mple of a Mid-century Modern, post-World V		
Notes/Additional Information			
Springs from this period reflected the acc the need for tourist-oriented buildings fo population of permanent residents. Commontinued northward and southward exp from small, single- or multi-tenant office	seasonal residents coincided with Modernis ceptance of Modernism and expressed a wide reseasonal visitors, and the need for practica mercial development during this period constantion of the commercial district along Palm and retail buildings to large department stordemolished the house originally located here.	e range of Modern interpretations of I daily services, such as banks, sho isted of both infill development in In Canyon and Indian Canyon Drives es, were designed by prominent a	as it increasingly served two purposes: ps, and gas stations, for the growing the original commercial core, and the s. Many commercial buildings, ranging rchitects of the period. Leo Baker and

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3				
513143006							
Address 191 Direc	ction S Prefix	Street Palm Canyon	Suffix Dr				
Location 191-193 S Palm Cany	yon Dr; 120 W. Arenas Rd						
2016 FIELD PHOTO		CONSTRUCTION INFORMATION					
		Date from Tax Assessor 1950	Date from Research				
		Date Source Architect Cody, William F.					
		Architect Source					
	8	Builder	Duildor				
	NOT THE PARTY OF T	Original Owner Lundin, Jane Magee					
		Other Owner(s)	Hugee				
		Ellenbogen, Eric					
		Historic Name					
		Common Name					
		Palm Springs General Store, Scott T Building; Royal Palm Galleries	imberlake Realty Trust; Adagio Galleries				
RESOURCE INFORMATION Original Use Commercial	Sto	ories 2					
Current Use Commercial	Tra	act/Neighborhood					
Resource Attribute HP6. 1-3 s	story commercial building Loc	cated in a District? District					
Architectural Style Mid-cen	ntury Modern	Additional Style					
CHARACTER DEFINING FEATUR	ES						
Two-story configuration with simp							
Horizontal massing							
Flat roof with wide overhanging ea	aves						
Wood, glass, and stone used as ext	terior wall panels or accent materials						
Flush-mounted metal frame fixed v	windows						
Rectangular plan; flat canopies ove	er sidewalk supported on slender metal	posts; stone veneer at base and planters; wo	od lap siding at second story				
GENERAL ALTERATIONS		CUSTOM ALTERATIONS					
No major alterations		Storefronts may be altered					

Assessor Parcel N	ımber	Additiona	al APNs		2016 Status Code	6Z
Address 201 Location	Direction	n N	Prefix	Street	Palm Canyon	Suffix Dr
2016 FIELD PHOT	0				Date from Tax Assessor Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name	Date from Research
	ommercial	y commer	cial building	Stories Tract/Nei Located in a		
Architectural Styl					Additional Style	
	NING FEATURES					
GENERAL ALTERA	TIONS			cus	TOM ALTERATIONS	

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

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
Address 219 Direction S Prefix St	reet Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date Source Architect Wright, Frank Lloyd, Jr. Architect Source Builder Original Owner Other Owner(s) Historic Name
	Common Name The Oasis Hotel Dining Room
RESOURCE INFORMATION Original Use Commercial Stories	
	/Neighborhood d in a District District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

PREVIOUS SURVEY EVALUAT	<u>rion</u>
City Historic Resources Data	abase HRI Code 2003 Status Code
HSPB No.	
2016 EVALUATION	National Register California Register Local 5S3
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
	rey, as interiors are outside the scope of the project; however, the City could consider local designation.
Notes/Additional Information	on .
the country's premier luxury was McCallum family homestead. It and guided his wife as she evo homestead, and in 1923 the Motel on the property and incomodern concrete buildings in	Inspired the development of two equally remarkable hotels in the 1920s and cemented the town's growing reputation as one of winter resorts. The first of these was the Oasis Hotel (121 S. Palm Canyon Drive, HSPB-10), opened in 1925 on the site of the Pearl McCallum had in 1914 married Pasadena real estate mogul Austin G. McManus; as Palm Springs grew McManus encouraged lived into an astute businesswoman, developing or subdividing the McCallum acreage piece by piece. But Pearl kept the McCallum common that the first patrons of Modern architecture in Palm Springs when they hired Lloyd Wright to design a 20-room proprate the family's adobe into the complex as a memorial to Pearl's father. The Oasis Hotel was the first of many innovative Palm Springs and is an original and significant example of Modern architecture in the United States. Author and historian Alan of the great neglected buildings of California architecture," and "one of the first defining statements about a Modern architecture

Assessor	Parcel Numb	er	Additiona	l APNs			2016 Status Code					5S1
51315301	.7											
Address	221	Direction	on S	Prefix		Stree	t Palm Canyon		Suffix	Dr		
Location												
2016 FIEI	LD PHOTO						CONSTRUCTION INFORMAT	ΓΙΟΝ				
		77.440	5				Date from Tax Assessor 18	84; 189	3 Date fr	om Rese	arch	
n (1947)	(Consultation of the Consultation of the Consu		M				Date Source					
Service Control	**			ale (1)			Architect Cody, William F. (alteratio	on - 1954)			
-				2.6			Architect Source Cody Arch	nives				
				of in the Real			Builder					
							Original Owner McCall	um, Johi	1			
-	-			2			Other Owner(s)					
				M			Murray, Welwood; White, Co	rnelia				
							Historic Name					
							Common Name					
							Village Green Heritage Center Residence; McCallum Adobe	r: Miss C	Cornelia's	Little Hou	se; Mu	ırray
RESOURC	E INFORMAT	rion										
Original U	Jse Single	e-family reside	nce		Sto	ries	1					
Current U	Ise Institu	utional			Tra	ct/Ne	ighborhood					
Resource	Attribute	HP2. Single f	amily prop	erty	Loca	ated in	a District? District					
Architect	ural Style						Additional Style					
CHARACT	ER DEFINING	G FEATURES										
L												
<u>GENERAL</u>	ALTERATIO	<u>NS</u>				<u>CU</u>	STOM ALTERATIONS					

	2016 Status Code 5S1
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database HRI Code	2003 Status Code
HSPB No. 4-5	
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 Sub-theme	
Designated, did not re-evaluate (HSPB-4 and HSPB-5). Notes/Additional Information	

Assessor Parcel Number Additional APNs 513154017	2016 Status Code	551
Address 262 Direction S Prefix	Street Palm Canyon	Suffix Dr
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	<u>DN</u>
	Date from Tax Assessor 1938	Date from Research
	Date Source	
	Architect	
	Architect Source	
C PHOUSE THE MAIN	Builder	
	Original Owner	
	Other Owner(s)	
	Franks, Zachary, and White, Jeff	S
	Historic Name	
	Common Name	
	House of Murphy Hotel	
RESOURCE INFORMATION		
Original Use Commercial	Stories	
Current Use Commercial	Tract/Neighborhood	
Resource Attribute HP5. Hotel/motel	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. 6			
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-6).			
Notes/Additional Information			

Assessor Parcel Number 513204005	Additional APNs 513204008	2016 Status Code 5S1					
Address 300	Direction S Prefix	Street Palm Canyon Suffix Dr					
Location							
2016 FIELD PHOTO		CONSTRUCTION INFORMATION					
		Date from Tax Assessor 1960 Date from Research Date Source Architect Williams, Williams & Williams Architect Source Builder Original Owner Other Owner(s) Palm Springs Art Museum Inc Historic Name Common Name					
RESOURCE INFORMATION		Palm Springs Art Museum (current); Santa Fe Federal Savings and Loan (historic)					
Original Use Commerci	al	Stories 1					
Current Use Civic Resource Attribute HP	6. 1-3 story commercial building	Tract/Neighborhood Located in a District? District					
	lid-century Modern	Additional Style					
CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES CHARACTER DEFIN							
GENERAL ALTERATIONS		CUSTOM ALTERATIONS					

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	P 7R
HSPB No. 54			
2016 EVALUATION	National Register	California Registe	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-54). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 5S1
513203013	
Address 333 Direction S Prefix	Street Palm Canyon Suffix Dr
Location 333-343 S Palm Canyon Dr	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1953 Date from Research Date Source Architect Pereira, William L. with Luckman, Charles Architect Source Builder Original Owner Other Owner(s) Marek Family Ltd Partnership Historic Name Common Name
RESOURCE INFORMATION Original Use Commercial S	J.W. Robinsons Building; Robinson's Department Store Stories 2
	Tract/Neighborhood .ocated in a District? District
Architectural Style Mid-century Modern	Additional Style
CENERAL ALTERATIONS	CUSTOM ALTERATIONS
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	7R
HSPB No. 84			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context	J		
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-84). Notes/Additional Information			

Assessor Parcel Number	Ad	ditional .	APNs			2016 Status Code		3CS	5S3
513203006									
Address 383	Direction	S	Prefix		Street	Palm Canyon	Suffix	Dr	
Location									
2016 FIELD PHOTO						CONSTRUCTION INFORMATION			
	7	See -	YWE	R		Date from Tax Assessor 1956	Date fr	om Research	
						Architect Williams, Williams & W Architect Source Builder Original Owner Other Owner(s) LWSC, LLC Historic Name Common Name Coachella Valley Savings & Loan No			
RESOURCE INFORMATION Original Use Commerce Current Use Commerce Resource Attribute HI	cial	ommercia	al building	Tr	act/Neig	hborhood District? District			
Architectural Style	International S	tyle				Additional Style			
CHARACTER DEFINING F	<u>EATURES</u>								
Rectangular massing									
Balance and regularity, but									
Clear expression of form ar									
Elevation of buildings on ta	ll piers (piloti))							
Flat roof									
Smooth plaster finish at ex	terior walls								
Full-height glass curtain wa	alls								
Absence of ornamentation									
Glass-walled ground floor l	obby; overhan	iging seco	ond-story	banking hall r	aised on	piloti over parking area			
GENERAL ALTERATIONS						FOM ALTERATIONS ical louvers added to primary façad	е		

PREVIOUS SURVEY EVALU	<u>IATION</u>					
City Historic Resources Da	atabase HRI Code	2003 Status Code 7R				
HSPB No.						
2016 EVALUATION	National Registe	California Register 3CS Local 5S3				
Period of Significance	1956	Criterion C/3/4,5				
Context Architectural St	tyles & Local Practitioners					
Theme Post-World Wa	r II Modernism					
Sub-theme Internation	onal Style					
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 International Style commercial architecture designed by prominent Palm Springs architectural firm Williams, Williams & Williams. The building exhibits quality of design with distinctive features including its rectangular massing, flat roof, smooth plaster finish, full-height glass curtain wall, and the elevation of the main banking hall on slender piloti.						

3CS

5S3

2016 Status Code

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. 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. 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 Addi	itional APNs	2016 Status Code	6Z 6Z 6Z
513214005			
Address 458 Direction	S Prefix Str	reet Palm Canyon	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATI	<u>ON</u>
		Date from Tax Assessor 196	Date from Research
NAME OF THE PARTY		Date Source	
36 600		Architect	
		Architect	
	Disco	Architect Source	
		Builder	
		Original Owner	
-		Other Owner(s)	
		Historic Name	
		Common Name	
DECOUDER INFORMATION			
RESOURCE INFORMATION Original Use Commercial	Stories	s 1	
Current Use Commercial	Tract/	Neighborhood Commercial C	orridor
Resource Attribute HP6. 1-3 story con	nmercial building Located	d in a District? District	
Architectural Style Mid-century Mod	dern	Additional Style	
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Decorative elements added, Windows repla	aced - all	Some storefronts replaced; awnings	added on primary façade

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			
not appear eligible for historic designa	tion.		
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number	Additional APNs	2016 Status Code	551
513213005			
Address 499 Dir	rection S Prefix Si	Palm Canyon	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1960	Date from Research
		Date Source	
		Architect Williams, Williams & W	illiams
		Architect Source CHRD	
		Builder	
		Original Owner	
	THE BALL PRIVATE	Other Owner(s) JPMorgan Chase Bank National Ass	ociation
	-	James and Same Maconarios	
		Historic Name	
		Common Name Coachella Valley Savings & Loan No	o. 2: Chase Bank
			,
RESOURCE INFORMATION Original Use Commercial	Storie	es 2	
Current Use Commercial Resource Attribute HP6. 1-3		/Neighborhood ed in a District? District	
Architectural Style Mid-co	entury Modern	Additional Style	
CHARACTER DEFINING FEATU	RES		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
		-	

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	5S3
HSPB No. 53			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context	J		
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-53). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 5S3				
513280001					
Address 500 Direction S Prefix	Street Palm Canyon Suffix Dr				
Location 123 W Ramon Rd					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
-We al	Date from Tax Assessor 1968 Date from Research 1968				
	Date Source Desert Sun				
	Architect Kaptur-Lapham & Associates				
	Architect Source Steve Vaught				
	Builder Original Company				
	Original Owner Other Owner(s)				
	Ladd, Alan				
	Historic Name				
	Common Name				
	The Alan Ladd Building; The Five Hundred				
RESOURCE INFORMATION					
Original Use Commercial Se	itories 3				
Current Use Commercial T	ract/Neighborhood				
Resource Attribute HP6. 1-3 story commercial building Lo	ocated in a District? District				
Architectural Style Late Modern	Additional Style				
CHARACTER DEFINING FEATURES					
Bold geometric volumes					
Uniform use of cladding materials including glass and plaster					
Exaggerated expression of structure					
Deeply set window walls					
No applied ornament					
Rectangular plan, three story massing; symmetrical composition; concrete masonry base and planters; flat roof with overhanging eaves; continuous frieze under eaves; overscaled, battered, tapered piers; inset window walls					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
Door (primary) replaced, Windows replaced - some	Door (primary) appears to have been replaced; some window glazing may have been replaced				

DDEVIOUS CUDVEY EVALUA	ATION		2010 312	atus code		553
PREVIOUS SURVEY EVALUA		was a		2000 6: 1		
City Historic Resources Date	tabase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	N	lational Register	Ca	alifornia Register	Local	5S3
Period of Significance	1968		Criterion	C/3/4, 5		
Context Architectural Sty	yles & Local Practitioners					
Theme Post-World War	II Modernism					
Sub-theme Late Mode	ern					
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
Lapham and Associates. The	s an excellent example of a Late building exhibits quality of desi tive fascia, tapered plaster piers	gn with distinctive featur	es including its			

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. Several celebrities invested in Palm Springs businesses in the postwar period. After purchasing his Old Las Palmas house in 1955, actor Alan Ladd opened a hardware store in partnership with local contractor Robert Higgins, a high school friend. The store was originally called HigginsLadd and was located at 533 South Palm Canyon Drive (demolished). Ladd himself frequently waited on customers there until his death in 1964. Ladd's family maintained the store, later known as Alan Ladd Hardware, and in 1968 moved it to a purpose-built two-story building, the Alan Ladd Building (Kaptur-Lapham & Associates), at 500 S. Palm Canyon Drive. The store closed in 2002 and the building, now called The 500, was remodeled in 2013. Architect 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. Lawrence Lapham was the son of designer-builder Howard Lapham. He served in the army from 1954 to 1957, and then attended Oklahoma City University and the University of Oklahoma. He then joined his family in Palm Springs, and began working for Hugh Kaptur. They formed a partnership in 1967. Lapham's work in Palm Springs includes single-family residences, commercial buildings, churches, and municipal building. In 1975, Lapham was appointed to the city's planning commission, replacing Kaptur, who had recently resigned. Kaptur and Lapham maintained a partnership from 1967-1976.

Assessor Parcel Number Additional APNs 513280004	2016 Status Code 5S1
Address 588 Direction S Prefix Street	Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
The same of the sa	Date from Tax Assessor 1959 Date from Research Date Source
The state of the s	Architect Baumfeld, Rudi for Victor Gruen Associates
Bankof America -	Architect Source PSPF
Sankormens Like Es	Builder
	Original Owner Other Owner(s)
	Historic Name Common Name
	City National Bank; Bank of America
RESOURCE INFORMATION Original Use Commercial Stories	1
Current Use Commercial Tract/Neig	ghborhood
Resource Attribute HP6. 1-3 story commercial building Located in a	a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CUS	TOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	5S3
HSPB No. 52			
2016 EVALUATION	National Register	California Registe	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-	52).		

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 600 Direction S Prefix St	treet Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1925 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name McKinney's Court
	/Neighborhood ed in a District Additional Style
CENEDAL ALTERATIONS	CHETOM ALTERATIONS
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Demolished

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

6Z

6Z

Assessor Parcel Number	Additional APNs	2016 Status Code 5S3
513290014	513290015	
Address 611	Direction S Prefix	Street Palm Canyon Suffix Dr
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
		Date from Tax Assessor Date from Research 1954
		Date Source
	4500	Architect Wexler & Harrison; Balu, Tony (interiors and landscaping)
	THE THEODY	
		Architect Source Desert Sun, 12/9/1954
		Builder
		Original Owner Press Construction Company; Theresa Press Realty
		Other Owner(s)
		Historic Name Sun Center
		Common Name
		Sun Center
RESOURCE INFORMATION Original Use Commerce		Stories 2
Current Use Commerci	ial	Tract/Neighborhood
Resource Attribute HP	6. 1-3 story commercial building	Located in a District?
Architectural Style	Aid-century Modern	Additional Style
CHARACTER DEFINING FE	EATURES	
One-story configuration wit		
Horizontal massing		
Flat roof; overhanging preca	ast channel slab roof	
Unadorned wall surfaces		
L-shaped plan around centrand clerestory windows	al parking lot; scored concrete block	k construction; cantilevered tray awnings with cement plaster veneer; metal-framed storefront
GENERAL ALTERATIONS		CUSTOM ALTERATIONS
Windows replaced - some		Storefronts altered; some glazing replaced

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 1954		Criterion	A/1/3	
Context Post-World War II Palm Springs (1945-19	969)			
Theme Post-World War II Commercial Developm	ent (1945-1969)			
Sub-theme Sub-theme				
Period of Significance 1954		Criterion	C/3/4, 5	
Context Architectural Styles & Local Practitioners				
Theme Post-World War II Modernism				
Sub-theme Mid-century Modern				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
This property is significant as an excellent example of Palm Canyon Drive; and as a good example of Mid-cen exhibits quality of design with distinctive features incl Harrison employed a similar precast channel slab roof	tury Modern commercial arc uding its horizontal massing,	hitecture design overhanging pr	ed by the prominent fi recast channel slab roo	irm of Wexler & Harrison. The building
Notes/Additional Information				
A post-World War II surge of visitors and seasonal res Springs from this period reflected the acceptance of M the need for tourist-oriented buildings for seasonal vis population of permanent residents. Commercial devel continued northward and southward expansion of the from small, single- or multi-tenant office and retail but and Richard Harrison formed a partnership in 1952 at Minnesota architecture school, had worked for Richar the influence of both Neutra and Cody, but also the be- beam and steel frame designs expressing their structu	odernism and expressed a w sitors, and the need for practi opment during this period co commercial district along Pa ildings to large department so ter meeting at the office of W d Neutra in Los Angeles befor ginning of a distinctive appro	ide range of Moc ical daily service onsisted of both alm Canyon and tores, were desig filliam Cody, who re moving to Pal	dern interpretations as es, such as banks, shops infill development in tl Indian Canyon Drives. gned by prominent arc ere both worked. Wexl Im Springs. Wexler & H	s it increasingly served two purposes: s, and gas stations, for the growing he original commercial core, and the Many commercial buildings, ranging chitects of the period. Donald Wexler ler, a graduate of the University of Harrison's early house designs show

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
513290009	
Address 645 Direction S Prefix	Street Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1954 Date from Research
	Date Source
The state of the s	
	Architect Cody, William F.
CAR WASH	Architect Source
	Builder
	Original Owner Moore, Barbara McKinney
	Other Owner(s)
- 2	Historic Name
	Common Name
	Desert 100 Percent Hand Car Wash
RESOURCE INFORMATION Original Use Commercial Store	ies 1
Current Use Commercial Trac	t/Neighborhood
Resource Attribute HP6. 1-3 story commercial building Local	ted in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Expressed post-and-beam construction, in wood	
Low-pitched gable roof	
Unadorned wall surfaces	
Flush-mounted fixed windows	
Rectangular plan; utilitarian design	
CENEDAL ALTEDATIONS	CUSTOM ALTEDATIONS
GENERAL ALTERATIONS No major alterations	CUSTOM ALTERATIONS

	SURVEY EVALU					
City Histor	ric Resources Da	tabase	HRI Code		2003 Status Code	
HSPB No.]				
2016 EVAI	<u>LUATION</u>		National Register		California Register	Local 5S3
Period of S	Significance	1954		Criterion	A/1/3	
Context	Post-World Wai	r II Palm Springs (1945-1969)			
Theme	Post-World Wai	· II Commercial Do	evelopment (1945-1969)			
Sub-theme	2					
Period of S	Significance	1954		Criterion	C/3/5	
Context	Architectural St	yles & Local Pract	itioners			
Theme						
Sub-theme						
Period of S	Significance			Criterion		
Context				_		
Theme						
Sub-theme	2					
Statement	of Significance					
This property is significant as an example of a post-World War II car wash, representing the increased importance of the automobile in the postwar era and the increased commercial growth in palm Springs during this period; and as an example of the work of prominent Palm Springs architect William F. Cody.						
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, grocery stores, gas stations, and car washes 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 and beyond, to serve new residential developments from the postwar era. Barbara McKinney Moore was the original owner and operator of the car wash, which was constructed on family land. She sold it in 1998 to the Stearns, who continued to operate it as a car wash. According to the Desert Sun, it was the first fully automatic car wash in Palm Springs (November 1, 1955). 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), Abernat						

5S3

Assessor Parcel Number Additional APNs	2016 Status Code	6Z	6Z 6	Z	
505265021					
Address 960 Direction S Prefix S	treet Palm Canyon	Suffix	Dr		
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	ON			
	Date from Tax Assessor 1955		om Research		
	Date Source Desert Sun 4/18				
	Architect Cody, William F.				
	Architect Source				
	Builder				
	Original Owner				
	Other Owner(s)				
	Wint and Name				
	Historic Name Common Name				
	Cameron Center				
RESOURCE INFORMATION Original Use Commercial Storie	es				
Current Use Vacant parcel Tract	/Neighborhood				
	ed in a District? District				
Architectural Style	Additional Style				
CHARACTER DEFINING FEATURES					
<u></u>					
CENERAL ALTERATIONS	CUCTOM ALTERNATIONS				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				

6Z

6Z

Assessor P	arcel Number		Addition	al APNs		<u>2010 Status Coue</u>	Z OZ
505243003			5052430	06; 508292001			
Address	1100	Directio	on S	Prefix	Street	Palm Canyon	Suffix Dr
Location							
2016 FIELI	<u> РНОТО</u>					CONSTRUCTION INFORMATION	
						Date from Tax Assessor 1944	Date from Research
					7	Date Source	
						A Litter at	
		alla.		* 1		Architect	
					Lampe	Architect Source	
	-						
						Builder	
250						Original Owner	
100						Other Owner(s)	
Sa							
		1				Historic Name	
						Common Name	
						Bigley's 76 Service Station	
RESOURCE Original Us	informatio se Commerci				Stories	1	
Current Us	e Commerc	cial			Tract/Neig	hborhood	
Resource A	Attribute HI	P6. 1-3 sto	ry comme	rcial building	Located in a	District? District	
Architectu	ral Style					Additional Style	
CHARACTE	R DEFINING F	EATURES					
	ALTERATIONS ary) replaced, E	xtensivelv	altered M	Vall cladding re		TOM ALTERATIONS dows and doors infilled	
Windows re	eplaced - all	ACCIOIVELY	artereu, V	an cladding ic	praceu, vviii	aons and doors million	

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	Z Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z					
508292027						
Address 1150 Direction S Prefix	Street Palm Canyon Suffix Dr					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
2010 FIELD FILOTO						
	Date from Tax Assessor 1933 Date from Research					
	Date Source					
ELECTRONIC REPAIR	Architect					
	Architect Source					
	Builder					
	Original Owner					
	Other Owner(s)					
	Historic Name					
	Common Name					
RESOURCE INFORMATION Original Use Commercial Si	tories 2					
oommorem.						
Current Use Commercial T	ract/Neighborhood					
Resource Attribute HP6. 1-3 story commercial building Lo	ocated in a District? District					
Architectural Style	Additional Style					
CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					
Door (primary) replaced, Windows replaced - some	Most windows replaced and some openings appear altered; security screen door and window grilles added					

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

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
508302026	
Address 1342 Direction S Prefix Stree	Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date from Research 1967
	Date Source
* * *	Architect Kaptur, Hugh
The state of the s	Architect Source
THE REAL PROPERTY AND ADDRESS OF THE PARTY AND	Builder
	Original Owner
	Other Owner(s)
	Historic Name Casa Blanca Motor Hotel
	Common Name
	Musicland Hotel
RESOURCE INFORMATION	
Original Use Commercial Stories	2
Current Use Commercial Tract/Ne	ighborhood
Resource Attribute HP5. Hotel/motel Located in	n a District? District
Architectural Style Late Modern	Additional Style
CHARACTER DEFINING FEATURES	
Bold geomteric volumes	
Large expanses of unrelieved wall surfaces	
Uniform use of plaster cladding	
Hooded windows	
No applied ornament	
Metal framed windows and storefront	
C-shaped plan around central pool and parking area; porte-cochere under enclos plaster parapets	sed bridge; variety of window shapes and sizes; second story balconies with
GENERAL ALTERATIONS CU	ISTOM ALTERATIONS
No major alterations	

	2016 Status Code 5S3				
PREVIOUS SURVEY EVALUATION					
City Historic Resources Database HRI Code	2003 Status Code				
HSPB No.					
2016 EVALUATION National Register	California Register Local 5S3				
Period of Significance 1967	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 1967	Criterion C/3/4, 5				
Context Architectural Styles & Local Practitioners	Green of Sys, S				
Sub-theme Late Modern					
Period of Significance	Criterion				
Context					
Theme					
Sub-theme					
Statement of Significance					
This property is significant as an example of post-World War II commercial development, reflecting the continued importance of tourism in the city and the rapid expansion in the postwar era; and as a good example of Late Modern commercial architecture by prominent Palm Springs architect Hugh Kaptur. The building exhibits quality of design with distinctive features including its bold geometric volumes, hooded windows, and unrelieved wall surfaces.					
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. Architect 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					
511060001						
Address 1700 Direction S Prefix Stre	eet Palm Canyon Suffix Dr					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
The state of the s	Date from Tax Assessor Date from Research 1965					
*	Date Source Desert Sun					
Care I						
	Architect					
Royal & III	Architect Source					
	Builder					
	Original Owner Other Owner(s)					
614	other owner(s)					
	Historic Name					
	Common Name Royal Sun Inn; Royal Inn Hotel					
	100 Jan 2001 1111, 100 Jan 1111 110001					
RESOURCE INFORMATION Original Use Commercial Stories	3					
Current Use Commercial Tract/N	eighborhood					
	in a District? District					
Architectural Style Mid-century Modern	Additional Style Googie					
CHARACTER DEFINING FEATURES						
Three-story configuration with simple geometric forms						
Horizontal massing						
Flat roof with wide cantilevered canopies						
Stone veneer wall panels						
Flush-mounted metal frame fixed windows and sliding doors						
Rectangular plan and linear organization; continuous cantilevered balconies wi and stone piers	th metal balustrades; gable roofed porte-cochere with exaggerated flared eaves					
	USTOM ALTERATIONS					
Door (primary) replaced, Windows replaced - some						

PREVIOUS SURVEY EVALU				
City Historic Resources Da	atabase HRI Code	2003 Status Co	ode	
HSPB No.				
2016 EVALUATION	National Register	California Regis	ster Local 5S3	
Period of Significance	1965	Criterion A/1/3		
Context Post-World Wa	nr II Palm Springs (1945-1969)			
Theme Post-World Wa	nr II Commercial Development (1945-1969)			
Sub-theme				
Period of Significance	1965	Criterion C/3/4		
Context Architectural St	tyles & Local Practitioners			
Theme Post-World Wa	ar II Modernism			
Sub-theme Googie				
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 a good example of Mid-century Modern/Googie commercial architecture. It exhibits quality of design with distinctive features including the eye-catching gable roof and exaggerated eaves of the porte-cochere, stone piers and wall cladding, and continuous cantilevered balconies with metal balustrades.				
Notes/Additional Informa	ation			
Springs from this period ref the need for tourist-oriented population of permanent re- continued northward and so from small, single- or multi- War II tourism boom promp lodgings for visitors remain the trend in suburban, car-o the center of Palm Springs, v	of visitors and seasonal residents coincided with Method flected the acceptance of Modernism and expressed buildings for seasonal visitors, and the need for pesidents. Commercial development during this period outhward expansion of the commercial district aloutenant office and retail buildings to large departmented the development of a number of hotels, motels need relatively small in scale; outdoor spaces to enjoy oriented districts of Los Angeles, restaurants and of were designed in the Googie style, a Modern style use noticeable through the windshields of passing car	a wide range of Modern interpretat ractical daily services, such as banks of consisted of both infill developmeng Palm Canyon and Indian Canyon I ent stores, were designed by proming, apartment hotels, and inns to according the sun, air, and scenery were key of her commercial buildings, particular sing boldly expressed structural elemans.	ions as it increasingly served two purposes: s, shops, and gas stations, for the growing ent in the original commercial core, and the Drives. Many commercial buildings, ranging ent architects of the period. The post-World mmodate the growing demand. Most elements shaping these designs. Mirroring rly along Highway 111 entering and leaving	

5S3

Assessor Parcel Number	Additional APNs	2016 Status Code	551		
511070001					
Address 1708 Direction	n S Prefix Stre	eet Palm Canyon	Suffix Dr		
Location 103 - 295 E Twin Palms D)r				
2016 FIELD PHOTO		CONSTRUCTION INFORMATION			
	67. SA	Date from Tax Assessor 1960	Date from Research		
		Date Source			
J. Jan	The second second	Architect Wexler & Harrison			
		Architect Source			
		Builder			
		Original Owner			
		Other Owner(s)			
Part To					
		Historic Name			
		Common Name			
		Royal Hawaiian Estates			
RESOURCE INFORMATION					
Original Use Single-family residen	stories Stories	1			
Current Use Single-family residen	ce Tract/N	Neighborhood Royal Hawaiian Est	ates		
Resource Attribute HP2. Single fa	mily property Located	in a District? District Royal Ha	waiian Estates		
Architectural Style DPO		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. 73			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSI Notes/Additional Information	PB-73).		

Assessor Parcel Number	Additional APNs	2016 Status Code	3S 3CS 5S3
513376010			
Address 1735 Di	rection S Prefix Stree	Palm Canyon	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATI	<u>ION</u>
		Date from Tax Assessor 192	9 Date from Research
		Date Source	
		Architect	
		Architect Source	
		Builder Hicks, Alvah	
		Original Owner Stephen,	, Willard
		Other Owner(s)	
		Moorten, Patricia and Chester	"Cactus Slim"
		Historic Name	
		Common Name	
Original Use Single-family		Moorten Gardens and Residence 2 Eighborhood The Mesa	ce; Stephen Residence
Current Use Single-family	residence Tract/Ne	2	ce; Stephen Residence
Original Use Single-family Current Use Single-family Resource Attribute HP2. S	residence Tract/No	2 Eighborhood The Mesa	ce; Stephen Residence
Current Use Single-family Resource Attribute HP2. S Architectural Style Span	residence Tract/Notingle family property Located in Loc	2 eighborhood The Mesa n a District? District	ce; Stephen Residence
Original Use Single-family Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade	residence Tract/Net Located in Lo	2 eighborhood The Mesa n a District? District	ce; Stephen Residence
Original Use Single-family Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade Irregular plan and horizontal m	residence Tract/Notingle family property Located in Loc	2 eighborhood The Mesa n a District? District	ce; Stephen Residence
Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade Irregular plan and horizontal m Gable roofs with clay barrel tile	residence Tract/Net Located in Lo	2 eighborhood The Mesa n a District? District	ce; Stephen Residence
Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade Irregular plan and horizontal m Gable roofs with clay barrel tile Board-formed concrete exterio	residence Tract/Net Ingle family property Located in Lo	2 eighborhood The Mesa n a District? District	ce; Stephen Residence
Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade Irregular plan and horizontal m Gable roofs with clay barrel tile Board-formed concrete exterio Recessed wood-sash casement	residence Tract/Net ingle family property Located in Lo	2 eighborhood The Mesa n a District? District	ce; Stephen Residence
Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade Irregular plan and horizontal m Gable roofs with clay barrel tile Board-formed concrete exterio Recessed wood-sash casement Round arched, wood plank doo	residence Tract/Notingle family property Located in L	2 eighborhood The Mesa n a District? District	ce; Stephen Residence
Current Use Single-family Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade Irregular plan and horizontal m Gable roofs with clay barrel tile Board-formed concrete exterio Recessed wood-sash casement Round arched, wood plank doo	residence Tract/Notingle family property Located in L	2 eighborhood The Mesa n a District? District	ce; Stephen Residence
Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade Irregular plan and horizontal m Gable roofs with clay barrel tile Board-formed concrete exterio Recessed wood-sash casement	residence Tract/Notingle family property Located in L	2 eighborhood The Mesa n a District? District	ce; Stephen Residence
Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade Irregular plan and horizontal m Gable roofs with clay barrel tile Board-formed concrete exterio Recessed wood-sash casement Round arched, wood plank doo	residence Tract/Notingle family property Located in L	2 eighborhood The Mesa n a District? District	ce; Stephen Residence
Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade Irregular plan and horizontal m Gable roofs with clay barrel tile Board-formed concrete exterio Recessed wood-sash casement Round arched, wood plank doo Covered balcony with wood po	residence Tract/Notingle family property Located in L	2 eighborhood The Mesa n a District? Additional Style	
Current Use Single-family Resource Attribute HP2. S Architectural Style Span CHARACTER DEFINING FEAT Asymmetrical façade Irregular plan and horizontal m Gable roofs with clay barrel tile Board-formed concrete exterio Recessed wood-sash casement Round arched, wood plank doo Covered balcony with wood po	residence ingle family property Located in	2 eighborhood The Mesa n a District? Additional Style	

PREVIOUS S	<u>URVEY EVALUA</u>	<u>ATION</u>								
City Historic	Resources Dat	tabase	Yes	HRI Code			2003 Status Code	7R		
HSPB No.										
2016 EVALU	<u>IATION</u>		Na	ational Register	3S		California Register	3CS	Local	5S3
Period of Sig	gnificance	1929				Criterion	A/1/3			
Context	Palm Springs bet	tween the Wars (1919-1941)							
Theme S	Single-family Res	sidential Develop	ment (1919-19	41)						
Sub-theme	Single-fam	nily Residential De	evelopment (19	19-1929)						
Period of Sig	gnificance	1929				Criterion	C/3/4			
Context	Architectural Sty	rles & Local Pract	itioners							
Theme	Period Revival St	tyles								
Sub-theme	Spanish Co	olonial Revival								
Period of Sig	nificance					Criterion				
Context	•									
Theme										
Sub-theme										
	f Significance									
Resource Dat transition in residential ar	tabase). It is sign the city; as an ex	nificant as an exar kample of the 192 hibits quality of d	nple of pre-Wor 20s developmen	rld War II residen It of Palm Springs	itial d as an	evelopment in artists' colon	orings' list of potential n Palm Springs, reflect y; and as an excellent formed concrete exte	ing an imp example o	oortant period of f Spanish Coloni	growth and al Revival
•	ional Informat									
resorts. In the transform Paresidents and resort-related collection of (a.k.a. Tahqui The house was graduating in Springs and Calm Springs and Calm Springs Patricia and Calm Springs Patricia and Calm Springs Patricia and Calm Springs	e 1920s, busines Im Springs into a I seasonal visitor d development for early residential itz Desert Estate as constructed for 1912 he made propened a studio Desert Museum Chester (Cactus S	es tycoons, indust an international in rs started buildin for the entertaine I neighborhoods to es), a significant e for Stephen H. Will photographic trip and gallery, and Vanin 1999. The Wi	rialists, and oth resort. While the garchitect-designs and the neighthat developed that developme lard, an early Paper through the SWillard continued in the house in the house	ter wealthy busing the movie stars pring igned estates and aborhoods where to accommodate that nestled in the salm Springs artisticierra Nevadas and this travels to prope house, with its in the 1950s. The	essme marily draw the w the gr foothi t. Will d the ohotog sprav e coup	en, along with a stayed at the ring increased wealthy indust owing permandlls of the sout ard was raised deserts of the graph the Colowling plan, extoned whing plan, extoned in the lan	on land immediately the Hollywood elite, or resort hotels when violattention to the grow trialists started construent settlement. This thern end of the city, dd in Corona and learner Southwest. In 1922 horado and Mojave descrior staircase, and settlement southwest in 1926 horado and southwest in 1926 hora	discovered asiting Palming resort ucting thei property is eveloped bed photogree and his verts. His phecond-story	the desert and In Springs, other town. In addition in winter homes, is located in Palmoy Edmond T. Furaphy in high schools were donary wood balcony,	oegan to wealthy n to the the city has a Canyon Mesa alford in 1924. aool. After tled in Palm ted to the until 1947.

3S

2016 Status Code

3CS

Assessor Parcel Number Additional APNs 513376018	2016 Status Code 553
Address 1757 Direction S Prefix Stre	eet Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
The state of the s	Date from Tax Assessor 1940 Date from Research 1935
	Date Source Desert Sun 4/19/1935
	Architect Miller, Lee Architect Source Builder Original Owner Owen, Reginald Other Owner(s) Historic Name Reginald Owen Residence Common Name Reginald Owen Residence
Resource Attribute HP2. Single family property Located	1 Jeighborhood The Mesa in a District District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Shed roofs with clay barrel tiles; some flat roofs	
Plaster veneered exterior walls forming wide, uninterrupted expanses Recessed steel-sash casement windows, with divided lights	
Two buildings amid dense landscaping; stone base at plaster walls; wood lintel doors	s; circular accent window; recessed windows and doors; wood plank garage
GENERAL ALTERATIONS C	CUSTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALU	<u>JATION</u>					
City Historic Resources Da	atabase	HRI Code		2003 Status Code	5S3	
HSPB No.						
2016 EVALUATION	1	National Register	(California Register		Local 5S3
Period of Significance	1935		Criterion	A/1/3		
Context Palm Springs be	etween the Wars (1919-1941)					
Theme Single-family R	esidential Development (1919-1	.941)				
Sub-theme Depression	on-era Single-family Residential	Development (1930-19	41)			
Period of Significance	1935		Criterion	C/3/5		
Context Architectural St	tyles & Local Practitioners					
Theme						
Sub-theme						
Period of Significance			Criterion			
Context					1	
Theme						
Sub-theme						
Statement of Significance						
growth and transition in the	e city; and as the work of promin	ent local builder Lee Mi	ller.			
Notes/Additional Informa	ation					
resorts. In the 1920s, busing transform Palm Springs into residents and seasonal visit resort-related development collection of early residentia (a.k.a. Tahquitz Desert Estat Robert Lee Miller was born carpenter. In 1931, Miller mas	isions were recorded in the early ess tycoons, industrialists, and or o an international resort. While tors started building architect-det for the entertainers and the neigal neighborhoods that developed tes), a significant early developm in Hill, Texas in 1887. After servinoved to Palm Springs, where he laborated exposed wood detailed and pattern books.	ther wealthy businessme the movie stars primarily esigned estates and draw ghborhoods where the value of the accommodate the greent nestled in the foothing in World War I, Mille worked as a subcontract	en, along with t y stayed at the ving increased a wealthy industr rowing perman ills of the south er was trained i ctor, most often	the Hollywood elite, dis resort hotels when visit attention to the growin rialists started construct ent settlement. This protern end of the city, dev in civil engineering, but working for Alvah Hicl	covered the dese ting Palm Springs g resort town. In ting their winter operty is located reloped by Edmon t ultimately decid ks. Miller was a sl	ert and began to s, other wealthy addition to the homes, the city has a in Palm Canyon Mesa nd T. Fulford in 1924. led to become a killed woodworker,

Assessor Parcel Number Additional APNs	2016 Status Code 7R
513377023	
Address 1881 Direction S Prefix	Street Palm Canyon Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research
	Date Source
是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
The second second second second second	Nerko, Casmer E. and Dorothy J.
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stor	ries 1
Current Use Single-family residence Trac	ct/Neighborhood The Mesa
Resource Attribute HP2. Single family property Loca	ted in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Varied gable and shed roofs with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Wood-sash casement windows, with divided lights	
Corner chimney with plaster veneer and clay pipe vents	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way

	2016 Status Code	7R
PREVIOUS SURVEY EVALUATION		
City Historic Resources Database	HRI Code 2003 Status Code	
HSPB No.		
2016 EVALUATION	National Register California Register L	ocal 7R
Period of Significance 1936	6 Criterion A/1/3	
Context Palm Springs between t	the Wars (1919-1941)	
Theme Single-family Residentia	ial Development (1919-1941)	
Sub-theme Depression-era Si	Single-family Residential Development (1930-1941)	
Period of Significance	Criterion	
Context	Criterion	
Theme		
Sub-theme		
Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Resource Database). This property r	ring the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (C may be significant as an example of pre-World War II residential development in Palm Springs, reflecting the city. However, it is not fully visible from the public right-of-way; therefore, additional information abo	g an important
Notes/Additional Information		
resorts. In the 1920s, business tycoc transform Palm Springs into an inter residents and seasonal visitors start resort-related development for the collection of early residential neighb	rere recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the deserternational resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, ted building architect-designed estates and drawing increased attention to the growing resort town. In an entertainers and the neighborhoods where the wealthy industrialists started constructing their winter historhoods that developed to accommodate the growing permanent settlement. This property is located in dignificant early development nestled in the foothills of the southern end of the city, developed by Edmondation in the southern end of the city, developed by Edmondation in the southern end of the city, developed by Edmondation in the southern end of the city, developed by Edmondation in the southern end of the city, developed by Edmondation in the southern end of the city, developed by Edmondation in the southern end of the city, developed by Edmondation in the southern end of the city, developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondation in the southern end of the city is developed by Edmondatio	t and began to other wealthy ddition to the omes, the city has a 1 Palm Canyon Mesa

Assessor Parcel Number	Additional APNs		2016 Status Cod	<u>e</u>	5S3
511252112					
Address 2290 D	Direction S Prefix	Stree	Palm Canyon	Suffix	Dr
Location					
2016 FIELD PHOTO			CONSTRUCTION INFOR	MATION	
a. Mark			Date from Tax Assessor	1958 Date fro	om Research
			Architect Powell, Claude Architect Source Los Ar Builder Original Owner Other Owner(s)	e A.	
RESOURCE INFORMATION Original Use Multi-family Current Use Multi-family Resource Attribute HP3. N			2 sighborhood n a District? District		
Architectural Style Mid-	-century Modern		Additional Style		
Wood screens and decorative p	simple geometric forms ng eaves and cantilevered canopies panels little decorative detailing oncrete, steel, brick or stone used a		panels or accent materials		
Two buildings with C-shaped p course at second floor; entrance	plans around interior garden court te passages to court	t and pools; asyn	nmetrical composition; wood	d box frames around w	vindows; continuous belt
GENERAL ALTERATIONS		CU	ISTOM ALTERATIONS		
Windows replaced - some					

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z
508292001	
Address 111 Direction E Prefix Stree	st Palo Verde Suffix Ave
	Talo verde Sullix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1934 Date from Research
W.	
A STATE	Date Source
	Architect
	Architect Source
	Artificet source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
	Bigley Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Stories Stories	
Current Use Single-family residence Tract/Ne	ighborhood Palos Verdes Tract
Resource Attribute HP2. Single family property Located in	a District? District
Architectural Style	Additional Style
The intectual at style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CU	STOM ALTERATIONS
Roof cladding replaced (incompatible material), Unknown/not visible	t fully visible from public right-of-way; windows and door (primary) boarded
and	d temporary roofing installed possibly over earlier roofing material

PREVIOUS SURVEY EVALUAT	<u>'ION</u>				
City Historic Resources Data	base Yes HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Register	6Z	California Register	6Z	Local 6Z
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
	d during the 2015 survey as part of an update to erty has been altered and therefore does not app			·	
Notes/Additional Information	on				
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential ract, which has a concentration Stevens as mortgage holder. He moved to Palm Springs in 1910	ns were recorded in the early 1920s on tracts laitycoons, industrialists, and other wealthy busing international resort. While the movie stars pring started building architect-designed estates and in the entertainers and the neighborhoods where neighborhoods that developed to accommodate to on of 1930s single-family residences. It was initial arriet Dowie Cody was the wife of architect Hard of for the favorable climate. In the 1920s, Harriet a Cody, at 175 South Cahuilla Road (HSPB-59).	essmen, along with marily stayed at the drawing increased the wealthy indus the growing perma ally subdivided by old Bryant Cody. Ha	n the Hollywood elite, on the Hollywood elite, on the grown of attention to the grown trialists started construction. This Harriet Dowie Cody and arold Bryant Cody had	discovered the dese isiting Palm Springs ving resort town. In a ructing their winter property is located in Reta McDowie will respiratory ailment	rt and began to , other wealthy addition to the homes, the city has a in the Palos Verdes ith Prescott T. is, so the couple

6Z

2016 Status Code

Assessor Parcel Number	Additional APNs		2016 Status Code		5S3
508291027					
Address 134 Direction	on E Prefix	Stree	t Palo Verde	Suffix	Ave
Location					
2016 FIELD PHOTO			CONSTRUCTION INFORMATION		
			Date from Tax Assessor 1945 Date Source Visual observation Architect Architect Source Builder Original Owner Other Owner(s) Weedon, Daniel Historic Name Common Name	Date fr	om Research c. 1935
		Stories Tract/Nei	La Quainta 1 ighborhood Palos Verdes Tract a District? District Additional Style		
CHARACTER DEFINING FEATURES					
Asymmetrical façade					
Irregular plan and horizontal massing	5				
Gable roof with clay barrel tiles and o	pen eaves				
Plaster veneered exterior walls formi	ng wide, uninterrupted ex	rpanses			
Steel-sash casement windows with di	vided lights				
One story massing; covered porch wit	th paired wood posts; boa	rd-and-batten shu	itters		
GENERAL ALTERATIONS Door (primary) replaced, No major al	lterations	<u>CU:</u>	STOM ALTERATIONS		

PREVIOUS SURVEY EVALU	
City Historic Resources Da	tabase Yes HRI Code 2003 Status Code
HSPB No.	
2016 EVALUATION	National Register California Register Local 5S3
Period of Significance	1935 Criterion A/1/3
Context Palm Springs be	tween the Wars (1919-1941)
Theme Single-family Re	sidential Development (1919-1941)
Sub-theme Depression	n-era Single-family Residential Development (1930-1941)
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
transition in the city.	nificant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and
Notes/Additional Informa	tion
resorts. In the 1920s, busine transform Palm Springs into residents and seasonal visitoresort-related development collection of early residentia Tract, which has a concentra Stevens as mortgage holder. moved to Palm Springs in 19	sions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the ss tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy are started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a l neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes tion of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple '16 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used as a Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
Some state of the	eet Palo Verde Suffix Ave
	Palo Verde Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
*	Date from Tax Assessor 1944 Date from Research 1940
	Date Source
	Architect
	Architect Source
	Builder
中国企 工	Original Owner Maynard, Jim
	Other Owner(s)
	other owner(s)
	Historic Name Maynard Residence
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/l	Neighborhood Palos Verdes Tract
	in a District? District
Architectural Style Ranch	Additional Style
CHARACTER DEFINING FEATURES One-story massing and rectangular plan	
Low, horizontal massing with wide street façade	
Low-pitched gable roof with open overhanging eaves	
Plaster veneer exterior walls	
Divided light steel sash casement windows and corner windows	
Wide, covered front porch with wood posts	
Wood board-and-batten shutters	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Door (primary) replaced, No major alterations	CUSTOM ALTERATIONS

City Historic Resources Dat			2003 Status Code	
HSPB No.	in couc		2003 Status Code	
IISI D NO.				
2016 EVALUATION	National Register	C	California Register	Local 5S3
Period of Significance	1940	Criterion	A/1/3	
Context Palm Springs bet	tween the Wars (1919-1941)			
Theme Single-family Res	esidential Development (1919-1941)			
Sub-theme Depression	n-era Single-family Residential Development (1930	1-1941)		
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
transition in the city.	nificant as an example of pre-World War II residenti		, g, g, , g	
Notes/Additional Informat	tion			
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 7R	
508292006		
Address 173 Direction E Prefix St	reet Palo Verde Suffix Ave	
Location 171-173 E Palo Verde Ave		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1941 Date from Research 1939	
	Date Source Desert Sun, 3/31/1939	
	Architect	
STATE OF THE STATE	Architect Source	
	Builder Chamberlain, Charles G.	
and a second sec	Original Owner Stull, Helene M.	
	Other Owner(s)	
Service of the servic	Hays, W.A. (1946)	
	Historic Name Stull Residence	
	Common Name	
	Stull Residence	
RESOURCE INFORMATION Original Use Single-family residence Storie	s 1	
Current Use Single-family residence Tract,	/Neighborhood Palos Verdes Tract	
Resource Attribute HP2. Single family property Locate	d in a District? District	
Architectural Style Spanish Colonial Revival	Additional Style	
Spanish Colonial Revival	Auditional Style	
CHARACTER DEFINING FEATURES		
Gable roof with clay barrel tiles		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Not wished from whale of the of the order of the or	
Unknown/not visible	Not visible from public right-of-way	

<u>2016 S</u>	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 1939 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)			
Davied of Circuit causes			
Period of Significance Criterion			
Context			
Theme			
Sub-theme			
Period of Significance Criterion			
Context			
Theme			
Sub-theme Sub-theme			
Statement of Significance			
This property was re-evaluated during the 2015 survey as part of an update to the 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 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 5S3
508292008	
Address 207 Direction E Prefix	Street Palo Verde Suffix Ave
Location	
2044 FIFED DATAS	CONCERNICATION INFORMATION
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Data from Ton Assessed 1046
	Date from Tax Assessor 1946 Date from Research c. 1935 Date Source Visual observation
	Date Source Visual observation
	Architect
Walan &	
The same of the sa	Architect Source
Trans of the state	Builder
	Original Owner
	Other Owner(s)
A CONTRACT OF THE PARTY OF THE	
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stor	ries 1
	Palos Verdes Tract
Resource Attribute HP2. Single family property Loca	ated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Wood-sash casement windows with divided lights	
GENERAL ALTERATIONS Carport added	CUSTOM ALTERATIONS Wall cladding may have been replaced

PREVIOUS SURVEY EVALUATION			
City Historic Resources Da	tabase Yes HRI Code 2003 Status Code		
HSPB No.			
2016 EVALUATION	National Register California Register Local 5S3		
Period of Significance	1935 Criterion A/1/3		
Context Palm Springs be	tween the Wars (1919-1941)		
Theme Single-family Re	sidential Development (1919-1941)		
Sub-theme Depression	n-era Single-family Residential Development (1930-1941)		
Period of Significance	Criterion		
Context			
Theme			
Sub-theme			
Period of Significance	Criterion		
Context			
Theme			
Sub-theme			
Statement of Significance			
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 Informa	tion		
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 5S3	
508292010		
Address 227 Direction E Prefix Stree	et Palo Verde Suffix Ave	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
<u> </u>	Date from Tax Assessor 1935 Date from Research	
	Date Source	
	Date Source	
	Architect	
	Architect Source	
	Builder	
	Original Owner	
	Other Owner(s)	
	Historic Name	
	Common Name	
RESOURCE INFORMATION Original Use Single-family residence Stories	1	
Current Use Single-family residence Tract/No	eighborhood Palos Verdes Tract	
_	n a District? District	
Architectural Style Spanish Colonial Revival	Additional Style	
CHARACTER DEFINING FEATURES		
Asymmetrical façade		
Irregular plan and horizontal massing		
Gable roof with clay barrel tiles and open eaves		
Plaster veneered exterior walls forming wide, uninterrupted expanses		
Wood-sash casement windows		
One story massing; wood lap siding with scalloped edge in gable; covered porch board-and-batten shutters	with wood posts and beams; prominent exterior fireplace on primary façade;	
	JSTOM ALTERATIONS	
Decorative elements added, Unknown/not visible	ot fully visible from public right-of-way; no major alterations visible	

PREVIOUS SURVEY EVALUAT	
City Historic Resources Data	Yes HRI Code 2003 Status Code
HSPB No.	
2016 EVALUATION	National Register California Register Local 5S3
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
transition in the city.	ficant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and
Notes/Additional Information	on
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development for collection of early residential r Tract, which has a concentration Stevens as mortgage holder. He moved to Palm Springs in 1910	ons were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the expressions, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to in international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy is started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the refer the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes on of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. arriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple 6 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used a Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number Additional APNs 508292011	2016 Status Code 6Z 6Z 6Z
Address 245 Direction E Prefix S	Street Palo Verde Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
at All	Date from Tax Assessor 1939 Date from Research c. 1935
THE RESERVE TO THE RE	Date Source Visual observation
	Architect
	Architect Source
	Builder Pickard, R.S.
	Original Owner Heterick, Dr. Robert H.
	Other Owner(s)
	Historic Name Heterick Residence
	Common Name
	Heterick Residence
RESOURCE INFORMATION	
Original Use Single-family residence Stori	ies 1
Current Use Single-family residence Trac	t/Neighborhood Palos Verdes Tract
Resource Attribute HP2. Single family property Locat	ted in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade, Carport added, Decorative elements added, Door (primary) replaced, Extensively altered	Large rear addition visible on primary façade; resulting alteration of roofline; decorative ceramic tile door surround added

PREVIOUS SURVEY EVALUAT		
City Historic Resources Data	Abase Yes HRI Code 2003 Status Code	
HSPB No.		
2016 EVALUATION	National Register 6Z California Register 6Z Local 6Z	
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Statement of Significance		
	ed during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic perty has been altered and therefore does not appear eligible for historic designation.	
Notes/Additional Information	on	
	ons were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the	
	s tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to n 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 191	6 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used a Cody, at 175 South Cahuilla Road (HSPB-59). Dr. Heterick was a prominent physician involved with the U.S. military from 1909	
until his retirement in 1946. F	or years he was in charge of the medical division of the Port of Los Angeles. From 1941-1946, he was Director of the Public	
Health Service for the Port of I Vaught)	Los Angeles. Original cost of the Heterick home in 1939 was reported as \$3,000. (Various sources including the LA Times via Steve	

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z	
Address 275 Direction E Prefix	Street Palo Verde Suffix Ave	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1930 Date from Research	
	Date Source	
	Architect	
	Architect Source	
	Builder	
	Original Owner	
	Other Owner(s)	
	Historic Name	
	Common Name	
RESOURCE INFORMATION		
Original Use Single-family residence Stor	ries 1	
Current Use Single-family residence Trac	ct/Neighborhood Palos Verdes Tract	
Resource Attribute HP2. Single family property Loca	ated in a District? District	
Architectural Style	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
	Demolished	

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
508312003	
Address 285 Direction E Prefix	Street Palo Verde Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1931 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 Sto	ories 1
Current Use Single-family residence Tr.	Palos Verdes Tract
Resource Attribute HP2. Single family property Loc	cated in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
CENEDAL ALTEDATIONS	CUCTOM ALTERATIONS
GENERAL ALTERATIONS Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all	CUSTOM ALTERATIONS
wall cladding replaced, Windows replaced - all	

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 7R
508311026	
Address 294 Direction E Prefix S	Street Palo Verde Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
2010 FIELD FIIOTO	Date from Tax Assessor 1936 Date from Research
	Date Source
	Date Source
ALL THE SECOND	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Wintowin Name
	Historic Name Common Name
RESOURCE INFORMATION Original Use Single-family residence Stori	es 1
Single-family residence Stori	es 1
Current Use Single-family residence Trace	t/Neighborhood Palos Verdes Tract
Resource Attribute HP2. Single family property Locat	ed in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Varied gable and shed roofs with clay barrel tiles	
Plaster veneered exterior walls	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way

PREVIOUS SURVE	EY EVALUA	<u>TION</u>							
City Historic Reso	ources Dat	abase	Yes	HRI Code		2003 Status Code			
HSPB No.									
2016 EVALUATIO	<u>DN</u>		Na	itional Register		California Register		Local	7R
Period of Significa	ance	1936			Criterion	A/1/3			
Context Palm S	Springs bet	ween the Wars	(1919-1941)						
Theme Single	-family Res	sidential Develo	opment (1919-19	41)					
Sub-theme	Depressior	n-era Single-far	nily Residential D	evelopment (1930-	-1941)				
Period of Significa	ance				Criterion				
Context									
Theme									
Sub-theme									
Period of Significa	ance				Criterion				
Context									
Theme									
Sub-theme									
Statement of Sign	ificance								
Resource Database	e). This pro and transition	perty may be s on in the city. H	ignificant as an ex	ample of pre-Worl	d War II resident	orings' list of potential h ial development in Paln way; therefore, addition	n Springs, reflecti	ing an im	nportant
Notes/Additional	l Informati	ion							
resorts. In the 192 transform Palm Sp residents and seas resort-related devicellection of early Tract, which has a Stevens as mortgage	Os, busines orings into a onal visitor elopment for residential concentratige holder. Herings in 191	s tycoons, indu an internationa rs started build or the entertain neighborhood ion of 1930s si Harriet Dowie (16 for the favor	strialists, and oth I resort. While the ing architect-desi ners and the neigh s that developed t ngle-family reside Cody was the wife able climate. In the	er wealthy busines movie stars prima gned estates and datorhoods where the accommodate the ences. It was initiall of architect Harold at 1920s, Harriet be	smen, along with arily stayed at the rawing increased he wealthy indust e growing perma ly subdivided by I Bryant Cody. Ha	on land immediately su the Hollywood elite, die e resort hotels when visi l attention to the growin trialists started constru- nent settlement. This Harriet Dowie Cody and wrold Bryant Cody had re profitable Palm Spring	scovered the desiting Palm Spring gresort town. In cting their winter operty is located Reta McDowie vespiratory ailmer	ert and best of the series of	oegan to wealthy n to the the city has a calos Verdes scott T. the couple

7R

Assessor Parcel Number Additional APNs 504292014	2016 Status Code 1S 1CS 5S1				
Address 600 Direction W Prefix Stre	eet Panorama Suffix Rd				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
20	Date from Tax Assessor 1946 Date from Research				
No.	Date Source				
	Architect Clark & Frey				
	Architect Source				
	Builder				
	Original Owner Loewy, Raymond				
	Other Owner(s)				
	Historic Name				
	Common Name				
	Loewy Residence				
RESOURCE INFORMATION					
Original Use Single-family residence Stories					
	leighborhood Little Tuscany				
Resource Attribute HP2. Single family property Located	in a District? District				
Architectural Style Mid-century Modern	Additional Style				
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				

PREVIOUS SURVEY EVALUAT	<u> TION</u>				
City Historic Resources Data	base HRI Code		2003 Status Code		
HSPB No. 33					
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					
Documentation Form, "The Arc		the National Regist	er of miscorie rades (much the multipl	erroperty

1CS

5S1

1S

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
505360025 Address 701 Direction W Prefix Str	eet Panorama Suffix Rd
Location Direction w Frenk Sur	Sum Ru
	CONSTRUCTION INFORMATION
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1962 Date from Research
	Date Source
*	Architect McNaughton, James H.
*	Architect Source
00 41 - 10 - 10 - 10 - 10 - 10 - 10 - 10	Builder
	Original Owner Morrill, Harry
	Other Owner(s)
	Hearst, George and Rosalie
	Historic Name Morrill Residence
	Common Name
	Hearst Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/N	Neighborhood Little Tuscany
Resource Attribute HP2. Single family property Located	in a District? District
Architectural Style Regency Revival	Additional Style
CHARACTER DEFINING FEATURES	
Symmetrical façade	
Flat roof with dome over entrance	
Smooth plaster walls	
Vertically exaggerated entrance doors flanked by stylized columns, in recessed	entrance pavilion
Aluminum sliding windows	
Eccentrically detailed and unconventionally proportioned Neo-Classical feature	es including stylized, attenuated columns and entablature
Exaggerated, large lanterns	
Rectangular plan	
CENERAL ALTERATIONS	SHETOM ALTERATIONS
GENERAL ALTERATIONS No major alterations	CUSTOM ALTERATIONS

PREVIOUS SURVEY EVA	<u>LUATION</u>			
City Historic Resources	Database HRI Code	e	2003 Status Code	
HSPB No.				
2016 EVALUATION	National Regis	eter	California Register	Local 5S3
Period of Significance	1962	Criterion	C/3/4, 5	
Context Architectura	l Styles & Local Practitioners			
Theme Post-World V	War II Modernism			
Sub-theme Regen	cy Revival			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significan	ce			
distinctive details includi lanterns.	ing its domed entrance pavilion, vertically exagger	rated entrance doors fl	lanked by stylized, attenuated	d columns, and large, exaggerated
Notes/Additional Infor	mation			
population, coinciding wand developers the oppo trends. The Regency Rev movement. James McNau	of the post-World War II years and the rise of the of the peak of Modernism's popularity. This creat rtunity to explore and develop a wide range of arcival style combines attenuated and exaggerated Neighton was an art director and set designer for ear In the 1960s and 1970s he turned to residential dival style.	ed a demand for both chitectural types and ic eoclassical elements w ly television programs	mass-produced and custom heas, sometimes influenced by the the simple surfaces and fis in the 1950s, including Pulit	nousing that afforded architects y sophisticated global design lat roofs of the Modern tzer Prize Playhouse and The

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3
505360024	
Address 707 Direction W Prefix Street	Panorama Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1959 Date from Research
RESOURCE INFORMATION Original Use Single-family residence Stories	Architect Cody, William F., with alterations by Frey, Albert Architect Source Palm Springs Historical Society; Joseph Rosa, Albert Frey, Builder Original Owner Other Owner(s) Historic Name Frelinghuysen Residence Common Name Frelinghuysen Residence
Current Use Single-family residence Tract/Neighbor	ghborhood Little Tuscany
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	
Unadorned wall surfaces	
Slumpstone used as exterior wall panels	
Fixed windows	
Asymmetrical composition; primary façade is almost completely blank; recessed	entrance atrium
GENERAL ALTERATIONS CUS	TOM ALTERATIONS
Door (primary) replaced, No major alterations 195	9 alterations by Albert Frey

PREVIOUS S	SURVEY EVALUA	<u>ITION</u>					
City Histori	c Resources Dat	abase	HRI Code		2003 Status Code		
HSPB No.							
2016 EVAL	<u>UATION</u>		National Register	3S	California Register	3CS	Local 5S3
Period of Si	ignificance	1959		Criterio	n C/3/4, 5		
Context	Architectural Sty	les & Local Practitioner	S				
Theme	Post-World War	II Modernism					
Sub-theme	Mid-centur	ry Modern					
Period of Si	ignificance			Criterio	n		
Context							
Theme							
Sub-theme							
Period of Si	ignificance			Criterio	n		
Context							
Theme							
Sub-theme							
Statement of	of Significance						
alterations b	ty is significant as oy Albert Frey. It o trance atrium.	s an excellent example o exhibits quality of desig	of Mid-century Modern resion of and distinctive features in	dential architect ncluding its hor	ure designed by promin zontal massing, unador	ent architect Willi ned slumpstone wa	am F. Cody, with dl surfaces, and

3CS

3S

2016 Status Code

5S3

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents 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." 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. 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 coauthored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy.

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
504213006	
Address 711 Direction W Prefix S	Street Panorama Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1969 Date from Research
Control of the contro	Date Source
The state of the s	Architect Black, Michael
	Architect Source MIT Library
	Builder Opiginal Owner Chapter Educ Boot
	Original Owner Shapiro, Edna Root Other Owner(s)
	Other Owner(s)
	Historic Name
	Common Name
	Shapiro House
RESOURCE INFORMATION	
Original Use Single-family residence Stori	es 1
Current Use Single-family residence Trace	t/Neighborhood Little Tuscany
Resource Attribute HP2. Single family property Locat	ed in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Expressed post-and-beam construction	
Flat roof with wide overhanging eaves and canopies	
Unadorned wall surfaces	
Slumpstone screen walls with board-and-batten gates	
Flush-mounted clerestory windows	
Deep setback with U-shaped driveway; rectangular plan; entrance atrium ur	nder roof canopy; canopy supported on expressive cantilevered beams
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way

PREVIOUS SURVEY E					
City Historic Resour	ces Database Yes	HRI Code		2003 Status Code	7R
HSPB No.					
2016 EVALUATION		National Register		California Register	Local 5S3
Period of Significance	1 969		Criterion	C/3/4, 5	
Context Architect	ural Styles & Local Practitioners				
Theme Post-Wor	ld War II Modernism				
Sub-theme Mid	d-century Modern				
Period of Significano	:e		Criterion		
Context					
Theme					
Sub-theme					
					1
Period of Significano	:e		Criterion		
Context					
Theme					
Sub-theme					
Statement of Signific	cance				
	e e				rchitect Michael Black. It exhibits oof canopy supported on cantilevered
Notes/Additional In	formation				
population, coinciding and developers the op- trends. These condition "Palm Springs Modern is attributed to Willian this information. Accor Residence and the arc Michael Allan Black, A buildings. Prominent	g with the peak of Modernism's pop oportunity to explore and develop a ons and the architects' talents lead nism" or "The Palm Springs School. on F. Cody according to a list in the ording to Marvin Roos (correspond thitect was Michael Black; this has land, graduated from the USC School	oularity. This created a de a wide range of architectu to the development of an "Edna Root Shapiro was Palm Springs Historical Sc ence with City staff March been confirmed through o of Architecture in 1961. I sidence (1968), the Strub	mand for both n ral types and ide exceptional groe a San Francisco ociety archives, 123, 2015) the r other sources, in His work in Paln	nass-produced and custo eas, sometimes influence up of Modern buildings we heiress, artist, and art co but the finding aid for th esidence at 711 W. Pano cluding the MIT Library. In Springs included reside	which later came to be identified as ollector. The residence at this address the Cody papers did not corroborate orama Road is the Edna Root

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3
Address 877 Direction W Prefix Stre	eet Panorama Suffix Rd
	Tanorana Suna Ru
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1940 Date from Research Date Source Joseph Rosa, Albert Frey, Architect Architect Clark & Frey Architect Source Joseph Rosa, Albert Frey, Architect Builder Original Owner Hill, Maud Van Cortlandt Taylor Other Owner(s) Historic Name Stonehill Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	Stonehill 1
Current Use Single-family residence Tract/N	eighborhood Little Tuscany
	eighborhood Little Tuscany in a District? District
Architectural Style Ranch	Additional Style
CHARACTER DEFINING FEATURES One-story, sprawling, L- shaped plan	
Low, horizontal massing with wide street façade	
Low-pitched gable roof with open overhanging eaves	
Divided light steel sash casement windows	
Stone veneer at exterior walls; prominent stone chimney on primary façade; de	tached garage with gable roof; stone retaining walls, planters, and garden walls
GENERAL ALTERATIONS CO	USTOM ALTERATIONS
No major alterations	

	SURVEY EVALU		Yes	HRI Code				2003 Status Code			
2016 EVAL	<u>UATION</u>			National Register	3S			California Register	3CS	Local	5S3
Period of S	ignificance	1940				Criteri	on	A/1/3			
Context	Palm Springs be	tween the Wars	(1919-1941)								
Theme	Single-family Re	esidential Develo	pment (1919-1	1941)							
Sub-theme	Depression	n-era Single-fan	nily Residential	l Development (193	0-194	ł1)					
Period of S	ignificance	1940				Criteri	on	C/3/4, 5			
Context	Architectural St	yles & Local Prac	ctitioners								
Theme	Post-World Wa	II Modernism									
Sub-theme	Mid-cent	ıry Modern									
Period of S	ignificance					Criteri	on				
Context											
Theme											
Sub-theme											
Statement of Significance											
Resource D city; and as	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 a Ranch-style residence designed by the prominent local firm Clark & Frey. It exhibits quality of design with distinctive features including its sprawling plan, horizontal massing, steel casement windows, and stone veneer.										

2016 Status Code

3CS

5S3

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. Builder and real estate developer Alvah Hicks 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. 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.

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
504202007	
Address 926 Direction W Prefix	Street Panorama Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research
	Date Source
A STATE OF THE STA	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
And the second s	Historic Name
	Common Name
DECOUDE INFORMATION	
RESOURCE INFORMATION Original Use Single-family residence Sto	ories 1
Current Use Single-family residence Tra	ract/Neighborhood Little Tuscany
Resource Attribute HP2. Single family property Loc	cated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Hipped roof with clay barrel tiles, open eaves, and overhanging canopies s	
Stone and brick veneered exterior walls forming wide, uninterrupted expansion	anses
Stone chimney; stone garden walls	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way; no major alterations visible; the Desert Sun notes an alteration permit issued in 1950

		<u>201</u>	16 Status Code		583
PREVIOUS SURVEY EVALUA					
City Historic Resources Dat	tabase Yes H	RI Code	2003 Status Code		
HSPB No.	I				
2016 EVALUATION	Nationa	al Register	California Register	Loca	1 5S3
Period of Significance	1936	Criterio	A/1/3		
Context Palm Springs bet	tween the Wars (1919-1941)				
Theme Single-family Res	sidential Development (1919-1941)				
Sub-theme Depression	n-era Single-family Residential Develo	pment (1930-1941)			
Period of Significance		Criterio	on		
Context					
Theme					
Sub-theme					
Period of Significance		Criterio	on		
Context			<u> </u>		
Theme					
Sub-theme					
Statement of Significance					
This property was re-evaluat	ted during the 2015 survey as part of a nificant as an example of pre-World Wa				
Notes/Additional Informat					
resorts. In the 1920s, busines transform Palm Springs into other wealthy residents and s 1930s saw Palm Springs blos entertain them. The populari other cities in the United Stat extensively with Prescott T. S create a subdivision of his ow Lombardy Road and Panoran Tuscany, "because it reminde designed by John Porter Clarl of Seattle as well as in Tacom	ions were recorded in the early 1920s so tycoons, industrialists, and other we an international resort. While the mov seasonal visitors started building archissom, as increasing numbers celebrities ty of Palm Springs with the Depression test, and new subdivision development est, and new subdivision development of the title Tuscany," in a short rocky wana Road, Vista Drive, W. Cielo Drive, Tusted him of the Tuscan Hills of Italy." Patak and constructed in 1940. Per Patrick and Portland, bagan vacationing in Italy: main residence at 875 W. Chino Care	althy businessmen, along wie stars primarily stayed at itect-designed estates and ds made it their winter week n-proof movie industry sure resumed in earnest in the nesidential neighborhoods in ash in the north end of Palm uscan Road, and Leonard Rorick McGrew lists this house McGrew, John and Fannie Palm Springs beginning in tl	ith the Hollywood elite, of the resort hotels when vi- lrawing increased attenti- end getaway, and more of ely provided more econou nid-1930s. Builder and re- Palm Springs. However, a Springs. The Little Tusc- lad west of Via Monte Vis- e as a speculative residen Hamrick, who owned and the 1930s. In 1940, they p	discovered the desert and isiting Palm Springs thro isiting Palm Springs thro ion to the growing resort levelopment sprang up to mic stability for real estateal estate developer Alval in summer of 1936, Hick any tract includes Chino ista. Hicks gave the area throe for John and Fannie Hice John Alvanie H	d began to ugh the 1920s, town. The o house and te than in most h Hicks worked s decided to Canyon Road, ne name Little amrock eir home town ttle Tuscany

home, the profits from which offset the cost of building their own home. The third lot, held as a site for a future home for their daughter, was never developed.

Assessor Parcel Number Additional APNs	2016 Status Code 5B
508442012	
Address 1410 Direction S Prefix	Street Paseo De Marcia Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1962 Date from Research
The state of the s	Date Source
William of the state of the sta	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single family property Sto	ories 1
Current Use Single family property Tr	ract/Neighborhood Deep Well Ranch Estates
	cated in a District? District Deep Well Ranch Estates Historic District
Architectural Style Ranch	Additional Style Asian-inspired
CHARACTER DEFINING FEATURES	
One-story, linear plan	
Low, horizontal massing with wide street façade	
Low-pitched gable-on-hip roof with flared ridge and open eaves, and carv	ved wood ridge beams
Plaster veneered exterior walls with decorative wood battens	
Wood pergola with torii-style gateway	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	Not fully visible from public right-of-way; garage may have been converted to living space

City Historia Pagayyana Databasa	HRI Code	2003 Status Co	do
City Historic Resources Database	nki code	2003 Status Co	ue
HSPB No.			
2016 EVALUATION	National Register	California Regis	ter Local 5B
Period of Significance 1962		Criterion C/3/4	
Context Architectural Styles & Lo	ocal Practitioners		
Theme Ranch			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
quality of design and distinctive detai eaves, and carved wood ridge beams.	ils including its wood entrance pergola with t	torii-style gateway, low-pitched ga	able-on-hip roof with flared ridge and open
Notes/Additional Information			
style buildings by Paul R. Williams. By significant portion of Deep Well Randwas subdivided in ten units between and Phil Boyd. The ensuing long, low, Estates attracted its share of promine Williams. The Ranch house became o architecture of the period, often using underlying philosophy of the Ranch h	ed roof ridges, decorative chinoiserie-style fre	roach on the surrounding area and opment that became Deep Well Ratal review committee for the devel Colonial Revival, Ranch, and Middluding houses designed by Hugh Parld War II era. It was more conserted and capitalizing on the nationals entertaining, and natural mater	d William Grant, a local builder, purchased a canch Estates. The 231-parcel development opment that included architects Cliff May century Modern styles. Deep Well Ranch Kaptur, Wexler & Harrison, and E. Stewart vative than other modern residential al fascination with the "Old West." The rials, making it ideally suited to Palm Springs.

5B

Assessor Parcel Number	Additional APNs		2016 Status Code		5S3	
507082021						
Address 720 Direction	on E Prefix	Stree	Paseo El Mirador	Suffix		
Location						
2016 FIELD PHOTO			CONSTRUCTION INFORMATION			—
			Date from Tax Assessor 1941	Date fron	n Research	1
Date from Tax Assessor 1941 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Cantor, Eddie Historic Name Common Name Cantor Residence						
Original Use Single-family reside		Stories	1			_
Current Use Single-family reside			ighborhood El Mirador Estates			
Resource Attribute HP2. Single f	amily property	_ Located in	a a District? District			_
Architectural Style Spanish Co	lonial Revival		Additional Style			
CHARACTER DEFINING FEATURES						
Asymmetrical façade						
Irregular plan and horizontal massing	5					
Varied gable and hipped roofs with cl						
Plaster veneered exterior walls formi	ng wide, uninterrupted expans	es				
Wood-sash casement or double-hung	windows					
Round arched door (primary)						
Prominent brick chimney with weepi knee braces	ng mortar; buttressed wall; ent	rance porch	with wood posts and corbels; window a	nwning with (clay barrel tiles and wood	
GENERAL ALTERATIONS		<u>CU</u>	STOM ALTERATIONS			_
Wall cladding replaced						

	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 1941 Crit	terion 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 1941 Crit	terion B/2/2					
Context Palm Springs between the Wars (1919-1941)						
Theme The Influence of the Entertainment Industry (1919-1941)						
Sub-theme Sub-theme						
Period of Significance Crit	terion					
Context						
Theme						
Sub-theme Sub-theme						
Statement of Significance						
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development associated with the influence of the entertainment industry 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. Entertainer Eddie Cantor (c. 1892-1964) and his wife Ida lived here between 1944 and 1964.						
Notes/Additional Information						
The first residential subdivisions were recorded in the early 1920s on tracts largely concentresorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, alon transform Palm Springs into an international resort. While the movie stars primarily stayed other wealthy residents and seasonal visitors started building architect-designed estates at 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter entertain them. The popularity of Palm Springs with the Depression-proof movie industry so ther cities in the United States, and new subdivision development resumed in earnest in the Following the Depression-era demise of the golf course at El Mirador, El Mirador Estates (1 Stevens Nichols and her realtor husband Culver Nichols, along with local developer Ernest agenda for the area around the El Mirador Hotel. Given its prime location and large parcels, architecturally significant homes. Eddie Cantor (c. 1892-1964) was an American comedian, "Makin' Whoopee," "Yes! We Have No Bananas," and "If You Knew Susie." He wrote songs so of the Screen Actors Guild (1933-1935). Cantor was awarded an honorary Academy Award	ng with the Hollywood elite, discovered the desert and began to be at the resort hotels when visiting Palm Springs through the 1920s, and drawing increased attention to the growing resort town. The reveekend getaway, and more development sprang up to house and surely provided more economic stability for real estate than in most the mid-1930s. This property is located in El Mirador Estates. 1935-36) was subdivided by Prescott Stevens' daughter Sallie off. These large parcels continued the elite residential development s, the tract quickly became home to prominent villagers who built in, dancer, singer, actor, and songwriter known for hits including such as "Merrily We Roll Along," and served as the second president					

Assessor Parcel Number Additional APNs 507082016	2016 Status Code 6Z 6Z 6Z
Address 856 Direction E Prefix Stree	t Paseo El Mirador Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
***	Date from Tax Assessor 1946 Date from Research
- TO	Date Source
	Architect Frey, Albert
	Architect Source
	Builder
the second secon	Original Owner Woolley, J. A.
	Other Owner(s)
	Historic Name
	Common Name
	Woolley Residence
RESOURCE INFORMATION	
Original Use Single-family residence Stories	
	El Mirador Estates
Resource Attribute HP2. Single family property Located in	a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
	STOM ALTERATIONS
Extensively altered, Wall cladding replaced, Windows replaced - all	

PREVIOUS SURVEY EVALUATI	<u>ON</u>	
City Historic Resources Datab	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		
altered and therefore does not a	ppear eligible for historic designation.	lential architecture by prominent local architect Albert Frey. However, it has bee
Notes/Additional Information		

6Z

6Z

6Z

Assessor Parcel Number Additional APNs 2016 Status Code 6Z 6Z 6Z 6Z						
	treet Paseo El Mirador Suffix					
Location 2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
CONSTRUCTION INFORMATION Date from Tax Assessor 1941 Date from Research Date Source Architect Frey, Albert Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Frey House (I)						
	/Neighborhood					
Resource Attribute HP2. Single family property Locate Architectural Style	Additional Style					
Architectural Style Additional Style CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Demolished					

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

6Z

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3
507520023	
Address 1200 Direction E Prefix	Street Paseo El Mirador Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1939 Date from Research
	Date Source
	Architect Clark & Frey
	Architect Source
	Builder
	Original Owner Clark, John Porter
	Other Owner(s)
	Historic Name
	Common Name
	Clark Residence
DESCRIBES INFORMATION	
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 Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One and two-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves and cantilevered canopies	
Glass and corrugated metal used as exterior wall panels	
Exterior stairs	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	Not fully visible from public right-of-way; no major alterations visible. Desert Sun reports John Porter Clark applying for a permit for an addition in 1949.

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 1939	Criterion A/1/3			
Context Palm Springs between the Wars (1919-1941)				
Theme Single-family Residential Development (1919-1941)				
Sub-theme Depression-era Single-family Residential Development (193	0-1941)			
Period of Significance 1939	Criterion C/3/4, 5			
Context Architectural Styles & Local Practitioners				
Theme Early 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 early example of Mid-century Modern residential architecture in Palm Springs by prominent local architect John Porter Clark, one of the founders of "Desert Modernism." The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging eaves and cantilevered canopies, and corrugated metal wall cladding.				
Notes/Additional Information				
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 hey 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. This house was Clark's own residence; according to City Directories and the Desert Sun he lived here through at least 1954. It expresses the freedom of design and freedom from convention embodied in Modernism: its materials include steel columns and corrugated metal siding (a material previously confined to industrial uses), and its unusual plan lifting the small house off the ground, leaving the ground floor open as a shaded patio, shows the architect's response to environmental conditions.				

2016 Status Code

3CS

Assessor Parcel Number Additional APNs	2016 Status Code 7R
505312004	
Address 591 Direction N Prefix	Street Patencio Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1937 Date from Research
	Date Source
	Architect Wright Millard and Desert Trees (landscape design)
	Architect Source
	Builder Atkin & Marsh
	Original Owner Clune, J.W.
	Other Owner(s)
	Johnson, Herbert F. "Hib"' Hamilton, George
A MARINE STATE OF THE STATE OF	Historic Name
	Common Name
	Clune/Johnson Residence
DESCRIPCE INFORMATION	
RESOURCE INFORMATION Original Use Single-family residence Sto	Stories 2
Current Use Single-family residence Tr.	Tract/Neighborhood Merito Vista
Resource Attribute HP2. Single family property Loc	Located in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Hipped roofs with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
GENERAL ALTERATIONS Porch altered or enclosed, Windows replaced - some	CUSTOM ALTERATIONS Not fully visible from public right-of-way; gatehouse appears intact; some
30110	windows replaced on main house, openings possibly altered, and veranda enclosed

City Historic Resources Database Yes HRI Code 2003 Status Code 7R 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 Sub-theme	
Statement of Significance	
Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Sprin 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 may also be significant for its Spanish Colonial Revival architecture. However, the property is not fully visible from the public rig information about its integrity needed to complete the evaluation.	winter resort destinations. It
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surround resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovere transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Pal residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resor resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing the collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdiparcels" for those who "do not necessarily care to erect pretentious homes here." The house was built by C.W. Clune in 1937 w Millard Wright and Desert Trees. In the 1940s, it became the residence of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, president of S.C. Johnson & Science of Herbert F. "Hib" Johnson, pr	d the desert and began to lm Springs, other wealthy t town. In addition to the eir winter homes, the city has a is located in the Merito Vista livision into "small estate ith landscaping done by

7R

Assessor Parcel Number Additional APNs	2016 Status Code 7R
505292001	
Address 784 Direction N Prefix	Street Patencio Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1934 Date from Research 1935
	Date Source Steve Vaught
	Architect Off & Wilson
	Architect Source Palm Springs News
	Builder
	Original Owner Morrison, Charles F. "Chuck" and Morrison, Lee
	Other Owner(s)
	Ryan, Daniel Francis
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stor	ies 2
Current Use Single-family residence Trac	ct/Neighborhood Merito Vista
Resource Attribute HP2. Single family property Loca	ted in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roofs with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Wood-sash casement windows with divided lights	
Prominent corner parcel; brick wall and mature landscaping; exterior brick	s chimney
,	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from the public right-of-way

ssessor Parcel Number Additional APNs 05291007 Additional APNs 7R			
Address 795 Direction N Prefix Stre	eet Patencio Suffix Rd		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor 1941 Date from Research		
	Date Source		
	Architect Matcham, Charles O.		
	Architect Source Desert Sun		
Continues of the second	Builder Rocks, Harry		
2	Original Owner Stein, Dorothy		
	Other Owner(s)		
The state of the s	Historic Name		
	Common Name		
RESOURCE INFORMATION			
Original Use Single family property Stories			
	Jeighborhood Merito Vista		
Resource Attribute HP2. Single family property Located	in a District? District		
Architectural Style	Additional Style		
CHARACTER DEFINING FEATURES			
	CUSTOM ALTERATIONS		
Unknown/not visible N	lot visible from public right-of-way		

			<u>2016 St</u>	atus Code		7R
PREVIOUS SURVEY EVALUA	<u>ATION</u>					
City Historic Resources Date	tabase	HRI Code		2003 Status Code		
HSPB No.						
1101 2 1101	<u> </u>					
2016 EVALUATION	1	National Register	C	California Register	Local	7R
Period of Significance	1941		Criterion	A/1/3		
Context Palm Springs bet	tween the Wars (1919-1941)					
Theme Single-family Re	sidential Development (1919-1	941)				
Sub-theme Depression	n-era Single-family Residential	Development (1930-1	941)			
		7				
Period of Significance	1941		Criterion	C/3/5		
Context Architectural Sty	rles & Local Practitioners					
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
business flocked to the deser	cant as an example of pre-World t in the winter, helping to ceme atcham. The property is not visi	ent the village's reputat	tion as one of the	nation's top winter reso	ort destinations; and as	the work of
Notes/Additional Informat	ion					

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. 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." 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. Among his most well-known designs was Wrigley Field in Los Angeles (1925) and Robinsons Department Store (1951) in Beverly Hills. Matcham retired in 1969. He died in 1980.

Assessor Parcel Number Additional APNs 505251007	2016 Status Code 5S3			
Address 987 Direction N Prefix Stro	eet Patencio Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1933 Date from Research			
	Date Source			
	Architect			
THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSON NAMED IN COLUMN T	Architect Source			
	Builder			
	Original Owner			
	Other Owner(s)			
	Somavia, J.Ramon; Hoover, Al E.; Miller, Arther			
	Historic Name			
	Common Name			
	White Picketts			
RESOURCE INFORMATION Original Use Single family property Stories	1			
Current Use Single family property Tract/N	leighborhood Merito Vista			
	in a District? District			
Architectural Style Ranch	Additional Style			
CHARACTER DEFINING FEATURES				
One-story, sprawling, L-shaped plan				
Low, horizontal massing with wide street façade				
Low-pitched gable roof with open overhanging eaves				
Board-and-batten siding				
Divided light double-hung wood sash windows				
Wide, covered front porch with wood posts				
Louvered wood shutters				
Door (primary) with metal pull and strap hinges; exterior plastered chimney of	n secondary façade			
GENERAL ALTERATIONS CO	CUSTOM ALTERATIONS			
No major alterations				

PREVIOUS SURVEY EVALUA	<u> </u>			
City Historic Resources Data	ıbase HF	RI Code	2003 Status Code	
HSPB No.				
2016 EVALUATION	National	Register	California Register	Local 5S3
Period of Significance	1933	Criterio	n A/1/3	
Context Palm Springs betw	ween the Wars (1919-1941)			
Theme Single-family Resi	idential Development (1919-1941)			
Sub-theme Depression	-era Single-family Residential Develop	ment (1930-1941)		
Period of Significance		Criterio	n	
Context				
Theme				
Sub-theme				
Period of Significance		Criterio	n	
Context				
Theme				
Sub-theme				
Statement of Significance				
Notes/Additional Information	on			
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development fo collection of early residential tract, an important early tract	ons were recorded in the early 1920s of tycoons, industrialists, and other wean international resort. While the movies started building architect-designed ear the entertainers and the neighborhoneighborhoods that developed to accordat was advertised for its "natural be of necessarily care to erect pretentious."	althy businessmen, along we e stars primarily stayed at estates and drawing increas ods where the wealthy ind mmodate the growing per auty," its status as a playgr	ith the Hollywood elite, dis the resort hotels when visit ed attention to the growing ustrialists started construc nanent settlement. This pro	covered the desert and began to ting Palm Springs, other wealthy g resort town. In addition to the ting their winter homes, the city has a operty is located in the Merito Vista

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3
505251005			
Address 999 Direction N Prefix Street Patencio			Suffix Rd
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1959	Date from Research
	West and W	Date Source	
The state of the s			
	The state of the s	Architect Jones & Emmons	
7			
AND THE RESERVE OF THE PERSON		Architect Source	
	STATE OF STREET	Builder	
		Original Owner	
	The state of the s	Other Owner(s)	
		Robinson, J.J. and Edward	
		Historic Name	
		Common Name	
		Robinson Residence	
RESOURCE INFORMATION Original Use Single-family	v residence St o	ories 1	
Current Use Single-family		act/Neighborhood Merito Vista	
Resource Attribute HP2.	Single family property Loc	cated in a District? District	
Architectural Style Mid	-century Modern	Additional Style	
CHARACTER DEFINING FEAT	TURES		
One-story configuration with s	simple geometric forms		
Horizontal massing			
Flat roof with wide overhanging	ng eaves and cantilevered canopies		
Unadorned wall surfaces with	no decorative detailing		
Stone veneer exterior walls			
Flush-mounted metal frame w	indows		
Large estate lot; attached carp	ort		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
No major alterations		Not fully visible from public right-of-way	but appears to have no major alterations

	2016 Status Code	553
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 1959	Criterion C/3/4, 5	
Context Architectural Styles & Local Practitioners		
Theme Post-World War II Modernism		
Sub-theme Mid-century Modern		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Statement of Significance		
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as an excellent example of Mid-century Mode & Emmons. Although it is not fully visible from the public right-of-way, no major	ern residential architecture designed by	historic resources (Citywide Historic the prominent architectural firm Jones
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." Frederick E. Emmons, Jr. graduated from Cornell University with a degree in architecture in 1929, and after working for the New York firm of McKim, Mead & White, moved to Los Angeles in 1932. There he met A. Quincy Jones when they were both employed at Allied Engineers in San Pedro. Jones had moved to Los Angeles in 1936 after graduating from the University of Washington, and worked for a number of prominent Los Angeles architects including Douglas Honnold and Paul R. Williams. Both Emmons and Jones returned to Los Angeles after serving in the U.S. Navy during World War II, and in 1951 founded the firm of Jones & Emmons, a partnership which was among the masters of Modern architecture in Southern California during the second half of the 20th century and which continued until Emmons' retirement in 1969. Jones & Emmons developed a distinctly Californian expression of modernism characterized by simple post-and-beam construction, warm woods and other natural materials, integrated systems and inviting scale. The firm utilized new building technologies and structural innovations, including lightweight post-and-beam construction with pre-assembled parts, which decreased costs and production time. The firm is estimated to have designed thousands of homes, ranging from modest tract houses to lavish custom residences such as Sunnylands, the 32,000-square-foot estate of Ambassador and Mrs. Walter Annenberg in Rancho Mirage. Jones and Emmons designed office, restaurant, and factory buildings throughout California as well as a number of prominent civic and institutional projects, including numerous buildings on the University of California campuses at Irvine, Los Angeles, Riverside, and San Diego. Among the firm's many honors and awards, Jones & Emmons was named AIA Firm of the Year in 1969.

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3
513132005	
Address 257 Direction S Prefix Stree	Patencio Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1924 Date from Research
	Date Source
	Architect
Lorokio	
	Architect Source
	Builder Coutts, Gordon
	Original Owner Coutts, Gordon
	Other Owner(s)
	Naish, J. Carroll; Aguiano, Jeane Coutts; Nelson, Leo
	Historic Name Dar Marroc; Gordon Coutts Art Gallery; Coutts Castle; Ba
	Common Name
	Korakia Pensione
RESOURCE INFORMATION Original Use Single-family residence Stories	2
Current Use Commercial Tract/Ne	ighborhood Tahquitz Park Estates
	a District? District
Architectural Style Moorish Revival	Additional Style
CHARACTER DEFINING FEATURES	
Irregular plan	
Two story massing	
Asymmetrical composition	
Flat roof	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Round arched, divided light wood sash casement windows	
Crenellated walls; promient paneled wood door (primary) in horseshoe arch; dec	corative mosaic tile inlay; pent roof over entrance with clay barrel tiles
GENERAL ALTERATIONS CU	STOM ALTERATIONS
	rge addition at southwest (rear)corner; dome removed

PREVIOUS	SURVEY EVALU	ATION					
City Histo	ric Resources Da	atabase Yes	HRI Code		2003 Status Code	5S3	
HSPB No.							
2016 EVA	LUATION		National Register	3S	California Register	3CS	Local 5S3
Period of	Significance	1924		Criterion	A/1/3		
Context	Palm Springs be	etween the Wars (1919-1941)					
Theme	Single-family Re	esidential Development (1919	-1941)				
Sub-them	e Single-fan	mily Residential Development	(1919-1929)				
Period of	Significance	1924-1937		Criterion	B/2/2		
Context	Palm Springs be	etween the Wars (1919-1941)					
Theme	Association witl	h Important People					
Sub-them	e						
Period of	Significance	1924		Criterion	C/3/4		
Context	Architectural St	tyles & Local Practitioners					
Theme	Moorish Reviva	ıl					
Sub-them	e						
Statement	t of Significance						
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1920s residential development in Palm Springs, and the city's growing reputation as an enclave for artists; for its association with the noted Scottish-born painter Gordon Coutts; and as a rare local example of Moorish Revival-style architecture. It exhibits quality of design with distinctive features including its crenellated plaster walls, horseshoe arches, and decorative mosaic tile details.							
Notes/Add	ditional Informa	ation					
In the 1920s Palm Springs became known as a resort destination that catered to the wealthy and the Hollywood elite. The village also attracted artists and writers in the early years of the 20th century, drawn no doubt by the beauty and solitude of the desert. One of the most exotic Mediterranean-inspired houses in Palm Springs is Dar Marroc (now the Korakia Pensione), the home of Scottish-born painter Gordon Coutts, who after a lifetime of wandering the world spent his last years in Palm Springs. Coutts was born in Aberdeen in the mid-1860s and studied art at the Académie Julian in Paris, where he distinguished himself with his landscapes and portraits; he later spent ten years as an art instructor in New South Wales, Australia, and some of his works now hang in the Australian National Art Gallery, the Adelaide National Gallery, and the Melbourne Art Gallery. Coutts moved to San Francisco with his American wife Alice about 1900; after their divorce in 1917, he spent several years living in Spain and North Africa with his second wife, Gertrude. In the early 1920s ill health ended Coutts' travels and brought him to Palm Springs, then a budding artists' colony whose climate and light reminded him of North Africa. He built Dar Marroc in 1924, complete with crenellated walls, horseshoe arches, tiled patios, and tinkling fountains. Coutts settled there with his wife and daughters and hosted a bohemian salon of artists that included American Gothic painter Grant Wood, the great English portrait artist Sir John Lavery, and film stars like Errol Flynn and Rudolph Valentino. Coutts died in Palm Springs in 1937. After his death, Dar Marroc was converted into an apartment building.							

2016 Status Code

3CS

Assessor Parcel Number	Additional APNs		2016 Status Code			5S3
513181009						
Address 395	Direction S Prefix	Stre	et Patencio	Suffix	Rd	
Location						
2016 FIELD PHOTO			CONSTRUCTION INFORMATION			
			Date from Tax Assessor 1962	Date fr	om Research	
			Date Source			
			Architect Wheller, Richard Georg Architect Source Builder Original Owner Other Owner(s) Beirne Historic Name Common Name	ge; Frey, Albe	rt (1977 additio	on)
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Tahquitz Park Estates Resource Attribute HP2. Single family property Located in a District? District Architectural Style Mid-century Modern Additional Style						
CHARACTER DEFINING FEA						
Horizontal massing	- Simple geometric forms					
	ging eaves and cantilevered canopies	S				
Perforated concrete block so						
Unadorned wall surfaces wit						
	plock, and stone used as exterior wal	ll nanels and ac	cent materials			
Flush-mounted metal frame		ii paireis aira aet				
	cular swimming pool; asymmetrical e and sidelight; detached garage	composition; p	projecting porte-cochere; rectilinear, st	cone veneere	d projections; d	ouble flush
GENERAL ALTERATIONS		<u>CI</u>	USTOM ALTERATIONS			
Addition to rear/side facade			977 addition at north façade by Albert	Frey		

			<u>2010 Sta</u>	itus code		553
PREVIOUS SURVEY EVALUA	<u>TION</u>					
City Historic Resources Dat	abase	HRI Code	2	2003 Status Code		
HSPB No.						
2016 EVALUATION	N	lational Register	Ca	alifornia Register	Local	5S3
Period of Significance	1962		Criterion	C/3/4		
Context Architectural Sty	rles & Local Practitioners					
Theme Post-World War	II Modernism					
Sub-theme Mid-centur	ry Modern					
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
addition by Albert Frey. It exl	s an excellent example of Mid-cc hibits quality of design and dist d concrete block screen walls.					

2016 Chatria Cada

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." Richard George Wheeler, AIA, was born in 1917 in San Diego, California, the son of architect William Henry Wheeler. Following his graduation from San Diego High School in 1935, Richard attended San Diego State College for three years before transferring to UC Berkeley, from which he graduated in 1941. After he graduated he taught night classes in architecture at UC Berkeley. Upon the United States' entry into World War II, Wheeler applied for and received a commission in the Navy, which came through in May 1942. After the war, Wheeler returned to worked for his father at Wheeler & McGowan, Architects and Engineers, but after he received his architectural license in 1947, he opened his own practice. He began with primarily residential commissions, but diversified rapidly, partly owing to his relationship with Legler Benbough, for whom he designed several medical buildings. Wheeler died in 1990. Albert Frey, FAIA, earned his architectural diploma at the Institute of Technology in Switzerland in 1924. He relocated to Paris in 1928 and worked briefly for Le Corbusier before emigrating to the United States in 1930. There he formed a partnership with New York architect A. Lawrence Kocher. Although their collaboration produced only four buildings, they co-authored many articles on modern design, urban planning, and technology, and published several experimental projects for low-cost prefabricated housing. In 1934 Frey traveled to Palm Springs to supervise construction of a Modern mixed-use building for Kocher's brother, Dr. J.J. Kocher, and eventually established himself there permanently. Always working within the precepts of the Modern movement, Frey enthusiastically experimented with new materials such as corrugated steel, trusses made of thin pipe, and concrete block, to adapt his designs to the desert climate, landscape, vegetation, and colors. He worked in partnership with local architect John Porter Clark from 1939 to 1957, and with Robson Chambers from 1959 to 1966. Frey's architectural impact in the Coachella Valley was enormous. It is revealed in the sheer number of his built projects, including houses, schools, a fire station, churches, shopping centers, hospitals, a yacht club, restaurants, hotels, and apartments; in the prominence of some of his buildings, such as Palm Springs City Hall, the Tramway Gas Station, the Palm Springs Aerial Tramway Valley Station, and Frey Houses I and II; and in the respect for his work as reviewed in the architectural press throughout Frey's life and, later, by scholars and architectural aficionados drawn to the Coachella Valley to celebrate Frey's design legacy.

Assessor Parcel Number Additional APNs		2016 Status Code	5S3
513193005			
Address 416 Direction S Prefix	Street	Patencio	Suffix Rd
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1935	Date from Research 1937
		Date Source Desert Sun 4/19/1	937
	The state of the s	Architect Pennell, W.C.	
		Architect Source Desert Sun, 4/	9/1937
		Builder Holton, Harry E.	
		Original Owner Brigden, T. I	Owight
		Other Owner(s)	
		Housman, George A.; Hopkins, Har	rold
		Historic Name	
		Common Name	
RESOURCE INFORMATION			
Original Use Single-family residence	Stories	1	
Current Use Single-family residence	Tract/Neig	Tahquitz Park Es	tates
Resource Attribute HP2. Single family property	Located in a	District? District	
Architectural Style Spanish Colonial Revival		Additional Style	
CHARACTER DEFINING FEATURES			
Asymmetrical façade			
Irregular plan and horizontal massing			
Hipped roof with clay barrel tiles and open eaves			
Plaster veneered exterior walls forming wide, uninterrupted exp	anses		
Wood French doors with divided lights			
GENERAL ALTERATIONS	CUS	TOM ALTERATIONS	
Decorative elements added, Windows replaced - some	Not		y; cutout shutters and wood pergola

		2016 Status Code	5\$3			
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 1937		Criterion A/1/3				
Context Palm Springs between the Wars	(1919-1941)					
Theme Single-family Residential Develop	pment (1919-1941)					
Sub-theme Depression-era Single-fam	ily Residential Development (193	0-1941)				
Period of Significance		Criterion				
Context						
Theme						
Sub-theme						
Period of Significance		Criterion				
Context						
Theme						
Sub-theme						
Statement of Significance						
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.						
Notes/Additional Information						
The first residential subdivisions were record resorts. In the 1920s, business tycoons, industransform Palm Springs into an international other wealthy residents and seasonal visitors 1930s saw Palm Springs blossom, as increasi entertain them. The popularity of Palm Spring other cities in the United States, and new sub March of 1923, Pearl McCallum McManus, da Tennis Club neighborhood). McManus built a local landmark. Los Angeles-based architect was practice. He worked in the popular styles of the state of	strialists, and other wealthy busing resort. While the movie stars pring started building architect-designing numbers of celebrities made it gs with the Depression-proof moved division development resumed in ughter of early Palm Springs settled Mediterranean villa-inspired hom W.C. Pennell was a long-time associated.	essmen, along with the Hollywood elite, dis marily stayed at the resort hotels when visited estates and drawing increased attention their winter weekend getaway, and more or vie industry surely provided more economic earnest in the mid-1930s. This property is er John Guthrie McCallum, subdivided Tahone, "The Pink House" at 281 S. Tahquitz Driciate of architect John C. Austin. By 1936, P	scovered the desert and began to iting Palm Springs through the 1920s, in to the growing resort town. The development sprang up to house and it stability for real estate than in most is located in the Tahquitz Park tract. In quitz Park (colloquially known as the ive (demolished) that was a noted rennell had established his own			

Assessor Parcel Number	Additional APNs	2016 Status Code	7R
513193034			
Address 486 Direct	tion S Prefix S	treet Patencio	Suffix Rd
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1925	Date from Research 1933
	**	Date Source	
	WAR TO	Architect Neff, Wallace	
		Architect Source	
		Builder	
		Original Owner Bourne, Art	hur Keeler
		Other Owner(s)	
		Bigelow, Uphanm; Fulton, Muriel;	Balshe, Albert; Cain, Byron A.
		Historic Name Bourne Resid	ence
		Common Name	
		Ranchoa; Bourne Residence; Villa	Patencio
RESOURCE INFORMATION			
Original Use Single-family resid	dence Storie	es 1	
Current Use Single-family resid	dence Tract	/Neighborhood Tahquitz Park Es	tates
Resource Attribute HP2. Single	e family property Locate	ed in a District? District	
Architectural Style		Additional Style	
	c	·	
CHARACTER DEFINING FEATURE	5		
CENEDAL ALTERATIONS		CUCTOM ALTERATIONS	
Addition to primary facade, Additio	n to rear/side facade, Carport	CUSTOM ALTERATIONS Substantially altered; porte-cochere and	d multi-car carport added to primary
added, Door (primary) replaced, Ex enclosed, Windows replaced - all	tensively altered, Porch altered or	façade; multiple additions at secondary windows replaced	façade; door (primary) replaced; all

					2016 S	<u>Status Code</u>			7R
PREVIOUS	SURVEY EVAL	<u>UATION</u>							
City Histor	ic Resources D	atabase	Yes	HRI Code		2003 Status Cod	le		
HSPB No.									
2016 EVAL	UATION		N	lational Register		California Regist	er	Local	7R
Period of S	ignificance	1933			Criterion	A/1/3			
Context	Palm Springs h	etween the War	s (1919-1941)						
Theme	Single-family I	Residential Devel	opment (1919-1	941)					
Sub-theme	Depress	ion-era Single-fa	mily Residential	Development (1930	-1941)				
Period of S	ignificance	1933			Criterion	C/3/4, 5			
Context	Architectural S	Styles & Local Pra	actitioners						
Theme	Period Reviva	Styles							
Sub-theme	Spanish	Colonial Revival							
Period of S	ignificance				Criterion				
Context									
Theme									
Sub-theme									
Statement	of Significance	!							
Resource Dathe desert in Wallace Net	atabase). It is a n the winter, he ff for Arthur K. I	prominent exam lping to cement t Bourne, head of t	ple of pre-World the village's repu he Singer Sewing	art of an update to the War II residential datation as one of the symmetrian was and should be also be	levelopment, when nation's top winte . This property has	n important figures r resort destinatio s been substantiall	s in film, finance ns. It was desig y altered and di	e, and business ned by master	flocked to architect

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. Arthur Keeler Bourne (1877-1967) was the second son of Frederick Gilbert Bourne, who was widely credited with the dramatic growth and worldwide success of the Singer Sewing Machine Company. When Frederick died, Arthur inherited a large portion of the company fortune. Arthur chose architect Wallace Neff to design his three homes: a San Marino estate at 1861 Lombardy Road (1927), a Glendora winter residence at 820 N. Verano Drive (The Singer Mansion, 1032), and a Palm Springs weekend home at 486 S. Patencio Road (1933). California architect Wallace Neff, FAIA, is recognized for his skillful adaptation of the Mediterranean idiom to the local landscape. Neff developed an interest in architecture at an early age. He was raised in Altadena, but moved to Europe in 1904, where he lived until the start of World War I. After moving back to the United States, Neff studied architecture under Ralph Adams Cram at MIT. He later returned to California and worked as an apprentice to Santa Barbara architect George Washington Smith. In 1922, Neff moved to Pasadena, where he maintained a home and office throughout his career. Neff is largely known for his elegant estates built throughout the Los Angeles area in the 1920s. Most notably, Neff designed "Pickfair," the Beverly Hills home of Mary Pickford and Douglas Fairbanks. Wallace Neff retired in 1975, and died in 1982. The house Neff designed in Palm Springs for Arthur Bourne House is a Spanish hacienda style built around a central courtyard and swimming pool, but the simplicity of its forms and its integration of indoor spaces with exterior terraces reflects this important architect's attempt to "fuse the Mediterranean Revival with the modern style." (Alson Clark, "Wallace Neff, Architect of California's Golden Age")

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3
Address 2587 Direction S Prefix Stree	et Pequeno Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1968 Date from Research
	Architect Krisel, William Architect Source Builder Original Owner Grundt, Bob (designed for); Tipper (bought preconstruction) Historic Name Common Name Tipper-Grundt Residence
Resource Attribute HP2. Single family property Located in	1 1/2 eighborhood Canyon Country Club n a District District
Architectural Style Late Modern	Additional Style
CHARACTER DEFINING FEATURES Bold geomteric volumes	
Large expanses of unrelieved wall surfaces	
Uniform use of stone cladding	
Concrete columns expressed on façade	
No applied ornament	
Hipped roofs with wide overhanging eaves	
Irregular plan; one story massing; asymmetrical composition; cluster of four oct	agonal pavilions with a fifth, attached octagonal carport
GENERAL ALTERATIONS CU	JSTOM ALTERATIONS
	ntrance wall and gates may have been added

PREVIOUS SURVEY EVALU	<u>ATION</u>				7	
City Historic Resources Da	ntabase HRI Code		2003 Status Code			
HSPB No.						
2016 EVALUATION	National Register	3S	California Register	3CS	Local 5S3	
Period of Significance	1968	Criterion	C/3/4,5			
Context Architectural St	yles & Local Practitioners					
Theme Post-World War	r II Modernism					
Sub-theme Mid-centr	ury Modern					
Period of Significance		Criterion				
Context						
Theme						
Sub-theme						
Period of Significance		Criterion				
Context		Criterion				
Theme						
Sub-theme						
Statement of Significance						
This property is significant as an excellent example of Late Modern residential architecture designed by prominent architect William Krisel. It exhibits quality of design and distinctive features including its bold geometric forms, unrelieved stone-clad wall surfaces, and clustered hipped roofs with wide overhanging eaves.						
•						
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." William Krisel, AlA, graduated from Beverly Hills High School in 1941 and enrolled at USC's School of Architecture. His studies were interrupted by the United States' entry into World War II. Following his service in Army Intelligence, Krisel returned to school in 1946, making use of the GI Bill, and graduated in 1949. He worked in the offices of Paul Laszlo and Victor Gruen before earning his architect's license in 1950 and founding a partnership with Dan Saxon Palmer. Palmer and Krisel designed custom homes, commercial projects, and most notably, tract homes. Palmer and Krisel designed more than 20,000 houses for the Alexander Construction Company and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in the mid-1960s. Krisel renamed the firm William Krisel, AlA. Krisel's experience in design and construction includes nearly every kind of structure, including high- and low-rise office and apartment buildings, shopping centers, industrial buildings, factories, schools, hospitals, religious buildings, hotels, and restaurants. He was among those who pioneered the use of innovative, modern design for affordable tract housing, commercial buildings and multi-unit residential architecture. Krisel's work has garnered numerous awards for design exc						

2016 Status Code

3CS

Assessor Parcel Number Additional APNs 507201006	2016 Status Code 5S1
	treet Phillips Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1962 Date from Research Date Source Architect Cody, William Architect Source Builder Original Owner Abernathy, James Logan Other Owner(s) Historic Name Abernathy Residence Common Name Abernathy Residence
	/Neighborhood Movie Colony ed in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	7R
HSPB No. 86			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-86). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z				
Address 772 Direction SE Prefix Street	st Prescott Suffix Dr				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1933 Date from Research 1934 Date Source Desert Sun Architect Bradley, Harley S. Architect Source Steve Vaught Builder Original Owner Woolsey, Robert M. Other Owner(s) Anderson, Guy; Hubbard, Agnes; Frederick, Robert B.; Moss, Hy Historic Name Common Name Woolsey Residence; Desert Paradise; Antares of Palm Springs; The Abbey Palm Springs				
	ighborhood Merito Vista a a District? District				
Architectural Style	Additional Style				
CHARACTER DEFINING FEATURES					
	STOM ALTERATIONS molished				

PREVIOUS SURVEY EVALUAT		2002 Shakara	- C- J-	
City Historic Resources Datal HSPB No.	base Yes HRI Code	2003 Status	code	
IISI D NO.				
2016 EVALUATION	National Register	6Z California Ro	egister 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context			<u> </u>	
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
Notes/Additional Informatio	o n			
by the Bob Howard family. How converted by Agnes Hubbard in	obert Woolsey and designed by prominent Los A ward was owner of the Howard Manor Hotel, for nto a small hotel called Desert Paradise. In the 19 eplaced by a new multi-family complex. Historic	merly the Colonial House (presented) 190s, it became the gay resort, Tl	ntly Colony Palms). In 1 ne Abbey Palm Springs	1956, the property was

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 7R
504114005	
Address 2905 Direction N Prefix	Street Puerta Del Sol Suffix
Location Historic address: 2205 La Puesta del Sol	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1935 Date from Research Date Source Architect Pedersen, John P. Architect Source Palm Springs News Builder Maclean, Harvey Original Owner Butterworth, Charles Other Owner(s) Earl, Lois; Hornstein, Robert; Scheinwald, Steve; Hanel, Edward Historic Name Charles Butterworth Residence Common Name Charles Butterworth Residence
Current Use Single-family residence To	tories 1 ract/Neighborhood Racquet Club Colony ocated in a District? District Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not visible from public right-of-way. According to the Desert Sun, there was an addition in 1961.

	2016 Status Code 7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 7R
Period of Significance 1935	riterion 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	riterion
Context	
Theme	
Sub-theme	
	riterion
Context	
Theme	
Sub-theme Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to the City of Resource Database). This property may be significant as an example of pre-World War II period of growth and transition in the city. However, it is not fully visible from the public needed to complete the evaluation.	I residential development in Palm Springs, reflecting an important
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largely concresorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, a transform Palm Springs into an international resort. While the movie stars primarily stated the wealthy residents and seasonal visitors started building architect-designed estates 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter entertain them. The popularity of Palm Springs with the Depression-proof movie industriation of the United States, and new subdivision development resumed in earnest in which was developed beginning in 1935 on a forty acre tract located directly to the north of Beverly Hills, who was heavily involved in Southern California real estate development original founding members of the Racquet Club. Shortly after the club's opening, Marks panin thoroughfare was Santa Catalina Road and Marks had this ornamental gateway cor residence was built by Marks for character actor and Racquet Club founding member Ch Award-winning actress Jane Wyman. Puerta del Sol was originally known as La Puesta del Sol was originally known	long with the Hollywood elite, discovered the desert and began to yed at the resort hotels when visiting Palm Springs through the 1920s, is and drawing increased attention to the growing resort town. The revekend getaway, and more development sprang up to house and ry surely provided more economic stability for real estate than in most in the mid-1930s. This property is located in the Racquet Club Colony, the of the Racquet Club. The developer of the tract was Walter N. Marks at for decades. Marks was also an avid tennis player and one of the purchased the property to the north and laid out streets in a grid. The instructed at the tract entrance just off Indian Canyon Drive. This arles Butterworth. In 1950-1951, the house was rented to Academy

Assessor Parcel Number	Additional APNs		2016 Status Code		5S3
501590009					
Address 590 Directi	ion E Prefix	Stree	t Racquet Club	Suffix	Rd
Location					
2016 FIELD PHOTO			CONSTRUCTION INFORMATION		
			Date from Tax Assessor 1964	Date fr	om Research
			Architect Kaptur, Hugh Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Fire Station No. 3	3	
RESOURCE INFORMATION Original Use Civic		Stories			
Current Use Civic			ighborhood		
Resource Attribute HP14. Gover	rnment building	Located in	a District? District		
Architectural Style Mid-centu	ıry Modern		Additional Style		
CHARACTER DEFINING FEATURES	<u> </u>				
One-story configuration with simple	geometric forms				
Horizontal massing					
Flat roof with cantilevered canopies	;				
Unadorned wall surfaces with little d	decorative detailing				
Plaster and brick exterior wall panel	ls				
Flush-mounted metal frame fixed flo	or-to-ceiling windows				
Rectangular plan; asymmetrical com supported on slender steel columns;	position of two volumes; by glazed aluminum door (pr	rick veneer with i imary); side patio	n-and-out bond at corners; plaster pier with low plastered masonry wall	s framing t	ruck bay; entrance canopy
GENERAL ALTERATIONS		<u>CU</u>	STOM ALTERATIONS		
No major alterations					

PREVIOUS SURVEY EVALUA						
City Historic Resources Data	abase Yes	HRI Code		2003 Status Code	7R	
HSPB No.						
2016 EVALUATION		National Register		California Register		Local 5S3
Period of Significance	1964		Criterion	A/1/3		
Context Post-World War I	II Palm Springs (1945-1969)					
Theme Post-World War I	II Civic & Institutional Develo	ppment (1945-1969)				
Sub-theme						
Period of Significance	1964		Criterion	C/3/4, 5		
Context Architectural Styl	les & Local Practitioners					
Theme Post-World War I	I Modernism					
Sub-theme Mid-century	y Modern					
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
Resource Database). It is signi designed by prominent archite flat roof with cantilevered can	ect Hugh Kaptur. Ît exhibits o	quality of design and dis	tinctive features			
Notes/Additional Information	on					
A post-World War II surge of a Palm Springs' population grevarchitects, reflected the prograttended Lawrence Technical to Palm Springs in 1954. He fir Frey, and other local architect notable post-and-beam house.	w, so did the need for civic an essive symbolism of Modern College in Michigan, working rst worked briefly for Wexler cs. Beginning in the late 1950	d institutional building: ism and expressed a wi g toward a degree in eng r & Harrison. Skilled at f s, during a period of rap	s. Schools, churc de range of Mod gineering. After s ree-hand drawi oid large-scale de	hes, fire stations, and leern interpretations. Alserving in the Marines ng, he made artist's rer	ibraries, many o Detroit native, I during the Kore Iderings of build	designed by local Hugh Kaptur, AIA, ean War, Kaptur moved dings for Wexler, Albert

Assessor Parcel Number	Additional APNs	2016 Status Code	6Z
504260010			
Address 133	Direction W Prefix	Street Racquet Club	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor	Date from Research
		Date Source	
		Architect	
		Architect Source	
		Builder	
		Original Owner Other Owner(s)	
		other owner(s)	
		Historic Name Common Name	
RESOURCE INFORMATIO Original Use Single far	N mily property	Stories N/A	
Current Use Vacant		Tract/Neighborhood	
Resource Attribute H	P2. Single family property	Located in a District? District	
Architectural Style		Additional Style	
CHARACTER DEFINING F	FATURES		
	<u> </u>		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	

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

Assessor Parcel Number 504250003 Address 287 Direction W Prefix Location 2016 FIELD PHOTO	Street Racquet Club Suffix Rd 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 Current Use Resource Attribute Architectural Style CHARACTER DEFINING FEATURES	Stories Tract/Neighborhood Located in a District? District Additional Style
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Demolished

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

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Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z				
Address 1333 Direction W Prefix Street	t Racquet Club Suffix Rd				
CONSTRUCTION INFORMATION Date from Tax Assessor 1944 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name					
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Resource Attribute HP2. Single family property Located in a District? District Architectural Style Additional Style CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS CUSTOM ALTERATIONS					

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

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Assessor Parcel Number Additional APNs 669444005	2016 Status Code 6Z 6Z 6Z
Address 175 Direction W Prefix Str	reet Radio Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1944 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
A STATE OF THE PARTY OF THE PAR	Other Owner(s)
	Historic Name
	Common Name Radio Station
	Nauto Station
RESOURCE INFORMATION Original Use Commercial Stories	1 1/2
Current Use Commercial Tract/I	Neighborhood
Resource Attribute HP6. 1-3 story commercial building Located	in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

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

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6Z

Assessor Parcel Number	Additional APNs	2016 Status Code	5\$3
508231006	508240004		
Address 1441 Direction	on E Prefix St	reet Ramon	Suffix Rd
Location 546 Calle Amigo			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor	Date from Research 1936
sales.	*	Date Source	
50 A	* 1/2		
	The World	Architect	
		Architect Source	
The same of the sa			
		Builder	
		Original Owner	
		Other Owner(s)	
		Historic Name Ramon Trailer Pa	ark
		Common Name	
		Ramon Trailer Park	
RESOURCE INFORMATION			
Original Use Multi-family resider	nce Storie	2 s 1	
Current Use Multi-family resider	nce Tract,	/Neighborhood	
Resource Attribute HP3. Multiple	e family property Locate	ed in a District? District	
Architectural Style Other		Additional Style	
CHARACTER DEFINING FEATURES			
OMMUNICIDA DEI INNING I ENT GREE			
A large, roughly rectangular parcel wi center and swimming pool.	th mobile home sites arranged on an irr	regular pattern of paved streets, surroundir	ng a central community/recreation
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Unknown/not visible		Clubhouse, library, workout facility, and po	ool not visible from public right-of-way

PREVIOUS SURVEY EVALUAT	<u> </u>		
City Historic Resources Data	abase HRI Code	2003 Status Code	;
HSPB No.			
2016 EVALUATION	National Register	California Registe	Local 5S3
Period of Significance	1936	Criterion A/1/3	
Context Palm Springs betw	ween the Wars (1919-1941)		
Theme Trailer Park/Mobi	ile Home Community Development		
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
	em which had a particular significance in the resort of its distinctive design and planning characteristics, inc		
Notes/Additional Information	on		
ownership, combined with a pmany citizens reacted to the travel trailer's early identity as reviled, and instead the trend oplanned trailer parks. In 1936 park development. It was tout camps in the United States and 50 trailer lots. A Desert Sun ad	s were largely a post-World War II phenomenon, but lost-World War I restlessness led to the rise of family railer parks and courts as unsightly and argued they is a vacation vehicle and the city's popularity as a vac of autocamping was embraced from the earliest day the city established Ramon Trailer Park (1441 E. Raved as the "first modern stopping place for those that d"the finest one on the Pacific Coast." The Ramon Trailer Park as the "most rate Trailer Park in Western America" by Travel Data, a	y "autocamping" trips as a popular p were occupied by people of question cation destination were a natural mays of the small "Mom and Pop" parks amon Avenue), which was the city's thave their home on wheels," and re- cailer Park was established by Jack V modern and up-to-date park on the I	pastime during the mid-1920s. Nationally, brable character. In Palm Springs, the atch. Here, trailer parks were far from through the later establishment of first comprehensively-designed trailer egaled as the equal of the best trailer Williams on two-and-one-half acres with

Assessor Parcel Number Additional APNs 502280031	2016 Status Code 5S3			
Address 1855 Direction E Prefix Stre	et Ramon Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
* 1	Date from Tax Assessor 1967 Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Builder			
	Original Owner			
	Other Owner(s)			
	Historic Name Villa Riviera			
	Common Name			
	Villa Riviera			
DECOUDE INFORMATION				
RESOURCE INFORMATION Original Use Multi-family residence Stories	1			
Current Use Multi-family residence Tract/No	eighborhood Villa Riviera			
Resource Attribute HP3. Multiple family property Located i	n a District? District			
Architectural Style Mid-century Modern	Additional Style			
CHARACTER DEFINING FEATURES				
One-story configuration with simple geometric forms				
Horizontal massing				
Expressed post-and-beam construction				
Flat roof with wide overhanging eaves				
Unadorned wall surfaces with little decorative detailing				
Wood, plaster, and concrete block used as exterior wall panels				
Flush-mounted metal frame windows				
1				
Ten buildings clustered around garden court and pool; T-shaped plans; wide set trees	tback with surface parking; expansive landscaping with clusters of mature palm			
	USTOM ALTERATIONS			
No major alterations				

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance 1967	Crite	rion C/3/4	
Context Architectural Styles & Local Pract	titioners		
Theme Post-World War II Modernism			
Sub-theme Mid-century Modern			
Period of Significance	Crite	rion	
Context			
Theme			
Sub-theme			
Period of Significance	Crite	rion	
Context			
Theme			
Sub-theme			
Statement of Significance			
	clustered organization around central garden c		
Notes/Additional Information			
apartments, large low-rise multi-building con attached residences in clusters as small as tw the scale of the developments increased). Nur Riviera is a 6.5-acre development consisting of	post-World War II multi-family residential deventmenties (including early condominium project of and as many as eight. In virtually every configuerous examples from the postwar period are a of 30 units clustered in two circular patterns of trium is incorporated into the design of some of	cts), split-level attached townhomes, a guration, the focus of the design was a associated with significant architects, ten buildings each with a swimming	and attached and semi- around the pool (or pools as , designers, or developers. Villa

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
502200012	
Address 2248 Direction E Prefix	Street Ramon Suffix Rd
Address 2240 Direction E Frenx	Street Ramon Sumx Ru
Location	
2047 EVELD DATE	CONCERNACIONAL INFORMATION
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor1938Date from Research1938; 1946;
	Date Source Donald Wexler Architect; Desert Sun
The second secon	Architect Wilson, G. Stanley; Clark & Frey; Williams, Williams, & Williams; Wexler & Harrison, et al;
	wexier & narrison, et al;
A E	Architect Source Desert Sun
THE PART OF THE PA	Builder Pinkerton & Iamison (1938)
	Original Owner Palm Springs School District
Total Land	Other Owner(s)
	Historic Name
	Common Name
	Palm Springs High School
RESOURCE INFORMATION	
Original Use Institutional	Stories
Current Use Institutional	Tract/Neighborhood
Resource Attribute HP15. Educational building	Located in a District? District
Architectural Style Spanish Colonial Revival	Additional Style Mid-century Modern
CHARACTER DEFINING FEATURES	
Multiple buildings occupying a large campus bounded by F Ramon R.	load on the south, E Baristo Road on the north, S Pavilion Way on the west and S Farrell
Drive on the east.	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	All buildings are not visible from the public right-of-way; evaluation done using aerial photographs and Sanborn maps

		<u>2016</u> :	Status Code	5S3
PREVIOUS SURVEY EVALUA	<u>.TION</u>			
City Historic Resources Dat	Yes HR	RI Code	2003 Status Code	
HSPB No.				
2016 EVALUATION	National	l Register	California Register	Local 5S3
Period of Significance	1938-1958	Criterion	A/1/3	
Context Palm Springs bet	ween the Wars (1919-1941)			
Theme Civic & Institution	nal Development between the Wars (19	919-1941)		
Sub-theme				
Period of Significance	1938-1958	Criterion	C/3/4, 5	
Context Architectural Sty	les & Local Practitioners			
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Resource Database). Palm Spithe city's periods of growth in	ed during the 2015 survey as part of an rings High School is significant as an im n the 1930s and in the postwar years; a l Wexler, and the firms of Williams, Will	nportant example of both pre- nd for its association with a n	and post-World War II institutio umber of important architects in	nal development, reflecting cluding G. Stanley Wilson,
Notes/Additional Informati				
campus. These include the or remodeled 1965 by Donald W classroom building (1957, We	erial photographs and the 1962 Sanbor iginal classroom building (1938, G. Star Vexler); the auditorium and music build exler & Harrison); the library (1958, W. 965, Donald Wexler); and a multi-purpo	nley Wilson); the cafeteria/ho lings (1956, Williams, Willian illiams, Williams & Williams v	ome economics/library building (ons & Williams with Clark, Frey & with Clark, Frey & Chambers); the	1947, Harry J. Williams, Chambers); the steel

Assessor Parcel Number Additional APNs	2016 Status Code 3S	3CS	5S3
502240008			
Address 2800 Direction E Prefix Stre	eet Ramon	Suffix Rd	
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
	Date from Tax Assessor	Date from Research	1968
	Date Source		
The state of the s			
	Architect Cody, William F.		
THE RESERVE THE PROPERTY OF THE PARTY OF THE	Architect Source		
	Builder		
		Diocese of San Bernardi	no
	Other Owner(s)		
	Rev. Michael Nolan (Cody Archives)		
+			
	Historic Name St. Theresa Catholi Common Name	c Church	
	St. Theresa Catholic Church		
Original Use Institutional Stories	1		
Original Use Institutional Stories Current Use Institutional Tract/N	1 (eighborhood in a District? District		
Current Use Institutional Stories Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in	eighborhood		
Current Use Institutional Stories Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in Architectural Style Late Modern	eighborhood in a District? District		
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in Character Defining Features CHARACTER DEFINING FEATURES	eighborhood in a District? District		
Original Use Institutional Stories Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in Architectural Style Late Modern CHARACTER DEFINING FEATURES Bold geometric volumes	eighborhood in a District? District		
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in Character Defining Features Bold geometric volumes Large expanses of unrelieved wall surfaces	eighborhood in a District? District		
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in Character Defining Features Bold geometric volumes Large expanses of unrelieved wall surfaces Uniform use of Gunite cladding	eighborhood in a District? District		
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in	eighborhood in a District? District		
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in Character Defining Features Bold geometric volumes Large expanses of unrelieved wall surfaces Uniform use of Gunite cladding Leaded stained glass windows with wood mullions Little applied ornament Cruciform plan enclosed by concave, battered wall	eighborhood in a District? District		
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in	in a District? Additional Style Expressionist		
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in Charchitectural Style Late Modern CHARACTER DEFINING FEATURES Bold geometric volumes Charge expanses of unrelieved wall surfaces Uniform use of Gunite cladding Cheaded stained glass windows with wood mullions Cittle applied ornament Cruciform plan enclosed by concave, battered wall Cymmetrical composition Ched roofs with wide, overhanging canopies supported on overscaled, curved we	in a District? Additional Style Expressionist		
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in	in a District? Additional Style Expressionist		
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in	reighborhood in a District Additional Style Expressionist vood brackets and beams		
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located in	reighborhood in a District Additional Style Expressionist vood brackets and beams	ngated pulls	
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located is Architectural Style Late Modern CHARACTER DEFINING FEATURES Bold geometric volumes Large expanses of unrelieved wall surfaces Uniform use of Gunite cladding Leaded stained glass windows with wood mullions Little applied ornament Cruciform plan enclosed by concave, battered wall Symmetrical composition Shed roofs with wide, overhanging canopies supported on overscaled, curved we concave pyramidal roof with spire Vertical wood siding used as accent walls and soffit cladding Fixed wood frame windows and window walls; pairs of wood plank doors with	reighborhood in a District Additional Style Expressionist vood brackets and beams	ngated pulls	
Current Use Institutional Tract/N Resource Attribute HP16. Religious building Located is Architectural Style Late Modern CHARACTER DEFINING FEATURES Bold geometric volumes Large expanses of unrelieved wall surfaces Uniform use of Gunite cladding Leaded stained glass windows with wood mullions Little applied ornament Cruciform plan enclosed by concave, battered wall Symmetrical composition Shed roofs with wide, overhanging canopies supported on overscaled, curved we concave pyramidal roof with spire Vertical wood siding used as accent walls and soffit cladding Fixed wood frame windows and window walls; pairs of wood plank doors with	leighborhood in a District Additional Style Expressionist vood brackets and beams decorative perforated metal straps and elo	ngated pulls	

City Historic Resources Dat	tabase Yes HRI Code	2003 Status Code	7R
HSPB No.			
2016 EVALUATION	National Register	3S California Register	3CS Local 5S3
Period of Significance	1968	Criterion A/1/3	
Context Architectural Sty	eles & Local Practitioners		
Theme Post-World War	II Modernism		
Sub-theme Late Mode	rn/Expressionist		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
	nificant as an excellent example of Late Modern/Exsign and distinctive features including its concave s.		
Notes/Additional Informat			
Palm Springs' population grearchitects, reflected the progprogressive Modernism at the from USC, Cody apprenticed before setting out on his own Country Club, led to design cowide variety of commercial athe main furnishings: pews, but the set of the commercial at the main furnishings: pews, but the set of the commercial at the main furnishings: pews, but the commercial at the set of the comm	visitors and seasonal residents, as well as a growi w, so did the need for civic and institutional buildi ressive symbolism of Modernism and expressed a e USC School of Architecture and graduated in 194 at several California firms, moving to Palm Springs to design the Del Marcos Hotel (1947). A subsequ ommissions for clubhouses at Tamarisk, Eldorado, nd residential projects. Essentially cruciform in shoaptismal font, sanctuary furniture, and altar; artis evation Foundation, "The Architecture of William F	ngs. Schools, churches, fire stations, and li wide range of Modern interpretations. Wi 42. During his time at USC, Cody worked w s in 1946. Cody was first employed as staff tent project, the conversion of the 1936 Th Seven Lakes and seven other country clul tape, the church is surrounded by a curved t Joe Maes of Laguna Beach worked with C	braries, many designed by local lliam F. Cody, FAIA, trained in ith Cliff May. Following his graduation architect for the Desert Inn Hotel nunderbird Ranch to Thunderbird by in the area. Cody's career included a dwall of solid Gunite. Cody designed all

PREVIOUS SURVEY EVALUATION

3S

2016 Status Code

3CS

Assessor Parcel Number Additional APNs	2016 Status Code 6L			
Address Direction W Prefix Stre	et Ramon Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1925 Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Builder			
The state of the s	Original Owner			
	Other Owner(s)			
	Historic Name			
	Common Name Skyline Trail			
RESOURCE INFORMATION Original Use Other Stories				
	eighborhood			
· .	n a District? District			
Architectural Style Additional Style				
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS CI	USTOM ALTERATIONS			

	2016 Status Code 6L
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 6L
Period of Significance 1925	Criterion A/1/3
Context Palm Springs between the Wars (1919-1941)	
Theme Early Recreation	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as an early recreational trail, and may warran	e city of Faint Springs list of potential instolle resources (Citywide Histolle it special consideration in local planning.
Notes/Additional Information	
Skyline Trail is a hiking trail that begins at W. Ramon Road that comprises a portion Peak and reportedly has the greatest elevation gain of any trail in the United State	on or the Cactus to Clouds Trail. It runs from Palm Springs to the San Jacinto

Assessor Parcel Number Additional APNs	2016 Status Code 5S1
513212003	
Address 200 Direction W Prefix Str	eet Ramon Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
The state of the s	Date from Tax Assessor 1922 Date from Research
	Date Source
	Architect
	Architect Source CHRD
The same of the sa	Builder Hicks, Alvah
	Original Owner Birge, Carrie Humphrey
19	Other Owner(s)
The same was a second	Hardy, Ruth; Haber, Mel
	Historic Name Birge Estate
	Common Name
	Ingleside Inn
RESOURCE INFORMATION	
Original Use Single-family residence Stories	
	Neighborhood
Resource Attribute HP2. Single family property Located	in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATI			
City Historic Resources Datab	pase HRI Code	2003 Status Cod	le
HSPB No. 25			
2016 EVALUATION	National Register	California Regist	er Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Notes/Additional Information			
stars and other notables stayed	99 S Belardo Rd; 482 S Cahuilla Rd. The Historic at the inn including opera star Lily Pons. Carrie er of this property. (via Steve Vaught)	Marker is incorrect in that the Inglesi Humphrey Birge, widow of George K	ide Inn was opened in 1940 not 1939. Many . Birge, the wallpaper and Pierce-Arrow

Assessor Parcel Number Additional APNs 513550005	2016 Status Code 7R
	reet Ramon Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
No.	Date from Tax Assessor 1938 Date from Research
	Date Source
	Architect Ormsby & Steffgen
	Architect Source Steve Vaught
	Builder
	Original Owner Clatworthy, Fred Payne
TO THE RESERVE OF THE PARTY OF	Other Owner(s)
	Historic Name
	Common Name
	Rose Cottage
RESOURCE INFORMATION Original Use Single-family residence Stories Current Use Single-family residence Tract/	Neighborhood Tennis Club
Resource Attribute HP2. Single family property Located	l in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
Stone retaining/garden wall on driveway	
	CUSTOM ALTERATIONS
Unknown/not visible	Not visible from public right-of-way

PREVIOUS SURVEY EVALUA	TION						
City Historic Resources Dat	abase Yes	HRI Code		2003 Status Code	7R		
HSPB No.							
2016 EVALUATION	N	ational Register		California Register		Local	7R
Period of Significance	1938		Criterion	A/1/3			
Context Palm Springs bet	ween the Wars (1919-1941)						
Theme Single-family Res	sidential Development (1919-19	941)					
Sub-theme Depression	n-era Single-family Residential D	Development (1930-19	41)				
Period of Significance			Criterion				
Context							
Theme							
Sub-theme							
Period of Significance			Criterion				
Context							
Theme							
Sub-theme							
Statement of Significance							
	perty may be significant as an e on in the city. However, it is not ation.						
Notes/Additional Informati	ion						
resorts. In the 1920s, busines transform Palm Springs into a other wealthy residents and s 1930s saw Palm Springs bloss entertain them. The popularit other cities in the United State Fred Clatworthy and his famil	ons were recorded in the early stycoons, industrialists, and oth an international resort. While the seasonal visitors started building som, as increasing numbers of cay of Palm Springs with the Depies, and new subdivision developly. The Clatworthy property orig quitz Ditch also passed along the	ner wealthy businessme movie stars primaril g architect-designed es elebrities made it their ession-proof movie in but resumed in earn ginally included an old	en, along with y stayed at the states and draw winter weeke dustry surely just in the mid cabin from the	the Hollywood elite, die resort hotels when visioning increased attention and getaway, and more provided more economically and the residence epioneer days that was	scovered the des iting Palm Spring n to the growing development spric stability for readence of noted pl thought to have	ert and b as throug resort to rang up to al estate to notograp	hegan to h the 1920s, wn. The o house and than in most her/lecturer

7R

Assessor Parcel Number Additional APNs		2016 Status Code		5S3
513351012				
Address 356 Direction Prefix	Street	Ridge	Suffix	Rd
Location				
2016 FIELD PHOTO		CONSTRUCTION INFORMAT	ION	
		Date from Tax Assessor 193	6 Date from	om Research c. 1925
		Date Source 1929 Sanborn		
	¥	Architect		
		Architect Source		
		Builder		
	2000		V. Gabriel	
		Other Owner(s) Douglas, Tom; Freeman, Jaque	line and Wertheir	ner Al Mennell Herbert
		and Rene	mic and werenen	ner, m, memien, merbert
		Historic Name		
		Common Name		
		Tom Douglas Residence		
RESOURCE INFORMATION Original Use Single-family residence	Stories 2	2		
Current Use Single-family residence	Tract/Neig	hborhood The Mesa		
Resource Attribute HP2. Single family property	Located in a			
in 2. Single family property	Eocateu iii a	District. District		
Architectural Style Spanish Colonial Revival		Additional Style		
CHARACTER DEFINING FEATURES				
Asymmetrical façade				
Irregular plan and horizontal massing				
Gable roof with clay barrel tiles				
Brick veneered exterior walls forming wide, uninterrupted expanses	S			
Upslope hillside property; detached garage at street level				
GENERAL ALTERATIONS	CUST	COM ALTERATIONS		J
Addition to rear/side facade, Unknown/not visible, Windows replaced - some	Not f	ully visible from public right-o	f-way; garage doo	r replaced

PREVIOUS SURVEY					
City Historic Resou	rces Database	HRI Code		2003 Status Code	
HSPB No.					
2016 EVALUATION	,	National Register		California Register	Local 5S3
Period of Significan	1925		Criterion	A/1/3	
Context Palm Sp	rings between the Wars	(1919-1941)			
Theme Single-fa	amily Residential Develo	pment (1919-1941)			
Sub-theme Si	ngle-family Residential I	Development (1919-1929)			
Period of Significan	ıce		Criterion		
Context					1
Theme					
Sub-theme					
Period of Significan	ice		Criterion		
Context					
Theme					
Sub-theme					
Statement of Signifi	icance				
in the city.					ortant period of growth and transition
Notes/Additional In	nformation				
resorts. In the 1920s transform Palm Spriresidents and season resort-related develocollection of early rein Palm Canyon Mesa Edmond T. Fulford in Douglas owned the hwas declared by the	s, business tycoons, indusings into an international nal visitors started buildi opment for the entertain sidential neighborhoods a (a.k.a. Tahquitz Desert na 1924. This was one of thouse from 1937, purcha	etrialists, and other wealthy business resort. While the movie stars primaing architect-designed estates and dreers and the neighborhoods where the that developed to accommodate the Estates), a significant early developm he original homes built in Tahquitz Esing it from the Abbotts, the original he "showplaces" of Palm Springs. He	men, along with a rily stayed at the awing increased are wealthy industriant growing perman nent nestled in the desert Estates. Or owners. During I	the Hollywood elite, dis resort hotels when visit attention to the growing ralists started constructent settlement. This proe foothills of the southe iginal architect unknown is time, he personally r	ting Palm Springs, other wealthy g resort town. In addition to the ting their winter homes, the city has a operty is one of the first constructed ern end of the city, developed by on. Prominent interior designer Tom redecorated and expanded it until it

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
513351015	
Address 1716 Direction Prefix	Street Ridge Suffix Rd
Location 1716-1718 Ridge Rd	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
2016 FIELD PHOTO	Date from Tax Assessor 1935 Date from Research Date Source Not shown in 1929 Sanborn Architect Architect Source Builder Original Owner Goulding, Edmund Other Owner(s) Bigelow, Grace Upham; Emard, Henry; Jakway, Jerry & Joanna Historic Name Common Name Goulding Studio
Current Use Single-family residence Tra Resource Attribute HP2. Single family property Local	ries 1 act/Neighborhood The Mesa ated in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Unknown/not visible	CUSTOM ALTERATIONS Private road; not accessible; not visible from public right-of-way

PREVIOUS SURVEY EVALUAT	<u>'10N</u>		
City Historic Resources Data	base 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			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
sub theme			
Statement of Significance			
weekend getaway. The studio, is not the original structure.	which the Desert Sun states was personally designed by	Goulding, burned in a fire in 1943. It was r	ebuilt, and what is there today
Notes/Additional Informatio	on		
1928. The original owner is un Edmund "Eddie" Goulding pure swimming pool. He also purcha a nucleus for members of the E Cooper, Cole Porter, Cary Gran there during Goulding's owner main house (1752) was purcha funicular that ran to/from the memory of that heyday era wh Goulding estate exudes a memory of was purchas and the summer of th	at was part of the Goulding property on Ridge Road. Aer known. Sources claim it was silent screen star Anita Ste chased the main house in 1936 and set about an expansiased 15 additional lots surrounding the property and but follywood community and it can be verified that such m t, Irving Thalberg & Norma Shearer, Clifton Webb, as we ship. In 1967, the estate was purchased by Jerry & Joans ased by L. Wallace Berinoff & J.J. Conti, who entertained spool below. In 1975, when the house was again for sale, ten tinseltown flourished with spotlights and footprints ory of romantic charisma never to be forgotten." (via Stein a fire in 1943. It was rebuilt, and what is there today in	wart (Converse) but this has not been verification program. He engaged Davis Co. contract uilt a set of guest houses/studio on a total of ajor figures as Greta Garbo, Marlene Dietricell as notables such as Lady Chaytor and Lacina Jakway who split the property into indictional priends as Debbie Reynolds and Magdathe Desert Sun wrote "Perhaps the hillside in cement. But to Palm Springs and those feeve Vaught) The studio, which the Desert Su	ied. Noted MGM director fors to build the large five acres. The estate became th, Loretta Young, Gary by Mendel, were entertained idual homes/homesites. The figabor as well as adding a house will be just a distant w who are still living, the

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 7R
513352002	
Address 1752 Direction Prefix Stree	et Ridge Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1937 Date from Research 1928
	Architect Architect Source Builder Original Owner Other Owner(s) Goulding, Edmund; Bigelow, Grace Upham; Emard, Henry; Jakway, Jerry & Joanna; Berinoff, L. Wallace & Conti, J.J. Historic Name Common Name Little White House; Goulding Residence; La Casalta
	1 1/2 eighborhood The Mesa
Resource Attribute HP2. Single family property Located in	n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Wood-sash casement windows with divided lights	
Recessed covered porch with wood posts, corbels, beam, and balustrade	
	USTOM ALTERATIONS ot fully visible from public right-of-way

PREVIOUS SURVEY EVALUATIO	<u>N</u>		
City Historic Resources Databas	se HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 7R
Period of Significance 19	28	Criterion A/1/3	
Context Palm Springs between	n the Wars (1919-1941)		
Theme Single-family Resider	ntial Development (1919-1941)		
Sub-theme Single-family R	Residential Development (1919-1929)		
			1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance	as an example 1930s residential development		
	nd for its association with the Goulding estate, ed on a private road and therefore additional i		
Notes/Additional Information			
Sources claim it was silent screen main house in 1936 and set about lots surrounding the property and community and it can be verified & Norma Shearer, Clifton Webb, a estate was purchased by Jerry & J. Berinoff & J.J. Conti, who entertain when the house was again for sale	of the Goulding property on Ridge Road. Aerial a star Anita Stewart (Converse) but this has not an expansion program. He engaged Davis Co. d built a set of guest houses/studio on a total of that such major figures as Greta Garbo, Marler as well as notables such as Lady Chaytor and Latoanna Jakway who split the property into indicated such friends as Debbie Reynolds and Magge, the Desert Sun wrote "Perhaps the hillside hotprints in cement. But to Palm Springs and the (via Steve Vaught)	t been verified. Noted MGM director Edmu contractors to build the large swimming purifive acres. The estate became a nucleus fine Dietrich, Loretta Young, Gary Cooper, Cady Mendel, were entertained there during vidual homes/homesites. The main house da Gabor as well as adding a funicular that ouse will be just a distant memory of that	and "Eddie" Goulding purchased the bool. He also purchased 15 additional or members of the Hollywood ble Porter, Cary Grant, Irving Thalberg Goulding's ownership. In 1967, the (1752) was purchased by L. Wallace ran to/from the pool below. In 1975, heyday era when tinseltown

7R

Assessor Parcel Number Additional APNs	2016 Status Code 7R
513352003	
Address 1755 Direction Prefix	Street Ridge Suffix Rd
Location 1755 / 1765 Ridge Rd	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1935 Date from Research Date Source Architect Architect Source Builder Original Owner Goulding, Edmund Other Owner(s) Bigelow, Grace Upham; Emard, Henry; Jakway, Jerry & Joanna Historic Name Common Name Goulding Guest Cottage III and IV
Current Use Single-family residence Tra	ories 1 act/Neighborhood The Mesa cated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles	
Masonry construction	
~ · · · · · · · · ·	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Windows replaced - all	Private road; not acessible; not fully visible from public right-of-way

PREVIOUS SUI	RVEY EVALUA	<u>TION</u>				
City Historic R	Resources Data	abase	HRI Code		2003 Status Code	
HSPB No.						
2016 EVALUA	TION		National Register		California Register	Local 7R
Period of Sign	ificance	1935		Criterion	A/1/3	
Context Pa	lm Springs betv	ween the Wars (1919-1941))			
Theme Sir	ngle-family Resi	idential Development (1919	9-1941)			
Sub-theme	Depression	-era Single-family Resident	ial Development (1930-1	1941)		
Period of Sign	ificance			Criterion		
Context						
Theme						
Sub-theme						
Period of Sign	ificance			Criterion		
Context						
Theme						
Sub-theme						
Statement of S	Significance					
		y; and for its association wit ocated on a private road and				Hollywood community visting omplete the evaluation.
,	onal Informatio					
early as 1928.' director Edmus swimming poo a nucleus for m Cooper, Cole Pothere during Gomain house (17 funicular that memory of that	The original ow nd "Eddie" Goul l. He also purch nembers of the l orter, Cary Grar oulding's owner (752) was purch ran to/from the t heyday era wh	oner is unknown. Sources clading purchased the main hased 15 additional lots surn Hollywood community and nt, Irving Thalberg & Normarship. In 1967, the estate wased by L. Wallace Berinoff pool below. In 1975, when	aim it was silent screen souse in 1936 and set abounding the property are it can be verified that suns Shearer, Clifton Webb, as purchased by Jerry & & J.J. Conti, who entertain the house was again for ith spotlights and footprith spotlights and set about the spotlights are spotlights and set about the spotlights and set about the spotlights are spotlights and set about the spotlights are spotlights and set about the spotlights are spotlights.	star Anita Stewa out an expansion of built a set of ch major figure as well as notab Joanna Jakway v ined such friend sale, the Desert rints in cement.	IT (Converse) but this has a n program. He engaged Dav guest houses/studio on a to s as Greta Garbo, Marlene E les such as Lady Chaytor an who split the property into is as Debbie Reynolds and I Sun wrote "Perhaps the hil But to Palm Springs and th	at 1752 Ridge Road was extant as not been verified. Noted MGM vis Co. contractors to build the large otal of five acres. The estate became Dietrich, Loretta Young, Gary and Lady Mendel, were entertained individual homes/homesites. The Magda Gabor as well as adding a llside house will be just a distant ose few who are still living, the

7R

Assessor Parcel Number Additional APNs	2016 Status Code 7R
510160005	
Address 2101 Direction Prefix Str	eet Rim Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1930 Date from Research
The Control of the Co	Date Source
	Architect
	Artificett
	Architect Source
	Builder
	Original Owner Christian, Bob
	Other Owner(s)
	Griffith, Ted; Tobiassen, Richard K.
	Historic Name
	Common Name
	Christian Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	2
Current Use Single-family residence Tract/I	Neighborhood Araby Tract
Resource Attribute HP2. Single family property Located	in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way

PREVIOUS SURVEY EVALUA	<u>ATION</u>							
City Historic Resources Da	tabase Yes	HRI Code		2003 Status Code				
HSPB No.								
2016 EVALUATION		National Register		California Register	Local 7R			
Period of Significance	1930		Criterion	A/1/3				
Context Palm Springs be	tween the Wars (1919-1941)							
Theme Single-family Re	esidential Development (1919-	1941)						
Sub-theme Depressio	on-era Single-family Residentia	l Development (1930-1	941)					
Period of Significance			Criterion]			
Context								
Theme								
Sub-theme								
sub theme								
Period of Significance			Criterion					
Context								
Theme								
Sub-theme								
Statement of Significance								
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property 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 needed to complete the evaluation.								
Notes/Additional Informat	tion							
resorts. In the 1920s, busine transform Palm Springs into residents and seasonal visitor resort-related development collection of early residentia 1925, H.W. Otis and Son, own	ss tycoons, industrialists, and of an international resort. While ors started building architect-d for the entertainers and the ne Il neighborhoods that develope	other wealthy business the movie stars primar esigned estates and dra eighborhoods where the ed to accommodate the eting and selling "Our O	men, along with ily stayed at the awing increased wealthy indus growing perma Occidental Arab	the Hollywood elite, dis e resort hotels when visi l attention to the growin trialists started construc nent settlement. This pr	arrounding the existing village and the scovered the desert and began to iting Palm Springs, other wealthy ag resort town. In addition to the cting their winter homes, the city has roperty is located in the Araby tract. In 138-parcel tract of irregularly-shaped			

7R

Assessor Parcel Number Additional APNs 508191015	2016 Status Code
	Street Riverside Suffix Dr
Location	
	anyamnyamay yananya may
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1957 Date from Research
Company of the Compan	Date Source
	Architect Frey & Chambers
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
The second second	
	Historic Name
	Common Name First Church of Christ Scientist
	That charen of chinat scientist
RESOURCE INFORMATION	
Original Use Institutional Stori	ies 1
Current Use Institutional Trac	t/Neighborhood
Resource Attribute HP16. Religious building Locat	ted in a District? District
Architectural Style Mid-century Modern	Additional Style
· _ ·	
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms	
Horizontal massing	
Flat and low-pitched shed roofs with wide overhanging eaves and cantileven	red canopies
Perforated concrete block screen wall on secondary façade	
Unadorned wall surfaces with little decorative detailing	
Plaster used as exterior wall panels and accent material	
Flush-mounted metal frame windows	
Elevated plaza with wide concrete steps; irregular plan; stepped massing; roprimary façade; entrance canopy supported on steel pipe columns	ose-colored scored concrete block contstruction; metal-framed glass walls at
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALUATION								
City Historic Resources Database	HRI Code		2003 Status Code	5S3				
HSPB No.								
2016 EVALUATION	National Register	1S	California Register	1CS	Local 5S3			
Period of Significance 1957		Criterion	C/3/4, 5					
Context Architectural Styles & Local Prac	titioners							
Theme Post-World War II Modernism								
Sub-theme Mid-century Modern								
Period of Significance		Criterion						
Context								
Theme								
Sub-theme								
Period of Significance		Criterion						
Context								
Theme								
Sub-theme								
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a good example of Mid-century Modern institutional architecture designed by the prominent local firm of Frey & Chambers. It exhibits quality of design with distinctive features including its irregular plan, stepped massing, rose-colored scored concrete block construction, and combination of shed and flat roofs with cantilevered canopy. 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								
The growing prosperity of the post-World Wapopulation, coinciding with the peak of Mode and developers the opportunity to explore ar trends. These conditions and the architects' t "Palm Springs Modernism" or "The Palm Spri composed not on a strict grid, but with oblique to filter the light. Albert Frey, FAIA, is known at the United States. He worked first in New Yor European Modern ideas, he quickly adapted to While exploring the potential of new materiathe desert climate, landscape, vegetation, and California School of Architecture in 1941. In firm, at which time the firm became Clark, Fr. The project was done in collaboration with Was Chambers remained partners until 1966.	rnism's popularity. This created a develop a wide range of architeralents led to the development of a ngs School." The Palm Springs Fire angles. For the desert climate, das one of the founders of Desert Me, but after visiting Palm Springs i hem to the desert conditions which such as corrugated steel, trusses colors. Robson Cole Chambers will 1946, he began working for Clark & Ley and Chambers. Around that tim	demand for both in ctural types and id in exceptional groust Church of Christ lirect sunlight was dodernism. He word in 1934 the Swissch appealed to him is made of thin pipe as born in Los Ang & Frey at their Palme, the firm took on	mass-produced and culeas, sometimes influence of Modern buildings of Scientist used simplic moderated in the main ked with Le Corbusier born architect determing, arriving at a varied a sea and concrete block, leles. He earned his B. for Springs office. In 19 its largest project, the	stom housing the need by sophistics which later came ity and modern nauditorium with in Paris in 1929 ined to settle the nd original expressive them to the trend them to the them the them the Unit of the them the Unit of the them the Unit of the them to the them the Unit of t	at afforded architects cated global design ne to be identified as technological materials th small garden courts before immigrating to ere. Though trained in ession of Modernism. The designs to iversity of Southern ecame a partner in the ity Hall (1952-1957).			

1CS

5S3

1S

Assessor Parcel Number Additional APNs		2016 St	tatus Code		5B
508405004					
Address 1325 Direction S Prefix	Street	Sagebrush		Suffix Rd	
Location					
2016 FIELD PHOTO		CONSTRUCTIO	N INFORMATION		
不	11 11	Date from Tax	Assessor 1965	Date from Res	search
* The Law	w V I	Date Source			
		Architect Sack	zlov. Stan		
The ATT AND THE	The young the same	Architect Sack	iey, Staii		
The state of the s		Architect Source	ce		
		Builder			
		Original Owner	r Hollowell, Jam	nes M.	
		Other Owner(s			
		Historic Name			
		Hollowell Reside			
RESOURCE INFORMATION Original Use Single-family residence	Stories	1			
Current Use Single-family residence	Tract/Nei	ghborhood	Deep Well Ranch Es	states	
Resource Attribute HP2. Single family property	✓ Located in	a District?	District Deep We	ell Ranch Estates H	istoric District
Architectural Style Mid-century Modern		Additional St	yle		
CHARACTER DEFINING FEATURES					
One-story configuration with simple geometric forms					
Horizontal massing					
Flat roof with overhanging eave and wide plaster fascia					
Unadorned wall surfaces					
Brick, plaster, and vertical wood slats used as exterior wa	all panels and accent mat	erials			
Rectangular plan; asymmetrical composition; attached ga	arage; tapered plaster pie	r; recessed entra	nce with vertical wo	od slat door (prim	ary)
GENERAL ALTERATIONS	<u>cus</u>	TOM ALTERATION	ONS		
		ige door replaced			

	2016 Status Code 5B							
PREVIOUS SURVEY EVALUATION	<u> </u>							
City Historic Resources Databas	e HRI Code 2003 Status Code							
HSPB No.								
2016 EVALUATION	National Register California Register Local 5B							
Period of Significance 196	Criterion C/3/4, 5							
Context Architectural Styles &	Local Practitioners							
Theme Post-World War II Mo	dernism							
Sub-theme Mid-century Mc	dern							
Period of Significance	Criterion							
Context								
Theme								
Sub-theme								
Period of Significance	Criterion							
Context	GIRCHOIL							
Theme								
Sub-theme								
Statement of Significance								
This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Stan Sackley. It exhibits quality of design and distinctive features including its horizontal massing, flat roof with wide overhaninging eaves and plaster fascia, and exterior wall panels and accent materials of brick, plaster, and vertical wood slats.								
Notes/Additional Information								
population, coinciding with the peand developers the opportunity to trends. These conditions and the a "Palm Springs Modernism" or "The forming his own firm, Sackley part design firm in Palm Springs. He is associate him with apprenticeship Taliesin apprentice lists. By June 1 University of North Carolina in 191 personnel charged with military as Springs law office in 1959. Sackley	t-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent als of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design richitects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as a Palm Springs School." Stan Sackley graduated from USC with Bachelor of Architecture in 1961. In the early 1960s, prior to mered with Herman Charles Light, FAIA (1911-1971). Sackley was never licensed as an architect, but maintained a successful best known for his Mid-century Modern speculative homes constructed along Caliente Drive. Although some sources at Taliesin, email exchanges with Taliesin West archivist Margo Stipe indicate Sackley does not appear on any official 986, Sackley was retired from practice. James Hollowell was a Palm Springs attorney. He received his law degree from the 53, and served with the Judge Advocate General's Corps in Stuttgart, Germany, where he prosecuted and defended Army and civil crimes, until January 1957. Hollowell was admitted to the California Bar in January 1958, and opened his Palm and Hollowell received national press coverage when this residence was featured as a "Playboy Pad" in the April 1966 issue an office building for Hollowell in 1970, located in the Las Palmas Business Historic District at 655 N. Palm Canyon Drive.							

Assessor Parcel Number Add	ditional APNs	2016 Status Code 5S3				
Address 1091 Direction	E Prefix Str	eet San Jacinto	Suffix Way			
Location						
2016 FIELD PHOTO		CONSTRUCTION INFORMATION				
	MA THE	Date from Tax Assessor 1936	Date from Research			
		Date Source				
		Architect				
John John		Architect Source				
		Builder				
		Original Owner				
		Other Owner(s)				
		Freiberg, Myron; Beebe, Dr. M.H.				
A THE RESERVE TO SERVE THE PARTY OF THE PART		Historic Name				
		Common Name				
		Dolores Del Rio Residence				
RESOURCE INFORMATION Original Use Single-family residence	Stories	1				
Current Use Single-family residence	Tract/	Neighborhood La Rambla Tract; M	ovie Colony East Neighborhood			
Resource Attribute HP2. Single famil		in a District? District				
Architectural Style Spanish Colonia	al Revival	Additional Style				
CHARACTER DEFINING FEATURES						
Asymmetrical façade						
Irregular plan and horizontal massing						
Varied gable, shed, and hipped roofs with	clay barrel tiles and open eaves					
Steel-sash casement windows, with divide	ed lights					
Round arched opening						
Irregular plan around central courtyard; to carport	orick veneer exterior walls; wood lin	tels over windows; round arched, paneled	l wood door with brick voussoirs;			
GENERAL ALTERATIONS		CUSTOM ALTERATIONS				
No major alterations						

PREVIOUS SURVEY EVALUA			
City Historic Resources Dat	tabase Yes HRI Code	2003 Status Code	
HSPB No.	ı		
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1936	Criterion A/1/3	
Context Palm Springs bet	tween the Wars (1919-1941)		
Theme Single-family Res	sidential Development (1919-1941)		
Sub-theme Depression	n-era Single-family Residential Development (1930-1	941)	
Period of Significance		Criterion B/2/2	
Context Palm Springs bet	tween the Wars (1919-1941)		
Theme The Influence of	the Entertainment Industry (1919-1941)		
Sub-theme			
Period of Significance		Criterion	
Context		Criterion	
Theme			
Sub-theme			
Statement of Significance			
	operty is significant as an example of pre-World War l I to the desert in the winter, helping to cement the vill		
Notes/Additional Informat	ion		
resorts. In the 1920s, busines transform Palm Springs into other wealthy residents and s 1930s saw Palm Springs blos entertain them. The populari other cities in the United Stat	ions were recorded in the early 1920s on tracts largeless tycoons, industrialists, and other wealthy business an international resort. While the movie stars primar seasonal visitors started building architect-designed assom, as increasing numbers celebrities made it their ty of Palm Springs with the Depression-proof movie ites, and new subdivision development resumed in ear estate agent John R. Chaffey (1934-36/1945). This pr	men, along with the Hollywood elite, d rily stayed at the resort hotels when vi- estates and drawing increased attention winter weekend getaway, and more d ndustry surely provided more econon mest in the mid-1930s. This property	liscovered the desert and began to siting Palm Springs through the 1920s, on to the growing resort town. The evelopment sprang up to house and nic stability for real estate than in most is located in the La Rambla tract, which

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507226004	
Address 1133 Direction E Prefix	Street San Jacinto Suffix Way
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
A day of the same	Date from Tax Assessor 1934 Date from Research
	Date Source
	Architect
	Achtect
The same of the sa	Architect Source
	Builder
	Original Owner
	Other Owner(s)
A second	
	Historic Name Common Name
	Casita Mia
RESOURCE INFORMATION Original Use Single-family residence S	itories 1
Current Use Single-family residence T	Tract/Neighborhood La Rambla Tract; Movie Colony East Neighborhood
Resource Attribute HP2. Single family property L	ocated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles and open eaves	
$\begin{tabular}{ll} Plaster veneered exterior walls forming wide, uninterrupted expanses \end{tabular}$	
Wood-sash casement and picture windows, with divided lights	
Attached garage with wood plank door; interior plastered chimney; woo	od plank shutters
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	Screen door added

PREVIOUS SURVEY EVALUA	<u>ATION</u>					
City Historic Resources Da	tabase Yes	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION		National Register		California Register	Local	5S3
Period of Significance	1934		Criterion	A/1/3		
Context Palm Springs be	tween the Wars (1919-1941)	<u> </u>				
Theme Single-family Re	esidential Development (1919-	1941)				
Sub-theme Depressio	on-era Single-family Residential	Development (1930-1	.941)			
					1	
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
period of growth and transit	ion in the city.					
Notes/Additional Informat	tion					
resorts. In the 1920s, busine transform Palm Springs into other wealthy residents and 1930s saw Palm Springs blosentertain them. The popular other cities in the United Sta	sions were recorded in the early ss tycoons, industrialists, and of an international resort. While seasonal visitors started build issom, as increasing numbers ceity of Palm Springs with the Detes, and new subdivision develute agent John R. Chaffey (1934-	other wealthy business the movie stars primar ing architect-designed elebrities made it their pression-proof movie i opment resumed in ear	men, along with fily stayed at the estates and dra winter weeken ndustry surely	n the Hollywood elite, dis e resort hotels when visi wing increased attentior d getaway, and more dev provided more economi	scovered the desert and be ting Palm Springs throug n to the growing resort to velopment sprang up to b c stability for real estate	began to gh the 1920s, own. The nouse and than in most

Assessor Parcel Number Additional APNs	2016 Status Code 7R						
507226005							
Address 1145 Direction E Prefix St	reet San Jacinto Suffix Way						
Location							
2016 FIELD PHOTO	CONSTRUCTION INFORMATION						
	Date from Tax Assessor 1934 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name						
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood La Rambla Tract; Movie Colony East Neighborhood Resource Attribute HP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style							
CHADACTED DEGINING EFATURES							
CHARACTER DEFINING FEATURES Gable roof with clay barrel tiles							
Masonry walls							
Exterior masonry chimney on secondary façade							
GENERAL ALTERATIONS Unknown/not visible	CUSTOM ALTERATIONS Not fully visible from public right-of-way						

PREVIOUS SURVEY EVALUA	<u>ATION</u>							
City Historic Resources Da	tabase Yes	HRI Code		2003 Status Code				
HSPB No.								
2016 EVALUATION	-	National Register		California Register	Local	7R		
Period of Significance	1934		Criterion	A/1/3				
Context Palm Springs be	tween the Wars (1919-1941)							
Theme Single-family Re	sidential Development (1919-	1941)						
Sub-theme Depressio	n-era Single-family Residentia	l Development (1930-1	1941)					
D : 1 (C: :C			.					
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 Informat	ion							
resorts. In the 1920s, businestransform Palm Springs into other wealthy residents and 1930s saw Palm Springs blosentertain them. The populari other cities in the United States	ions were recorded in the early set tycoons, industrialists, and of an international resort. While seasonal visitors started build ssom, as increasing numbers of ty of Palm Springs with the Detes, and new subdivision devel te agent John R. Chaffey (1934-	other wealthy business the movie stars primar ing architect-designed elebrities made it their epression-proof movie i lopment resumed in ear	men, along with rily stayed at the estates and dra winter weeken industry surely	n the Hollywood elite, di e resort hotels when vis wing increased attentio d getaway, and more de provided more econom	iscovered the desert and siting Palm Springs throu on to the growing resort t evelopment sprang up to hic stability for real estate	began to gh the 1920s, own. The house and than in most		

7R

Assessor Parcel Number Additional APNs	2016 Status Code 5S3					
507224008						
Address 1152 Direction E Prefix	Street San Jacinto Suffix Way					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
	Date from Tax Assessor 1936 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name					
RESOURCE INFORMATION Original Use Multi-family residence Stories 1 Current Use Multi-family residence Tract/Neighborhood La Rambla Tract; Movie Colony East Neighborhood						
Resource Attribute HP3. Multiple family property	Located in a District? District					
Architectural Style Spanish Colonial Revival	Additional Style					
CHARACTER DEFINING FEATURES						
Asymmetrical façade						
Irregular plan and horizontal massing						
Cable roof with clay barrel tiles and open eaves						
Plaster veneered exterior walls forming wide, uninterrupted expans	ses					
Wood-sash casement windows, with divided lights						
Prominent brick chimney on primary façade; two porches with tile pwood board-and-batten shutters	pavers, wood posts, corbels, and beams; shouldered brick gateway with wood plank gate;					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					
No major alterations	Not fully visible from public right-of-way; no major alterations visible					

PREVIOUS SURVEY EVALU	<u>ATION</u>				
City Historic Resources Da	rtabase Yes	HRI Code		2003 Status Code	
HSPB No.					
2016 EVALUATION	-	National Register		California Register	Local 5S3
Period of Significance	1936		Criterion	A/1/3]
Context Palm Springs be	etween the Wars (1919-1941)				
Theme Single-family Re	esidential Development (1919-	·1941)			
Sub-theme Depression	on-era Single-family Residentia	al Development (1930-1	.941)		
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
Period of Significance			Criterion]
Context					1
Theme					
Sub-theme					
Statement of Significance					
_					istoric resources (Citywide Historic
period of growth and transit					
Notes/Additional Informa	tion				
resorts. In the 1920s, busine transform Palm Springs into other wealthy residents and 1930s saw Palm Springs blo entertain them. The popular other cities in the United Sta	ess tycoons, industrialists, and o an international resort. While l seasonal visitors started build assom, as increasing numbers o rity of Palm Springs with the De	other wealthy business: the movie stars primar ling architect-designed elebrities made it their epression-proof movie i lopment resumed in ear	men, along with fily stayed at the estates and dra winter weeken ndustry surely	n the Hollywood elite, dis e resort hotels when visi wing increased attentior d getaway, and more dev provided more economi	rrounding the existing village and the scovered the desert and began to ting Palm Springs through the 1920s, in to the growing resort town. The velopment sprang up to house and c stability for real estate than in most located in the La Rambla tract,

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
507226008	
Address 1183 Direction E Prefix Stree	Suffix Way
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research
	Date Source
	Aughitage
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Common Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	
	ighborhood La Rambla Tract; Movie Colony East Neighborhood
Resource Attribute HP2. Single family property Located in	a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
	STOM ALTERATIONS
Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Windows replaced - all	ass block sidelights around primary entrance, large vent added to primary ade; roof cladding replaced

PREVIOUS SURVEY EVALUA	<u>ATION</u>	
City Historic Resources Da	tabase Yes HRI Code	2003 Status Code
HSPB No.		
2016 EVALUATION	National Register	6Z California Register 6Z Local 6Z
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Period of Significance		Criterion
Context		
Theme		
Sub-theme		
Davied of Cianifican se		Cuitouiou
Period of Significance		Criterion
Context		
Theme Sub-theme		
Statement of Significance		
	d therefore no longer appears eligible for designat	nt, reflecting and important period of growth and transition. However, the on.
Notes/Additional Informat	ion	
resorts. In the 1920s, businestransform Palm Springs into other wealthy residents and 1930s saw Palm Springs blosentertain them. The populariother cities in the United States	ss tycoons, industrialists, and other wealthy busine an international resort. While the movie stars prin seasonal visitors started building architect-designe som, as increasing numbers celebrities made it the ty of Palm Springs with the Depression-proof mov	gely concentrated on land immediately surrounding the existing village and the ssmen, along with the Hollywood elite, discovered the desert and began to arily stayed at the resort hotels when visiting Palm Springs through the 1920s, d estates and drawing increased attention to the growing resort town. The ir winter weekend getaway, and more development sprang up to house and e industry surely provided more economic stability for real estate than in most earnest in the mid-1930s. This property is located in the La Rambla tract,

6Z

2016 Status Code

6Z

Assessor Parcel Number Additional APNs 207243015	2016 Status Code 6Z 6Z 6Z
Address 1250 Direction E Prefix	Street San Jacinto Suffix Way
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1953 Date from Research 1935
	Date Source
	Architect
	Architect Source Builder
	Original Owner Samson, Herb
****	Other Owner(s)
	Historic Name
	Common Name
	Samson Residence
RESOURCE INFORMATION Original Use Single-family residence Stor	ries 1
Current Use Single-family residence Tra	nct/Neighborhood Desert Sands Tract; Movie Colony East Neighborhood
Resource Attribute HP2. Single family property Local	ated in a District? District
Architectural Style Ranch	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	This address does not correspond to a current address

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		
Notes/Additional Information		
1250 E San Jacinto does not exist. Phresidence listed in the City Historic 1	hotograph is of 1260 E San Jacinto, which w Resources Database.	ras constructed in 1953 and therefore does not appear to relate to the 1935

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code	7R
507243012		
Address 1324 Direction E Prefix	Street San Jacinto	Suffix Way
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1937	Date from Research
	Date Source	
and the same		
	Architect	
	Architect Source	
Phillips and the second		
THE RESIDENCE OF THE PARTY OF T	Builder	
	Original Owner	
	Other Owner(s)	
	Historic Name	
	Common Name	
RESOURCE INFORMATION		
Original Use Single-family residence	Stories 1	
Current Use Single-family residence	Tract/Neighborhood Desert Sands	
Resource Attribute HP2. Single family property	Located in a District? District	
Architectural Style	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
Unknown/not visible	Not visible from the public right-of-way	

		2016 St	tatus 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 (191	9-1941)					
Theme Single-family Residential Developmen	nt (1919-1941)					
Sub-theme Depression-era Single-family R	esidential Development (1930)-1941)				
Period of Significance		Criterion				
Context						
Theme						
Sub-theme Sub-theme						
Period of Significance		Criterion				
Context						
Theme						
Sub-theme						
Statement of Significance						
This property was re-evaluated during the 2015 survey as part of an update to 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 resorts. In the 1920s, business tycoons, industrial transform Palm Springs into an international reso other wealthy residents and seasonal visitors star 1930s saw Palm Springs blossom, as increasing mentertain them. The popularity of Palm Springs with other cities in the United States, and new subdivisentertainers and wealthy industrialists, the city has settlement. Individual examples of early residence which was developed by real estate broker Edmon prefabricated steel houses.	ists, and other wealthy busine ort. While the movie stars primited building architect-designe umbers celebrities made it the ith the Depression-proof movition development resumed in eas a collection of early residences remain scattered throughou	ssmen, along with the starily stayed at the stades and draw in winter weekend e industry surely prearnest in the mid-1 tial neighborhoods at the pre-World Wa	the Hollywood elite, di- resort hotels when visi- ring increased attention getaway, and more de- rovided more econom 1930s. In addition to the that developed to accor- ar II subdivisions. This	scovered the dese iting Palm Springs n to the growing revelopment sprang ic stability for rea he resort-related commodate the gross property is locate	ert and began to s through the 1920s, resort town. The g up to house and all estate than in most development for the pwing permanent ted in Desert Sands,	

Assessor Parcel Number Additional APNs 508192022	2016 Status Code 5S3
	treet San Lorenzo Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1958 Date from Research
200	Date Source
	Architect Kaptur, Hugh
THE PERSON OF TH	Architect Source
	Builder
A STATE OF THE STA	Original Owner Lawrence, Fern V.
	Other Owner(s)
and the second s	
	Historic Name Impala Lodge Common Name
	Triangle Inn
RESOURCE INFORMATION	
Original Use Commercial Storie	es 1
Current Use Commercial Tract	/Neighborhood
Resource Attribute HP6. 1-3 story commercial building Located	ed in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Expressed post-and-beam construction, in steel	
Flat roof with wide overhanging eaves	
Unadorned wall surfaces	
Wood and masonry used as exterior wall panels or accent materials	
Flush-mounted metal frame windows and clerestory windows	
Trush mounted metal rame windows and electestry windows	
Grouping of three related buildngs; main building with exposed steel wide fla panels separated by board-and-batten siding	ange spiderleg frames and glass infill; secondary building with cement plaster
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	

PREVIOUS	SURVEY EVALUA	<u>ATION</u>							
City Histor	ric Resources Da	tabase	Yes	HRI Code		2003 Status Code	7R		
HSPB No.									
2016 EVAI	LUATION		N	ational Register		California Register		Local	5S3
Period of S	Significance	1958			Criterion	A/1/3			
Context	Post-World War	II Palm Springs	s (1945-1969)						
Theme	Post-World War	II Commercial	Development (19	945-1969)					
Sub-theme	е								
Period of S	Significance	1958			Criterion	C/3/4, 5			
Context	Architectural Sty	les & Local Pra	ıctitioners						
Theme	Post-World War	II Modernism							
Sub-theme	e Mid-centu	ry Modern							
Period of S	Significance				Criterion				
Context									
Theme									
Sub-theme	е								
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 hotel, reflecting the growth of the tourism industry during the postwar era. It is also significant as a good example of Mid-century Modern commercial architecture designed by prominent architect Hugh Kaptur. The building exhibits quality of design and distinctive features including its expressed steel post-and-beam construction with glass infill.									
Notes/Add	ditional Informat	ion							
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. Architect 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	6Z	6Z 6Z
669452027			
Address 340 Direction E Prefix Street	et San Rafael	Suffix	Dr
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	<u>ON</u>	
	Date from Tax Assessor		om Research
	Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name		
	eighborhood n a District? Additional Style		
	Additional Style		
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS CU	ISTOM ALTERATIONS		

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

6Z

6Z

Assessor Parcel Number	Additional APNs	2016 Status Code	[6Z
669430018			
Address 406	Direction W Prefix	Street San Rafael	Suffix Dr
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor	Date from Research
		Date Source	
		Architect	
		Architect Source	
		Builder	
		Original Owner Other Owner(s)	
		other owner(s)	
		Historic Name Common Name	
RESOURCE INFORMATION Original Use Single fam	N nily property	Stories 1	
Current Use Commerci	ial	Tract/Neighborhood	
Resource Attribute HP	2. Single family property	Located in a District? District	
Architectural Style		Additional Style	
CHARACTER DEFINING FE	EATURES		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	

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

Assessor Parcel Number Additional APNs	2016 Status Code	6Z	6Z 6Z
669430018			
Address 410 Direction E Prefix Stree	San Rafael	Suffix	Dr
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	<u>ON</u>	
	Date from Tax Assessor		om Research
	Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name		
Resource Attribute	sighborhood a a District? District		
Architectural Style	Additional Style		
CHARACTER DEFINING FEATURES			
GENERAL ALTERATIONS CU	ISTOM ALTERATIONS		

PREVIOUS SURVEY EVALUA City Historic Resources Da		HRI Code		2003 Status Code	
HSPB No.					
2016 EVALUATION	1	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	ted during the 2015 survey as p				
demolished. Notes/Additional Information					
2/12/2015 photo # 0649-06	552 is 410 W San Rafael				

6Z

6Z

Assessor Parcel Number Additional APNs 504122003	2016 Status Code 6Z 6Z 6Z
	Street Santa Catalina Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1936 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
	ct/Neighborhood sted in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Decorative elements added, Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all	CUSTOM ALTERATIONS

PREVIOUS SURVEY EVAL	<u>LUATION</u>		
City Historic Resources	Database Yes HRI Code	e 2003 Status Code	
HSPB No.			
2016 EVALUATION	National Regis	ster 6Z California Register 6Z	Local 6Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance	re		
Notes/Additional Inform	nation		

6Z

6Z

Assessor Parcel Number	Additional APNs		2016 Status Code			7R
504104003						
Address 267 Direction	on W Prefix	Street	Santa Catalina	Suffix	Rd	
Location						
2016 FIELD PHOTO			CONSTRUCTION INFORMATION			
		The state of the s	Date from Tax Assessor 1937	Date fr	om Research	
		Think I'm	Date Source			
			Architect			
	***		Arcintect			
			Architect Source			
			Builder			
		M.	Original Owner Willard, Florence	ce V.		
			Other Owner(s)			
Alexander of the second			Cortesi, Dante R.			
			Historic Name			
			Common Name			
			Villa Verde			
RESOURCE INFORMATION						
Original Use Single-family reside	ence	Stories				
Current Use Single-family reside	ence	Tract/Neig	Racquet Club Colony			
Resource Attribute HP2. Single f	family property	Located in a	District? District			
Architectural Style			Additional Style			
CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS			TOM ALTERATIONS			
Unknown/not visible		Not	visible from public right-of-way			

		2016 Status Code	7R
PREVIOUS SURVEY EVALUATION	<u>N</u>		
City Historic Resources Databas	yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 7R
Period of Significance 193	37	Criterion A/1/3	
Context Palm Springs between	n the Wars (1919-1941)		
Theme Single-family Resident	tial Development (1919-1941)		
Sub-theme Depression-era	Single-family Residential Development (193	0-1941)	
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
		Criterion	
Context			
Theme			
Sub-theme			
Resource Database). This property	uring the 2015 survey as part of an update to y may be significant as an example of pre-Wo the city. However, it is not fully visible from n.	rld War II residential development in Paln	n Springs, reflecting an important
Notes/Additional Information			
resorts. In the 1920s, business tyco transform Palm Springs into an int other wealthy residents and seaso 1930s saw Palm Springs blossom, entertain them. The popularity of I other cities in the United States, an which was developed beginning in of Beverly Hills, who was heavily in original founding members of the	were recorded in the early 1920s on tracts landons, industrialists, and other wealthy busing ternational resort. While the movie stars pringly in the properties of the principal visitors started building architect-design as increasing numbers celebrities made it the Palm Springs with the Depression-proof moving new subdivision development resumed in 1935 on a forty acre tract located directly to myolved in Southern California real estate de Racquet Club. Shortly after the club's opening dina Road and Marks had this ornamental gat	essmen, along with the Hollywood elite, dinarily stayed at the resort hotels when visited estates and drawing increased attentioneir winter weekend getaway, and more device industry surely provided more economical earnest in the mid-1930s. This property is the north of the Racquet Club. The development for decades. Marks was also an g, Marks purchased the property to the north of the Racquet Club.	scovered the desert and began to iting Palm Springs through the 1920s, in to the growing resort town. The velopment sprang up to house and ic stability for real estate than in most is located in the Racquet Club Colony, oper of the tract was Walter N. Marks avid tennis player and one of the rth and laid out streets in a grid. The

Assessor Parcel Number Additional APNs	2016 Status Code	5S3
513193007		
Address 421 Direction Prefix	Street Santa Rosa	Suffix Dr
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1939	Date from Research 1938
	Date Source Desert Sun	
	A 15 A D 15 N 1	
	Architect Breed, F. Nelson	
	Architect Source Desert Sun	
Company St. Aller St.	Builder Original Owner Romer, Kather	wing N
Annual Control of the	Other Owner(s)	Tille IV.
	Jordan, Edmund; Alschuler, Ernst; R	idder, Herman
	Historic Name Romer Residence	ce; Prin-Tro
	Common Name El Prin-Tro; Romer Residence; Riddo	or Residence
	El I I II I I I I I I I I I I I I I I I	er residence
RESOURCE INFORMATION		
Original Use Single-family residence Sto	ories 2	
Current Use Single-family residence Tr	ract/Neighborhood Tahquitz Park Estat	tes
Resource Attribute HP2. Single family property Loc	cated in a District? District	
Architectural Style Monterey Colonial Revival	Additional Style	
CHARACTER DEFINING FEATURES		
Asymmetrical façade		
One- and two-story height		
L-shaped plan		
Low-pitched hipped and gable roofs		
Plaster-veneered exterior walls with wood horizontal lap siding in gables		
Second-floor covered wood balcony, cantilevered across primary façade a	and wrapping one side, with simple wood post	s and metal railing
Louvered wood shutters		
Wood-sash casement windows and French doors with divided lights		
Paneled wood door (primary) with sidelights		
Prominent exterior plaster veneered chimney on primary façade		
remained executor plaster vehicular chiminey on primary rayauc		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
	Not fully visible from the public right-of-v	vay; no major alterations visible

	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 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-	[941]	
Period of Significance 1938	Criterion C/3/4	
	Criterion C/3/4	
Context Architectural Styles & Local Practitioners		
Theme Period Revival Styles		
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 Resource Database). This property appears significant as an example of pre-Worlfilm, finance, and business flocked to the desert in the winter, helping to cement the salso significant as a rare example of Monterey Colonial Revival style residential features including its low-pitched hipped and gable roofs, second story balcony, as	d War II residential development in Palm Springs ne village's reputation as one of the nation's top v architecture in Palm Springs. It exhibits quality o	s, when important figures in winter resort destinations. It
Notes/Additional Information		
The first residential subdivisions were recorded in the early 1920s on tracts large resorts. In the 1920s, business tycoons, industrialists, and other wealthy business transform Palm Springs into an international resort. While the movie stars primare other wealthy residents and seasonal visitors started building architect-designed 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it the entertain them. The popularity of Palm Springs with the Depression-proof movies other cities in the United States, and new subdivision development resumed in ea March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler J Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, local landmark. Katherine Romer named her home "Prin-Tro," which was designe muralist Daniel MacMorris. (via Steve Vaught) Franklin Nelson Breed, AIA, was be worked as a draftsman in the offices of Putnam & Cox in Boston. Prior to establish York. Breed's residential work was published in Architecture, Architect Yacht Club (1928) in Connecticut, the Douglas Burden Residence (1928) in Bedfor Connecticut.	men, along with the Hollywood elite, discovered rily stayed at the resort hotels when visiting Palm estates and drawing increased attention to the geir winter weekend getaway, and more developm industry surely provided more economic stability rnest in the mid-1930s. This property is located if ohn Guthrie McCallum, subdivided Tahquitz Parl "The Pink House" at 281 S. Tahquitz Drive (demot d by New York architect F. Nelson Breed with muorn in Hartford, Connecticut in 1890. After he graing his own firm in 1922, he worked for Peabody ural Forum, and House and Garden. Notable worked in the state of th	the desert and began to a Springs through the 1920s, rowing resort town. The nent sprang up to house and y for real estate than in most in the Tahquitz Park tract. In a (colloquially known as the olished) that was a noted arals by noted New York duated from MIT in 1913, he are, Wilson & Brown in New was include the Riverside

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
513193006	
Address 453 Direction Prefix	Street Santa Rosa Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1938 Date from Research
	Date Source
* * 0	
	Architect Brewster & Benedict
	Architect Source Palm Springs News, 4/29/1937
	Builder Original Owner Pershing, Frank E.; Outcault, Mary Jane
	Original Owner Pershing, Frank E.; Outcault, Mary Jane Other Owner(s)
	other owner(s)
	Historic Name
	Common Name
	Pershing Residence
RESOURCE INFORMATION Original Use Single-family residence St	tories 1
Current Use Single-family residence Tr	Tract/Neighborhood Tahquitz Park Estates
Resource Attribute HP2. Single family property	ocated in a District? District
Architectural Style Ranch	Additional Style
CHARACTER DEFINING FEATURES	
One-story, sprawling, L-shaped plan with radiating wing	
Low, horizontal massing with wide street façade	
Low-pitched hipped roof with open overhanging eaves and knee braces	
Plaster veneered exterior walls	
Divided light steel sash casement windows	
Attached garage	
Louvered shutters	
Asymmetrical organization; recessed, paneled wood door (primary) with veneered chimney on primary façade	h decorative surround; bay window with standing seam metal hood; exterior plaster-
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Garage door replaced

PREVIOUS SURVEY EVALUATION City Historic Resources Database Yes HRI Code 2003 Status Code HSPB No. Colf EVALUATION National Register California Register Local 5S3 Period of Significance 1938 Criterion A/1/3 Context Single-family Residential Development (1919-1941) Sub-theme Depression-era Single-family Residential Development (1930-1941) Period of Sinfle 1938 Criterion C/3/4, 5 Context Architectural Styles & Local Practitioners Theme Ranchitectural Styles & Local Practitioners
HSPB No. 2016 EVALUATION National Register California Register 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 & Local Practitioners
2016 EVALUATION National Register California Register Local 553 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 & Local Practitioners
2016 EVALUATION National Register California Register Local 553 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 & Local Practitioners
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 & Local Practitioners
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 & Local Practitioners
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 & Local Practitioners
Sub-theme Depression-era Single-family Residential Development (1930-1941) Period of Significance 1938 Criterion C/3/4, 5 Context Architectural Styles & Local Practitioners
Period of Significance 1938 Criterion C/3/4, 5 Context Architectural Styles & Local Practitioners
Context Architectural Styles & Local Practitioners
Theme Ranch
Sub-theme
Period of Significance Criterion
Context
Theme
Sub-theme Sub-theme
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures i 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. is also significant as an example of Ranch style architecture by the prominent firm Brewster & Benedict.

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. Frank Pershing was the nephew of famed WWI General John J. "Black Jack" Pershing; General Pershing visited his nephew here in Palm Springs in the 1930s. Frank Pershing's wife was the former Mary Jane Outcault, daughter of famed cartoonist Richard F. Outcault. Outcault stated he modeled the characters in his Buster Brown comics on his two children - Richard Jr. was "Buster Brown" and Mary Jane was "Mary Jane." Frank Pershing and his brother-inlaw Richard F. Outcault Jr. were the owner/builders of the Town House on Belardo. Pershing was active in civic affairs and served on the Palm Springs City Council. (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. 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, lowpitched 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 5S3
S13193040 Address 501 Direction Prefix	Street Santa Rosa Suffix Dr
	Suret Sainta Rosa Sunix Di
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1940 Date from Research Date Source Architect Matcham, Charles 0. Architect Source Desert Sun, 9/22/1939 Builder Marte, William F. Original Owner Peake, Will and Wanda Other Owner(s) Shane, Joseph D. Historic Name Common Name Shangrela
Current Use Single family property Tr	pries 1 act/Neighborhood Tennis Club cated in a District? District Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Low-pitched hipped roof with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash casement windows with divided lights	
One-story massing; plastered interior chimneys with decorative hoods; pa	aneled shutters
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way; some windows may have been replaced;

				<u>2016 S</u>	Status Code		5\$3
PREVIOUS S	URVEY EVALUA	ATION .					
City Historic	c Resources Dat	tabase	HRI Code		2003 Status Code		
HSPB No.							
HSF B NU.							
2016 EVALU	JATION .		National Register		California Register	Local	5S3
Period of Sig	gnificance	1940		Criterion	A/1/3		
Context	Palm Springs bet	tween the Wars (1919-1941)					
Theme	Single-family Res	sidential Development (1919-	1941)				
Sub-theme	Depression	n-era Single-family Residential	Development (1930-1	1941)			
Period of Sig	gnificance	1940		Criterion	C/3/4, 5		
Context	Architectural Sty	rles & Local Practitioners					
Theme	Period Revival St	tyles					
Sub-theme	Spanish Co	olonial Revival					
Period of Sig	gnificance			Criterion			
Context							
Theme							
Sub-theme							
Statement o	of Significance						
flocked to the excellent exa	e desert in the w imple of Spanish	s an example of pre-World Wai inter, helping to cement the vi Colonial Revival style resident its low-pitched hipped roof w	llage's reputation as or tial architecture design	ne of the nation's ned by noted arc	s top winter resort desti hitect Charles O. Matcha	nations. It is also signific m. It exhibits quality of o	cant as an design and

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. 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. Among his most well-known designs was Wrigley Field in Los Angeles (1925) and Robinsons Department Store (1951) in Beverly Hills. Matcham retired in 1969. He died in 1980.

Assessor Parcel Number	Additi	onal APNs		2016 Status Code		5S3
512120039	512120	0037; 512120072				
Address 2524	Direction	Prefix	Street	Sierra Madre	Suffix Dr	
Location			<u> </u>			
2016 FIELD PHOTO				CONSTRUCTION INFORMATION		
				Date from Tax Assessor 1966	Date from Research	1963
			- 4		 vation Foundation, The Arc	hitecture of
Con - Street				Desert Leisure	•	
			Marie A	Architect James Schuler & Associa	tes	
TTT	in the second		MIE E			
				Architect Source The Architecture	e of Desert Leisure	
A SECULAR DESCRIPTION OF THE PERSON OF	ne contrate la contrate de la contra	and the same of th		Builder		
Name and Address		100000000000000000000000000000000000000	-	Original Owner Sfregola, Dom	inick	
			3	Other Owner(s)		
				Historic Name Villa Roma		
				Common Name		
				Villa Roma		
RESOURCE INFORMATION Original Use Multi-fam	ily residence		Stories	1		
Current Use Multi-fam	ily residence		Tract/Neig	hborhood Villa Roma		
	3. Multiple family	property	Located in			
				A11:: 10: 1		
Architectural Style	Mid-century Mode	rn		Additional Style		
CHARACTER DEFINING FE						
One-story configuration wit	th simple geometi	ric forms				
Horizontal massing						
Flat roof with overhanging		el, gable, or flat ro	ofs over unit entra	nces		
Perforated concrete block s						
Unadorned wall surfaces wi						
Plaster and scored concrete						
Flush-mounted metal frame		nd sliding doors				
Split-face concrete block rai		11.1.				
Recessed paneled wood dou	uble doors with tr	ansom lights				
				1 11		.1 11
Residential units in paired I stylized classical pavilions a				de and driveways with carports on th mature olive trees	ne otner; landscaped corne	r setback with
GENERAL ALTERATIONS			CUS	TOM ALTERATIONS		
Windows replaced - some						

PREVIOUS	S SURVEY EVALUA	TION					
City Histor	ric Resources Data	abase	HRI Code		2003 Status Code		
HSPB No.							
2016 EVA	LUATION		National Register		California Register	Local	5S3
Period of	Significance	1963		Criterion	A/1/3		
Context	Post-World War l	II Palm Springs (1945-1969)					
Theme	Post-World War	II Multi-family Residential De	evelopment (1945-196	9)			
Sub-them	e						
Period of	Significance	1963		Criterion	C/3/4		
Context	Architectural Styl	les & Local Practitioners					
Theme	Post-World War	II Modernism					
Sub-them	e Mid-centur	ry Modern					
	aa.						
	Significance			Criterion			
Context							
Theme Sub-theme	•						
Sub-enem							
Statement	t of Significance						
		es, raised unit entrances, and			·		
Notes/Add	ditional Informati	on					
apartment attached re the scale of Roma is co west. In thi the northw plan. Little	s, large low-rise mu esidences in cluster f the developments imposed of 62 attac is development the vest corner of the pa	nd for housing, post-World Vulti-building communities (in sa small as two and as man increased). Numerous exampled homes, located on a paral Mid-century Modern design arcel. Villa Roma boasted pure Garden Grove-based firm J.	acluding early condoming as eight. In virtually of the postware cell bordered by Avenide of the units was contracting greens, pool, Jacuz	nium projects), severy configurat period are associal Granada on that asted with a clas zzi and cabana w	split-level attached tow ion, the focus of the des ciated with significant a e north, alleys on the so sical open columned ro vith showers, as well as	whomes, and attached an sign was around the pool architects, designers, or douth and east, and Sierra bunda with statue and cy the standard year-round	d semi- (or pools as evelopers. Villa Madre on the press trees at maintenance

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 5S1
501031012	
Address 290 Direction E Prefix	Street Simms Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1961-1962 Date from Research
	Date Source
	Architect Wexler & Harrison
Alle Me	
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Common Name
	Wexler Steel House (1 of 7)
RESOURCE INFORMATION Original Use Single-family residence Stor	ries 1
Current Use Single-family residence Trac	ct/Neighborhood Steel Houses development
	atted in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

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

Address 2359 Direction E Prefix Street Smokewood Suffix Ave 2016 FIELD PHOTO 2016	Assessor Parcel Number Additional APNs	2016 Status Code 5S3
Construction Cons		
CONSTRUCTION INFORMATION Date from Tax Assessor 1944 Date from Research c. 1935 Date Source Visual observation Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name	Address 2359 Direction E Prefix Stree	t Smokewood Suffix Ave
Date from Tax Assessor 1944 Date from Research c. 1935 Date Source Visual observation Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Common Name Current Use Single-family residence Tract/Neighborhood The Messa Resource Attribute HiP2. Single-family property Located in a District District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Symmetrical figuale Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses	Location	
Date Source Visual observation Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name RESOURCE INFORMATION Original Use Single-family residence Original Use Single-family residence Tract/Neighborhood The Mess Resource Attribute HP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses	2016 FIELD PHOTO	CONSTRUCTION INFORMATION
Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Historic Name Common Name		Date from Tax Assessor 1944 Date from Research c. 1935
Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Common Name		Date Source Visual observation
Builder Original Owner Other Owner(s) Historic Name Common Name RESOURCE INFORMATION Original Use Single-family residence Stories 1		Architect
Original Owner Other Owner(s) Historic Name Common Name RESOURCE INFORMATION Original Use Single-family residence Unrent Use Single-family residence Resource Attribute HP2. Single family property Located in a District? Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses		Architect Source
Current Use Single-family residence Stories I 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 Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses		Builder
RESOURCE INFORMATION Original Use Single-family residence Stories I 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 Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses		Original Owner
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses	The state of the s	Other Owner(s)
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses		
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood The Mesa Resource Attribute HP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses		
Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood The Mesa Resource Attribute HP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses Plaster veneered exterior walls forming wide, uninterrupted expanses Control of the Mesa		
Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood The Mesa The Me		
Resource Attribute HP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses	RESOURCE INFORMATION Original Use Single-family residence Stories	1
Resource Attribute HP2. Single family property Located in a District? District Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses	Current Usa Single-family residence Tract/No.	ighborhood The Mess
Architectural Style Spanish Colonial Revival Additional Style CHARACTER DEFINING FEATURES Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses		
CHARACTER DEFINING FEATURES Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses		
Symmetrical façade Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses	Architectural Style Spanish Colonial Revival	Additional Style
Rectangular plan and horizontal massing Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses	CHARACTER DEFINING FEATURES	
Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice gable vents Plaster veneered exterior walls forming wide, uninterrupted expanses		
Plaster veneered exterior walls forming wide, uninterrupted expanses		
	Gable roof with clay barrel tiles, open eaves, overhanging rake, and wood lattice g	gable vents
Recessed covered porch with stylized Ionic columns: bay windows with metal boods	Plaster veneered exterior walls forming wide, uninterrupted expanses	
Recessed covered porch with stylized Ionic columns: bay windows with metal boods		
Recessed covered porch with stylized Ionic columns: bay windows with metal hoods		
Recessed covered porch with stylized Ionic columns: bay windows with metal hoods		
Recessed covered porch with stylized Ionic columns: bay windows with metal hoods		
Recessed covered porch with stylized Ionic columns: bay windows with metal hoods		
	Recessed covered norch with stylized lonic columns: hav windows with metal ho	ods
	Recessed covered poten with stylized folic columns, pay willdows with illetal ill	
GENERAL ALTERATIONS CUSTOM ALTERATIONS	GENERAL ALTERATIONS CIL	
Decorative elements added, Unknown/not visible, Windows replaced - some Not fully visible from public right-of way; some windows have been replaced; garage converted to living space; columns may have been added		STOM ALTERATIONS

PREVIOUS SURVEY EVALUAT	<u>ΓΙΟΝ</u>			_	
City Historic Resources Data	abase Yes	HRI Code		2003 Status Code	
HSPB No.					
2016 EVALUATION	N	Vational Register		California Register	Local 5S3
Period of Significance	1935		Criterion	A/1/3	
Context Palm Springs betw	ween the Wars (1919-1941)				
Theme Single-family Resi	idential Development (1919-1	941)			
Sub-theme Depression	-era Single-family Residential	Development (1930-1	941)		
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
David AcCinniCana			Contractor		
Period of Significance			Criterion		
Context					
Theme Sub-theme					
Statement of Significance					
Resource Database). This properiod of growth and transitio				ао оторионе и тами ор	go, . ocog upo. u
Notes/Additional Information	on				
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development fo collection of early residential in	s tycoons, industrialists, and ot n international resort. While tl s started building architect-de or the entertainers and the neig neighborhoods that developed	ther wealthy businessr he movie stars primari signed estates and dra ghborhoods where the to accommodate the g	nen, along with ily stayed at the wing increased wealthy indust growing perman	the Hollywood elite, discoveresort hotels when visiting attention to the growing retrialists started constructing nent settlement. This proper	Palm Springs, other wealthy

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
508351012	
Address 453 Direction E Prefix	Street Sonora Suffix Rd
Location	
2014 FIFI D BHOTO	CONCEDUCTION INFORMATION
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Data from Torrescond (1046) Data from Data from Data (1025)
	Date from Tax Assessor 1946 Date from Research c. 1935
	Date Source Visual observation
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Lloyd, J.L.; Nelson, John W.
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Store	ies 1
Current Use Single-family residence Trac	t/Neighborhood Palm Highlands
Resource Attribute HP2. Single family property Local	ted in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES Asymmetrical façade	
Irregular plan and horizontal massing	
Hipped roof with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Wood-sash fixed and double-hung windows with divided lights	
One story massing; entrance patio with brick wall and pier; exterior brick cl	himney on primary façade
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Windows replaced - some	Prominent window on primary façade replaced and opening altered

PREVIOUS SURVEY EVALUA	<u>ATION</u>		
City Historic Resources Da	tabase Yes HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	6Z California Register 6Z Local	5Z
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context	_		
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
	operty appears significant as an example of pre-Wo	rld War II residential development in Palm Springs, reflecting an im lot appear eligible for historic designation.	portant
Notes/Additional Informat			
resorts. In the 1920s, businestransform Palm Springs into other wealthy residents and 1930s saw Palm Springs blosentertain them. The populariother cities in the United States	ss tycoons, industrialists, and other wealthy busing an international resort. While the movie stars prin seasonal visitors started building architect-design ssom, as increasing numbers celebrities made it the ity of Palm Springs with the Depression-proof mov	gely concentrated on land immediately surrounding the existing vill ssmen, along with the Hollywood elite, discovered the desert and be arily stayed at the resort hotels when visiting Palm Springs through destates and drawing increased attention to the growing resort tow ir winter weekend getaway, and more development sprang up to ho e industry surely provided more economic stability for real estate the earnest in the mid-1930s. In 1936, Palm Highlands was developed by the early 1930s.	gan to the 1920s, vn. The buse and nan in most

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
508351013	
Address 467 Direction E Prefix Street	Sonora Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1947 Date from Research c. 1936
	Date Source Visual observation
	Architect
	Architect Source
THE PARTY OF THE P	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
	Hermosa Casa Chaquita
RESOURCE INFORMATION	
	1
Current Use Single-family residence Tract/Neig	ghborhood Palm Highlands
Resource Attribute HP2. Single family property Located in a	a District? District
Architectural Style Spanish Colonial Revival	Additional Style
	-
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CUS	TOM ALTERATIONS
Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all	
windows replaced - an	

<u>ATION</u>		
tabase Yes HRI Code	2003 Status Code	
National Register	6Z California Register 6Z	Local 6Z
	Criterion	
	Criterion	
	Criterion	
		nsition. However, this
tion		
ss tycoons, industrialists, and other wealthy busing an international resort. While the movie stars pring seasonal visitors started building architect-design ssom, as increasing numbers celebrities made it the ity of Palm Springs with the Depression-proof movites, and new subdivision development resumed in	ssmen, along with the Hollywood elite, discovered the narily stayed at the resort hotels when visiting Palm Sed estates and drawing increased attention to the growin winter weekend getaway, and more development the industry surely provided more economic stability fearnest in the mid-1930s. In 1936, Palm Highlands w	e desert and began to prings through the 1920s, wing resort town. The sprang up to house and for real estate than in most
	tion Ited during the 2015 survey as part of an update to example of pre-World War II residential development of the does not appear eligible for designation an international resort. While the movie stars primes seasonal visitors started building architect-designes som, as increasing numbers celebrities made it the tity of Palm Springs with the Depression-proof movies, and new subdivision development resumed in	National Register 6Z California Register 6Z Criterion Criterion Criterion Criterion Criterion

6Z

2016 Status Code

Assessor Parcel Number	Additional APNs		2016 Status Code	<u>e</u> 6Z		6Z	6Z
508362001							
Address 787 Direction E Prefix Street Sonora					Suffix	Rd	
Location							
2016 FIELD PHOTO			CONSTRUCTION INFORM	MATION			
	E CONTRACTOR OF THE PROPERTY O		Date from Tax Assessor	1947	Date fr	om Research	
			Date Source				
The state of the s							
			Architect				
	NUMBER OF THE PARTY OF THE PART		Architect Source				
	WI CO						
			Builder				
				in, Robert			
	Something Design	No.	Other Owner(s)				
Automobile and the second of t			Historic Name				
			Common Name				
			Levin Residence				
RESOURCE INFORMATION							
Original Use Single-family res	sidence	Stories	2				
Current Use Single-family res	sidence	Tract/	Neighborhood				
Resource Attribute HP2. Sing	gle family property	Located	in a District? District				
Architectural Style Mid-cer	ntury Modern		Additional Style				
CHARACTER DEFINING FEATUR	RES						
GENERAL ALTERATIONS		<u>(</u>	CUSTOM ALTERATIONS				
Addition to upper story, Extensive	ely altered						

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 Sub-theme			
Statement of Significance			
Notes/Additional Information			

6Z

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
009602230; 681080014	
Address 2000 Direction Prefix Stree	Southridge Suffix Dr
ocation	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1967 Date from Research
	Date Source
	Architect Rose & Carlson
	Architect Rose & Carison
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
美国新疆域的	
	Historic Name Tropic Hills Estates; Rimcrest Condominiums
	Common Name Rimcrest Condominiums
	Numer est condominations
RESOURCE INFORMATION Original Use Multi-family residence Stories	2
	eighborhood
Resource Attribute HP3. Multiple family property Located in	n a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One story configuration with simple geometric forms stepping up hillside	
Terraced horizontal massing	
Plat roof with overhanging eaves	
Inadorned wall surfaces with no decorative detailing	
Plaster veneered exterior walls	
Plaster veneered exterior walls Flush-mounted metal frame fixed and sliding windows and sliding doors	
Flush-mounted metal frame fixed and sliding windows and sliding doors	
Flush-mounted metal frame fixed and sliding windows and sliding doors	
Flush-mounted metal frame fixed and sliding windows and sliding doors	
Flush-mounted metal frame fixed and sliding windows and sliding doors	ters of two to five terraced up hillside; surrounded by landscaped terraces an
Prominent hillside location; condominium complex with residential units in clustoools	ters of two to five terraced up hillside; surrounded by landscaped terraces an
Prominent hillside location; condominium complex with residential units in clustoools	

PREVIOUS SURVEY EVALUA	<u>TION</u>						
City Historic Resources Data	abase Yes	HRI Code		2003 Status Code	7R		
HSPB No.							
2016 EVALUATION	N	ational Register		California Register		Local 5S	53
Period of Significance	1967		Criterion	A/1/3			
Context Post-World War I	II Palm Springs (1945-1969)						
Theme Post-World War I	II Multi-family Residential Deve	elopment (1945-1969)					
Sub-theme							
Period of Significance	1967		Criterion	C/3/4			
Context Architectural Styl	es & Local Practitioners	J			1		
Theme Post-World War I	I Modernism						
Sub-theme Mid-centur	y Modern						
Period of Significance			Criterion				
Context							
Theme							
Sub-theme							
environment; and as a good ex	an example of post-World War xample of Mid-century Modern tial units terraced up the hillsid	residential architecture	e. It exhibits qu	ıality of design and dist	inctive planning	features inc	cluding its
Notes/Additional Information	on						
apartments, large low-rise mu attached residences in cluster. the scale of the developments Tropic Hills Estates/Rimcrest Slimmer; it was known by the unsurpassed views of the quit units as could be clustered on space. Units were either two-beature and swimming pool w	nd for housing, post-World War ulti-building communities (incluss as small as two and as many a increased). Numerous example was subdivided by Success Bui name Rimcrest as early as 196 the desert." The 51-unit complex to the rocky ledge. Two master bedroom + den or three-bedroof ere centrally located in the condel home for the development,	nding early condominiuns eight. In virtually events from the postwar per lders, Inc. a partnership 7. By 1970, Rimcrest woonsisted of single-stor floor plans were developm/two bath. Each unit pplex amid lushly lands	m projects), sp ry configuration riod are associant p between Oralias being adver ry stand-alone oped featuring was terraced t caped grounds	olit-level attached town on, the focus of the designated with significant aronge County-based busintised as "luxurious penand attached homes in 1,545 square feet of live provide maximum victor with dozens of palm tr	homes, and attacgn was around the chitects, designed the chitects of the chitects. Wo thouse condoming groups of one, twing space and 27 ew corridors. At ees, a nod to the	ched and send per pool (or person or development of the person of the pe	mi- pools as opers. enneth H. nd four eet of deck one water me of the

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 1S 1CS 5S3					
510250031						
Address 2175 Direction Prefix	Street Southridge Suffix Dr					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
	Date from Tax Assessor 1966 Date from Research 1968					
	Date Source Lautner MPS					
	Architect Lautner, John					
	Architect Source					
	Builder					
	Original Owner Elrod, Arthur					
	Other Owner(s)					
	Historic Name					
	Common Name					
	Arthur Elrod Residence					
RESOURCE INFORMATION Original Use Single-family residence Stor Current Use Single-family residence Trace	ries 1 ct/Neighborhood Southridge					
	ated in a District? District					
Architectural Style Late Modern	Additional Style Expressionist Architecture					
CHARACTER DEFINING FEATURES						
Bold geomteric volumes						
Large expanses of unrelieved glass and concrete wall surfaces						
Exaggerated expression of structure and systems						
No applied ornament						
Irregular plan following ridgeline; domed roof with radiating angled planes	s and clerestory windows; glass walls					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					
Unknown/not visible	Private road; not accessible or fully visible from public right-of-way; 1971 original zigzagged frameless glass wall replaced by Lautner with curved, retractable glass walls; 1974 Lautner modified the house for subsequent owners					

1CS

5S3

1S

2016 Status Code

Assessor Parcel Number	r Additional APNs		2016 Status Code			7R
510250034						
Address 2203	Direction Prefix	Str	reet Southridge	Suffix	Dr	
Location						
2016 FIELD PHOTO			CONSTRUCTION INFORMATIO	<u>ON</u>		
			Date from Tax Assessor 1964	Date fro	m Research	1968
			Date Source Palm Springs Lif	e		
			Architect Kaptur, Hugh M.			
The state of	- Thread		Architect Source			
			Builder			
SHEET WHEN SHEET		3.40	Original Owner Morris, E	dwin H.		
			Other Owner(s)			
		N. C.	McQueen, Steve			
			Historic Name			
			Common Name			
			Morris Residence			
RESOURCE INFORMATIO Original Use Single-fa	amily residence	Stories	3			
Current Use Single-fa	amily residence	Tract/	Neighborhood Southridge			
Resource Attribute	HP2. Single family property	Located	d in a District? District			
Architectural Style	Mid-century Modern		Additional Style			
CHARACTER DEFINING	<u>FEATURES</u>					
	with simple geometric forms					
Horizontal massing						
Expressed post-and-beam						
Flat roof wide overhangin		•1•				
	usually with little or no decorative det wall cladding on primary façade, in ru					
	n sash fixed and jalousie windows in wo					
Single door with metal scr	·					
Exterior stair with wood i						
Raised brick planters with plaster piers and integral lanterns; mature landscaping						
GENERAL ALTERATIONS	<u>S</u>		CUSTOM ALTERATIONS			
Unknown/not visible			Private road; not accessible or visible alterations	e from public righ	t-of-way; no k	nown major

PREVIOUS SURVEY EVALU	<u>ATION</u>				
City Historic Resources Da	itabase	HRI Code		2003 Status Code	
HSPB No.					
2016 EVALUATION	N	ational Register		California Register	Local 7R
Period of Significance	1968		Criterion	C/3/4, 5]
Context Architectural St	yles & Local Practitioners				
Theme Post-World War	r II Modernism				
Sub-theme Mid-centu	ıry Modern				
Period of Significance			Criterion]
Context					
Theme					
Sub-theme					
Period of Significance			Criterion		
Context					
Theme					
Sub-theme					
Statement of Significance					
complete the evaluation.					
Notes/Additional Informa	tion				
population, coinciding with and developers the opportun- trends. These conditions and "Palm Springs Modernism" of degree in engineering. After Harrison. Skilled at free-han	the peak of Modernism's popular nity to explore and develop a wid d the architects' talents lead to th or "The Palm Springs School." Arc serving in the Marines during the d drawing, he made artist's render se-scale development in Palm Spr	ity. This created a den le range of architectur e development of an e chitect Hugh Kaptur, A e Korean War, Kaptur erings of buildings for	nand for both r al types and id xceptional gro IA, attended La moved to Palm Wexler, Albert	nass-produced and custo eas, sometimes influence up of Modern buildings v awrence Technical Colleg n Springs in 1954. He firs Frey, and other local are	Ilm Springs' seasonal and permanent om housing that afforded architects ed by sophisticated global design which later came to be identified as ge in Michigan, working toward a st worked briefly for Wexler & chitects. Beginning in the late 1950s, ouses and commercial projects that

Assessor Parcel Number Additional APNs	2016 Status Code 7R						
510250006							
Address 2340 Direction Prefix	Street Southridge Suffix Dr						
Location							
2016 FIELD PHOTO	CONSTRUCTION INFORMATION						
	Date from Tax Assessor 1963 Date from Research 1964 Date Source Architect Cody, William F. Architect Source Builder Original Owner Goldberg, Stanley Other Owner(s) Historic Name Common Name Goldberg Residence						
RESOURCE INFORMATION Original Use Single-family residence Stories Current Use Single-family residence Tract/Neighborhood Southridge							
Resource Attribute HP2. Single family property	ocated in a District? District						
Architectural Style Mid-century Modern	Additional Style						
CHARACTER DEFINING FEATURES							
One-story configuration with simple geometric forms							
Horizontal massing							
Expressed post-and-beam construction, in steel							
Flat roof with wide overhanging eaves							
Slumpstone screen walls							
Unadorned wall surfaces; usually with little or no decorative detailing							
Glass and plaster exterior wall panels							
Carport; plaster-veneered retaining wall; mature landscaping							
GENERAL ALTERATIONS	CUSTOM ALTERATIONS						
Unknown/not visible	Private road; not accessible or visible from public right-of-way; no major alterations known						

PREVIOUS SURVEY EVALUA	<u>TION</u>					
City Historic Resources Dat	abase Yes	HRI Code		2003 Status Code	3S	
HSPB No.						
2016 EVALUATION	Na	ational Register		California Register		Local 7R
Period of Significance	1964		Criterion	C/3/4, 5		
Context Architectural Styl	les & Local Practitioners					
Theme Post-World War	II Modernism					
Sub-theme Mid-centur	y Modern					
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion		7	
Context			Criterion			
Theme						
Sub-theme						
Statement of Significance						
However, it is located on a pricomplete the evaluation.	ivate street and is not fully visibl	e from the public righ	t-of-way. Ther	efore additional inform	ation about its ir	itegrity is needed to
Notes/Additional Informati						
population, coinciding with the and developers the opportunitivends. These conditions and "Palm Springs Modernism" or graduated in 1942. During his moving to Palm Springs in 19 (1947). A subsequent project, Tamarisk, Eldorado, Seven La Notable works in Palm Spring Residence (1952), Shamel Reside	e post-World War II years and the peak of Modernism's popularity to explore and develop a wide the architects' talents lead to the "The Palm Springs School." Will stime at USC, Cody worked with 46. Cody was first employed as so, the conversion of the 1936 Thuckes and seven other country cluis include the Spa Bath House (al sidence (1961), Abernathy Reside 1975). Cody was inducted into	ity. This created a deme e range of architectural development of an excliam F. Cody, FAIA, tra Cliff May. Following hetaff architect for the Enderbird Ranch to The bs in the area. Cody's clong with Wexler & Halence (1962), and the	and for both mal types and ide exceptional grou ined in progresis graduation for Desert Inn Hote underbird Cou career included arrison and Phi L'Horizon Hote	nass-produced and cust eas, sometimes influenc up of Modern buildings ssive Modernism at the from USC, Cody apprent el before setting out on intry Club, led to design d a wide variety of comi illip Koenig), and the ad el (1952), St. Theresa's	om housing that ed by sophistica which later cam USC School of Acticed at several Chis own to design commissions for mercial and resignatent Spa Hotel	afforded architects ted global design e to be identified as rchitecture and California firms, n the Del Marcos Hotel r clubhouses at dential projects. I, the Perlberg

Assessor Parcel Number Additional APNs 510260020	2016 Status Code 7R
Address 2399 Direction Prefix Str	reet Southridge Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1983 Date from Research
	Date Source
	Architect Giddings, Edward
	Architect Source LA Times, 5/12/2013
	Builder
	Original Owner Miller, Lee
	Other Owner(s)
	Dimick, Frank; Janssen, David
	Historic Name La Piedra
	Common Name
	La Piedra
	Neighborhood d in a District? District
Architectural Style Organic Architecture	Additional Style
CHARACTER DEFINING FEATURES	Auditoliai Style
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Not visible from the public right-of-way

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

Assessor Parcel Number Additional APNs 510260028	2016 Status Code 7R
Address 2466 Direction Prefix Str	eet Southridge Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1980 Date from Research
	Date Source
	Architect Lautner, John
	Architect Source Lautner MPS
	Builder
	Original Owner Hope, Bob and Dolores
	Other Owner(s)
	Historic Name Hope Residence (III)
	Common Name
	Hope Residence (III)
RESOURCE INFORMATION Original Use Single family property Stories	1
	Neighborhood District
	in a District? District
Architectural Style Organic Architecture	Additional Style
CHARACTER DEFINING FEATURES	
	CUSTOM ALTERATIONS
Unknown/not visible	Not visible from the public right-of-way

PREVIOUS SURVEY EVALUATION	<u>I</u>		
City Historic Resources Databas	e Yes HRI Code	2003 Status Code	e
HSPB No.			
2016 EVALUATION	National Registe	r California Registe	er Local 7R
Period of Significance		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			
Lautner's career. The house was o with Lautner's design of the Elrod desert. The Hope House is located conceived as a biomorphic, volcan a space ship. When Bob Hope first was intended to be constructed of expansive courtyard with a 60-foo	saw the design in 1973, he remarked "at le- concrete, although cost concerns rendered t opening. Its organically derived spaces ar e roof forms a canopy that shelters the hous	mpleted until 1979, due to a fire, lawsuith with the architect to design her own genent site with expansive views of the Comost visually striking, due in part to its ast when they come down from Mars, the final house in steel and cement plase organized to create an open, social are	ts, and redesign. Dolores Hope was taken etaway and entertaining space in the eachella Valley below. It was originally prominent location and its resemblance to ney'll know where to go." The Hope House eter. At the center of the design is an ea for receptions and parties, for which the

Assessor Parcel Number Additional APNs	2016 Status Code 7R						
505163005 Address 330 Direction W Prefix S	Carrer DJ						
	Street Stevens Suffix Rd						
Location							
2016 FIELD PHOTO	CONSTRUCTION INFORMATION						
	Date from Tax Assessor 1944 Date from Research c. 1935 Date Source Visual observation Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name						
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single-family residence Tract/Neighborhood Chino Canyon Mesa Resource Attribute HP2. Single family property Located in a District? District							
Architectural Style Spanish Colonial Revival	Additional Style						
CHARACTER DEFINING FEATURES							
Irregular plan and horizontal massing							
Gable roof with clay barrel tiles							
GENERAL ALTERATIONS	CUSTOM ALTERATIONS						
Unknown/not visible	Not fully visible from public right-of-way						

PREVIOUS SURVEY EVALUATION								
City Historic Resources Data	abase Yes	HRI Code		2003 Status Code				
HSPB No.								
2016 EVALUATION	- I	National Register		California Register	Local	7R		
Period of Significance	1935		Criterion	A/1/3				
Context Palm Springs betw	ween the Wars (1919-1941)	,						
Theme Single-family Res	sidential Development (1919-1	941)						
Sub-theme Depression	n-era Single-family Residential	Development (1930-1	941)					
Period of Significance			Criterion					
			Criterion					
Context								
Theme								
Sub-theme								
Period of Significance			Criterion					
Context								
Theme								
Sub-theme								
Statement of Significance								
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	on							
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential Mesa, which was developed by third phase of the tract consis	ons were recorded in the early stycoons, industrialists, and of an international resort. While the started building architect-defor the entertainers and the neigneighborhoods that developed y local realtor Rufus J. Chapmating of twelve parcels bordere by noids and Charles J. Burket (v	ther wealthy businessine movie stars primar signed estates and draghborhoods where the to accommodate the following 1907-1970). The fod by Chino Canyon Roa	men, along with ily stayed at the awing increased wealthy indust growing perma orty eight-parce ad to the north,	the Hollywood elite, die eresort hotels when vis lattention to the growin trialists started constru nent settlement. This pi l subdivision was devel Vista Chino to the Soutl	iscovered the desert and be iting Palm Springs, other ng resort town. In addition cting their winter homes, roperty is located in Chino oped in two phases durin h, and Via del Norte to the	oegan to wealthy n to the the city has a cocanyon g 1935-36. A		

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
505153005	
Address 368 Direction W Prefix Street	et Stevens Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1937 Date from Research
	Date Source
* * * *	Architect
	Architect Source
	Builder
THE PARTY OF	Original Owner Jones, Carolyn
	Other Owner(s)
The state of the s	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/Ne	eighborhood Chino Canyon Mesa
	n a District? District
Architectural Style Other	Additional Style
	nautional otyle
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CU	JSTOM ALTERATIONS
	abstantially altered

PREVIOUS SURVEY	<u>EVALUATION</u>						
City Historic Resou	ırces Database	Yes	HRI Code		2003 Status Code		
HSPB No.							
2016 EVALUATION	1	N	ational Register	6Z	California Register	6Z	Local 6Z
Period of Significa	nce			Criterio			
Context							
Theme							
Sub-theme							
Period of Significa	nce			Criterio	1		
Context							
Theme							
Sub-theme							
Davis d of Cianifica				Cuitouios			
Period of Significa	nce			Criterio			
Context							
Theme Sub-theme							
Sub-tilellie							
Statement of Signif	ficance						
property has been a	ltered and therefore	does not appear elig	gible for historic de	esignation.			
Notes/Additional l	Information						
resorts. In the 1920 transform Palm Spr residents and seaso resort-related devel collection of early re Mesa, which was de third phase of the tr	s, business tycoons, i ings into an internat nal visitors started b lopment for the ente esidential neighborh veloped by local real ract consisting of twe	industrialists, and ot ional resort. While th uilding architect-des rtainers and the neig oods that developed Itor Rufus J. Chapmas elve parcels bordered	her wealthy busing ne movie stars prir signed estates and ghborhoods where to accommodate t n (1907-1970). Th I by Chino Canyon	essmen, along wit narily stayed at tl drawing increase the wealthy indu the growing perm e forty eight-parc Road to the nortl	th the Hollywood elite, ne resort hotels when we d attention to the grow strialists started const anent settlement. This	discovered the de- risiting Palm Sprin ving resort town. I ructing their winte property is locate reloped in two pha uth, and Via del No	gs, other wealthy n addition to the er homes, the city has a d in Chino Canyon ses during 1935-36. A

6Z

2016 Status Code

Assessor Parcel Number Additional APNs				2016 Status Code 6Z 6Z				6Z						
505153006														
Address	388	Direction	W	Prefix	St	reet	eet Stevens			Suffix	Rd			
Location														
2016 FIELD	<u>РНОТО</u>						CONSTRUCTIO	ON INFORM	IATION					
102				or officer			Date from Tax	Assessor	1937		Date fr	om Resea	arch	
1			4				Date Source							
				1			Architect Bre	wster & Ber	nedict					
	11.75	411	T				Architect Sour	rce Desert	Sun					
	100						Builder							
							Original Owne	er						
1				-			Other Owner(s)						
The second							Finchy, Katheri	ne						
	The state of the s	學教育會	TPOP	SCHOOL ST	and here		Historic Name							
							Common Nam							
							Villa Palmera; I	Finchy Resid	dence					
DECOUDE :	INFORMATION	.T												
Original Use	INFORMATION e Single-far	n ily residenc	e		Storie	s	1							
Current Use	e Single-far	nily residenc	e		Tract	/Neig	hborhood	Chino Can	nyon Me:	sa				
Resource A	ttribute HF	2. Single fam	ily prope	erty	Locate	d in a	District?	District						
Architectur	al Style	Spanish Color	ial Reviv	<i>r</i> al			Additional S	tyle						
CHARACTE	R DEFINING FI	EATURES												
														,
Extensively	LTERATIONS altered					CUSTOM ALTERATIONS Not fully visible from public right-of-way; however, a review of aerial								
	-					phot	cographs reveals	that the co	urtyard	has b	een infi	lled and t	here i	s substantial

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
505171001	
Address 591 Direction W Prefix Str	eet Stevens Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1937 Date from Research
	Date Source Architect Brewster & Benedict
The State of	Themeet Stewster & Benedict
	Architect Source Desert Sun
	Builder
	Original Owner Brill, Blanche
	Other Owner(s)
	Haymond, Carl E.; Warner, Harry
	Historic Name
	Common Name
	Warner Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/N	Neighborhood Las Palmas Estates
	in a District? District
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
One-story, sprawling, L-shaped plan	
Low-pitched hipped roof with open eaves	
Low, horizontal massing with wide street façade	
Plaster veneer exterior walls	
Divided light steel sash casement windows	
Attached garage	
Asymmetrical composition; rooftop ventilation cupolas; recessed entrance wit	h molded architrave
GENERAL ALTERATIONS CO	CUSTOM ALTERATIONS
	Roof cladding may have been replaced

					<u>2016</u>	Status Code		5S:	3
PREVIOUS	SURVEY EVALUA	TION							
City Histor	ric Resources Dat	abase	Yes	HRI Code		2003 Status Co	de 7R		
HSPB No.									
2016 EVAI	<u>LUATION</u>			National Register		California Regis	ster	Local 5S	3
Period of S	Significance	1937			Criterion	A/1/3			
Context	Palm Springs bet	ween the Wars	s (1919-1941)						
Theme	Single-family Res	sidential Devel	opment (1919-	1941)					
Sub-theme	Depression	n-era Single-far	mily Residential	l Development (1930-	-1941)				
Period of S	Significance	1937			Criterion	B/2/2			
Context	Palm Springs bet	ween the Wars	s (1919-1941)						
Theme	Association with	Important Peo	ple						
Sub-theme	2								
Period of S	Significance	1937			Criterion	C/3/4, 5			
Context	Architectural Sty	les & Local Pra	ctitioners						
Theme	Ranch								
Sub-theme	2								
Statement	of Significance								
Resource D film, finance and for its i design and	Patabase). This pro e, and business flo its association with	perty appears cked to the des n movie studio	significant as ar sert in the winte executive Harry	part of an update to th n example of pre-Wor er, helping to cement y Warner. It is also a g low-pitched roof with	ld War II reside the village's rep good example of	ntial development utation as one of the Ranch-style reside	in Palm Springs, ne nation's top wi ential architectur	when important fi nter resort destin e, exhibiting quali	igures in ations; ty of

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. Film pioneer Harry M. Warner (1881-1958) was born in Poland, one of 11 children. At age 6, Warner moved with his family to the United States. In 1903, he and three of his brothers began exhibiting films in Pennsylvania. Before World War I, the brothers had moved their production business to Santa Paula, and, in 1917, produced their first widely successful film, My Four Years in Germany. In 1926, Harry and his brother Sam pioneered the use of sound in motion pictures through the firm known as Vitaphone, producing Lights of New Y

Assessor Parcel Number	Additional APNs		2016 Status (Code		5S1
501033001						
Address 3100	Direction N Prefix	Street	Sunny View		Suffix Dr	
Location						
2016 FIELD PHOTO			CONSTRUCTION INFO	<u>ORMATION</u>		
			Date from Tax Assess Date Source Architect Wexler & H Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Wexler Steel House (2)	Harrison	Date from Rese	earch
Current Use Single-fami	ly residence ly residence . Single family property	Stories Tract/Neig Located in a		Houses develop	ment	
Architectural Style Mi	d-century Modern		Additional Style			
CHARACTER DEFINING FEA	ATURES					
GENERAL ALTERATIONS		cus	TOM ALTERATIONS			

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 42			
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-42). Notes/Additional Information			
Notes/Additional information			

Assessor Parcel Number Additional APNs	2016 Status Code 5S1
501031013	
Address 3125 Direction N Prefix Stree	et Sunny View Suffix Dr
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 (3 of 7)
	Wester steer flouse (5 of 7)
RESOURCE INFORMATION Original Use Single-family residence Stories	1
	Steel Houses development District District
	n a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CU	JSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 42			
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-42). Notes/Additional Information			
Notes/Additional information			

Assessor Parcel Number Additional APNs	2016 Status Code 5S1				
501031014					
Address 3133 Direction N Prefix Street Sunny View Suffix Dr					
Location					
	GOVGENVATION AND DATE OF				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1961-1962 Date from Research				
	Date Source				
	Architect Wexler & Harrison				
	Architect Source				
	Builder				
Parent Same	Original Owner				
	Other Owner(s)				
	Historic Name				
	Common Name				
	Wexler Steel House (4 of 7)				
RESOURCE INFORMATION Original Use Single-family residence Stories	s 1				
Current Use Single-family residence Tract/	Neighborhood Steel Houses development				
Resource Attribute HP2. Single family property Located	d in a District? District				
Architectural Style Mid-century Modern	Additional Style				
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 42			
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-42). Notes/Additional Information			
Notes/Additional information			

ssessor Parcel Number Additional APNs 2016 Status Code 1031015				
	reet Sunny View Suffix Dr			
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 (5 of 7) s 1 Neighborhood Steel Houses development d in a District? District			
Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES	Additional Style			
GENERAL ALTERATIONS	CUSTOM ALTERATIONS			

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 42			
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-42). Notes/Additional Information			
Notes/Additional information			

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
508070016	
Address 211 Direction N Prefix Stre	et Sunrise Suffix Way
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1969 Date from Research
	Date Source
THE THE PERSON OF THE PERSON O	
211	Architect Ricciardi, Robert
	. 15 16
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
是一个人。 1. 10 10 10 10 10 10 10 10 10 10 10 10 10	Historic Name The Gas Company Building
	Common Name
	The Gas Company Building
RESOURCE INFORMATION	
Original Use Civic Stories	1
Current Use Commercial Tract/N	eighborhood
Resource Attribute HP9. Public utility building Located in	n a District? District
Architectural Style Late Modern	Additional Style Brutalist
CHARACTER DEFINING FEATURES	
Bold geomteric volumes	
Exposed textured concrete or cement plaster veneer walls	
No applied ornament	
Flat roof with cantilevered steel canopy	
Irregular plan and asymmetrical composition	
Metal-framed floor-to-ceiling storefront and fixed windows	
Cast-in-place concrete planters and terrace; recessed entrance	
CENEDAL ALTERATIONS	HICTOM ALTERATIONS
GENERAL ALTERATIONS No major alterations	USTOM ALTERATIONS

PREVIOUS SURVEY EVALUA	<u>.TION</u>						
City Historic Resources Dat	rabase Yes	HRI Code		2003 Status Code	7R		
HSPB No.							
2016 EVALUATION	Nati	ional Register	(California Register		Local	5S3
Period of Significance	1969		Criterion	A/1/3			
Context Post-World War	II Palm Springs (1945-1969)						
Theme Post-World War	II Civic & Institutional Developme	nt (1945-1969)					
Sub-theme							
Period of Significance	1969		Criterion	C/3/4, 5			
Context Architectural Sty	les & Local Practitioners						
Theme Post-World War	II Modernism						
Sub-theme Brutalism							
Period of Significance			Criterion		7		
Context							
Theme							
Sub-theme							
Statement of Significance							
	ificant as an example of post-Worl The building exhibits quality of de nanging canopy.						
Notes/Additional Informati	ion						
Palm Springs' population green architects, reflected the progreen Los Angeles in 1935. He stu	visitors and seasonal residents, as w, so did the need for civic and ins ressive symbolism of Modernism a idied architecture at UC Berkeley, e Mayhew, and Donald Wexler befo	titutional buildings. So and expressed a wide r receiving his degree in	chools, church cange of Mode n 1959. He red	nes, fire stations, and li ern interpretations. Arc	braries, many de chitect Robert R	esigned by icciardi, Al	local IA, was born

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
507295004	
Address 563 Direction N Prefix Street	Sunrise Suffix Way
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1945 Date from Research c. 1935
	Date Source Visual observation
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/Neig	
Resource Attribute HP2. Single family property Located in a	District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
	TOM ALTERATIONS stantially altered

PREVIOUS SURVEY EVALUAT	'ION				
City Historic Resources Datal	base Yes HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Regist	er 6Z	California Register	6Z	Local 6Z
Period of Significance		Criterion	l		
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context		Criterion			
Theme					
Sub-theme					
Period of Significance		Criterion	l		
Context					
Theme					
Sub-theme					
Statement of Significance					
Resource Database). It is an exa	d during the 2015 survey as part of an update ample of pre-World War II residential develo therefore does not appear eligible for historic	pment, reflecting an			
Notes/Additional Informatio					
Resource Database). However, personage, does not appear to l	d during the 2015 survey as part of an update it is not representative of broad patterns of r be an excellent example of its style or type, and Therefore, it does not appear eligible for list.	national, state, or loca nd due to substantial	al history, was not associal terations, the proper	ciated with a signif ty does not retain s	icant historical sufficient integrity to

6Z

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
502161004 Address 100 Direction S Prefix Stro	eet Sunrise Suffix Way
	Sum way
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date from Research 1959
	Date Source Patrick McGrew (unconfirmed)
	Architect
THE	Architect
	Architect Source
(fex)	Builder
	Original Owner
	Other Owner(s)
	outer owner(e)
	Historic Name Sunrise Center
	Common Name
	Fresh & Easy Supermarket
RESOURCE INFORMATION Original Use Commercial Stories	1
Current Use Commercial Tract/N	leighborhood
	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 plaster eaves and cantilevered canopies with n	rounded fascias and standing seam metal cornice
Unadorned wall surfaces with little decorative detailing	
Brick wall panels and piers with battered ends	
Metal-framed glazed floor-to-ceiling storefront system	
Metal screen	
Irregular, linear organization fronted by surface parking lot	
GENERAL ALTERATIONS	SUSTOM ALTERATIONS
Windows replaced - some	ome storefronts have been replaced

PREVIOUS SURVEY EVALUA	<u>ition</u>			
City Historic Resources Dat	tabase HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register	r	California Register	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 Sty	rles & Local Practitioners			
Theme Post-World War				
Sub-theme Mid-centur				
Sub-theme Miu-centu	y Model II			
Period of Significance		Criterion	ı	
Context				
Theme				
Sub-theme				
Statement of Significance				
	ty of design with distinctive features including it vered roof canopies with rounded fascias and sta			is, unadorned brick wall surfaces and
Notes/Additional Informat	ion			
Springs from this period reflethe need for tourist-oriented the growing population of pecore, and the continued northnew residential development department stores, were desi	visitors and seasonal residents coincided with Meted the acceptance of Modernism and expresse buildings for seasonal visitors, and the need for rmanent residents. Commercial development dutward and southward expansion of the commercis from the postwar era. Many commercial building gned by prominent architects of the period. The part as a search in the Desert Sun did not provide a	ed a wide range of M practical daily serv ring this period con cial district along Pa ngs, ranging from s date and the archit	Nodern interpretations a ices, such as banks, shop nsisted of both infill deve alm Canyon and Indian C small, single- or multi-ter	s it increasingly served two purposes: is, grocery stores, and gas stations, for elopment in the original commercial anyon Drives and beyond to service thant office and retail buildings to large

Assessor Parcel Number 507092008	Additiona	al APNs		<u>2016 Status (</u>	Code	55	61
Address 630	Direction E	Prefix	Street	Tachevah		Suffix Dr	
Location							
2016 FIELD PHOTO				CONSTRUCTION INFO	ORMATION		
	34			Date from Tax Asses	sor 1945	Date from Research 19	934
*				Date Source Patrick	McGrew (Deser	t Spanish)	
				Architect			
				Architect Source			
				Builder			
-01	- Control of the Cont	and the same of th		Original Owner	Farrell, Charles		
				Other Owner(s)			
				Henry, Alexander Ellw	vood		
				Historic Name Fa	arrell Residence		
				Common Name			
				Farrell Residence			
RESOURCE INFORMATION	N						
Original Use Single-far	mily residence		Stories				
	mily residence		Tract/Neig		rador Estates		
Resource Attribute H	P2. Single family prop	erty	Located in a	District? Distri	ct		
Architectural Style S	Spanish Colonial Revi	val		Additional Style			
CHARACTER DEFINING FI	<u>EATURES</u>						
GENERAL ALTERATIONS			CUST	OM ALTERATIONS			

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 80			
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-80)			
Notes/Additional Information			

Assessor Parcel Number Additional APNs 507221003	2016 Status Code 6Z 6Z 6Z
Address 1057 Direction E Prefix Str	eet Tachevah Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
The state of the s	Date from Tax Assessor 1945 Date from Research
· · · · · · · · · · · · · · · · · · ·	Date Source
	Architect
	Architect Source
	Builder
September 1997	Original Owner
	Other Owner(s)
	W.A. and a Normal
	Historic Name Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/N	Neighborhood La Rambla Tract; Movie Colony East Neighborhood
	in a District? District
Architectural Style Minimal Traditional	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration	
Medium or low-pitched hip or side-gable roof with shallow eaves	
Smooth stucco wall cladding with wood lap accents	
Shallow entry porch	
Lack of decorative exterior detailing	
	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way; roof cladding may have been replaced; may have a rear addition per aerial maps

PREVIOUS SURVEY EVA	<u>LUATION</u>				
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			U. 10011011		
Theme					
Sub-theme					
Statement of Significan	ce				
and it is not a noteworth	y example of a style or type. There	efore, it does not app	ear e ^l igible for de:	signation.	
Notes/Additional Infor	mation				
resorts. In the 1920s, but transform Palm Springs other wealthy residents 1930s saw Palm Springs entertain them. The pop other cities in the United subdivided by local real	siness tycoons, industrialists, and nto an international resort. While and seasonal visitors started build blossom, as increasing numbers of alarity of Palm Springs with the D States, and new subdivision devents estate agent John R. Chaffey (1934)	other wealthy busing the movie stars prinding architect-design celebrities made it the epression-proof movelopment resumed in 4-36/1945). Chaffey	essmen, along with narily stayed at th ed estates and dra eir winter weeken rie industry surely earnest in the mid experimented witl	n the Hollywood elite, de resort hotels when vis wing increased attention d getaway, and more do provided more econom d-1930s. This property in different parcel sizes a	urrounding the existing village and the iscovered the desert and began to siting Palm Springs through the 1920s, on to the growing resort town. The evelopment sprang up to house and nic stability for real estate than in most is located in the La Rambla tract, and frontages in the different phases, popular in the Palm Springs area.

6Z

6Z

2016 Status Code

6Z

Assessor P	arcel Number	Additional APNs		2016 Status Code		6Z
507133053	3					
Address	1350	Direction E Prefix	Stre	e et Tachevah	Suffix	Dr
Location						
2016 FIEL	D PHOTO			CONSTRUCTION INFORMATION	<u>I</u>	
	Ш			Date from Tax Assessor 2005	Date fr	rom Research
	4			Date Source		
199						
To all		a deliberation	ers	Architect		
7	MAN.					
			* JLA	Architect Source		
				Builder		
				Original Owner		
				Other Owner(s)		
				Historic Name		
				Common Name		
				Strebe, Earl Residence		
DESCUIDCE	EINFORMATION					
Original U	se Single fan	nily property	Stories	1		
Current Us	se Single fan	nily property	Tract/N	eighborhood		
Resource A	Attribute HP	2. Single family property	Located	in a District? District		
Architectu	ral Style			Additional Style		
CHARACTI	ER DEFINING FE	EATURES				
GENERAL	ALTERATIONS		<u>C</u>	USTOM ALTERATIONS		

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

Assessor Parcel Number Additional APNs	2016 Status Code 7R
507241008	
Address 1395 Direction E Prefix	Street Tachevah Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
Man .	Date from Tax Assessor 1941 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 St	tories 1
	ract/Neighborhood Desert Sands Tract; Movie Colony East Neighborhood
	ocated in a District? District
Architectural Style Ranch	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Unknown/not visible	CUSTOM ALTERATIONS Not fully visible from public right-of-way; may have an addition

PREVIOUS SURVEY EVALUATION				
City Historic Resources Database	Yes HRI Coo	e 2003	3 Status Code	
HSPB No.				
2016 EVALUATION	National Reg	ster Califo	ornia Register	Local 7R
Period of Significance 1941	L	Criterion A/	/1/3	
Context Palm Springs between	the Wars (1919-1941)			
Theme Single-family Residenti	al Development (1919-1941)			
Sub-theme Depression-era S	ingle-family Residential Development	(1930-1941)		
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
Resource Database). This property	ing the 2015 survey as part of an updamay be significant as an example of pi he city. However, it is not fully visible	e-World War II residential dev	velopment in Palm Springs, r	eflecting an important
Notes/Additional Information				
resorts. In the 1920s, business tycootransform Palm Springs into an inte other wealthy residents and season 1930s saw Palm Springs blossom, a entertain them. The popularity of Pother cities in the United States, and entertainers and wealthy industrial settlement. Individual examples of each other cities in the United States and entertainers and wealthy industrial settlement. Individual examples of each other cities in the United States, and entertainers and wealthy industrial settlement.	ere recorded in the early 1920s on traces, industrialists, and other wealthy ernational resort. While the movie start al visitors started building architect-dest increasing numbers celebrities madalm Springs with the Depression-proof new subdivision development resumists, the city has a collection of early rearly residences remain scattered through the broker Edmond F. Lindop in 1935-36	ousinessmen, along with the Ho is primarily stayed at the resort esigned estates and drawing in their winter weekend getaw I movie industry surely provide ed in earnest in the mid-1930s esidential neighborhoods that of ughout the pre-World War II s	ollywood elite, discovered that hotels when visiting Palm Sucreased attention to the groway, and more development ded more economic stability is. In addition to the resort-redeveloped to accommodate subdivisions. This property is	he desert and began to Springs through the 1920s, owing resort town. The sprang up to house and for real estate than in most elated development for the the growing permanent is located in Desert Sands,

7R

Assessor Parcel Number Additional APNs 507310047	2016 Status Code 5S3
	reet Tachevah Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
<u>EVIOTIED FITOTO</u>	Date from Tax Assessor 1962 Date from Research
	Date Source
* * * *	Architect
	Architect Source
	Builder Alexander Construction Company
	Original Owner
	Other Owner(s)
	Historic Name Desert Lanai
	Common Name
	Desert Lanai Model Co-op Apartment
RESOURCE INFORMATION	
Original Use Multi-family residence Stories	s 1
Current Use Multi-family residence Tract/	Neighborhood Sunrise Estates
Resource Attribute HP3. Multiple family property Located	d in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves and cantilevered canopies; prominent	A-frame at primary entrances
Concrete block screen walls	
Unadorned plaster wall surfaces Flush-mounted metal frame fixed windows and sliding doors	
Trush mounted metal frame fixed windows and sharing doors	
Clustered residential units grouped in a hollow rectangular plan around a cen	tral garden court and pool
	CUSTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALUAT	<u> FION</u>			
City Historic Resources Data	abase HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Registe	er	California Register	Local 5S3
Period of Significance	1962	Criterion	A/1/3	
Context Post-World War I	I Palm Springs (1945-1969)			
Theme Post-World War I	I Multi-family Residential Development (1945	-1969)		
Sub-theme				
Period of Significance	1962	Criterion	C/3/4	
Context Architectural Styl	es & Local Practitioners			
Theme Post-World War I	I Modernism			
Sub-theme Mid-century	y Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
rectangular garden court and	pool; pronounced horizontal massing; and pro	minent A-frame port	e-cochere.	
Notes/Additional Information	on			
apartments, large low-rise mu attached residences in cluster: the scale of the developments Desert Lanai represents the Al deluxe baths and a one-bedroo	nd for housing, post-World War II multi-family ulti-building communities (including early conc s as small as two and as many as eight. In virtu increased). Numerous examples from the post lexanders' foray into the co-op apartment marom-plus-den configuration. Like other co-op c ere or not." The model apartment was located	dominium projects), s ally every configurati twar period are assoc ket. It was developed communities, Desert L	plit-level attached townhou ion, the focus of the design iated with significant archi in at least three phases. Mo anai offered buyers a propo	mes, and attached and semi- was around the pool (or pools as tects, designers, or developers. odels included a two-bedroom/two

Assessor Parcel Number		2016 Status Code 3S 3CS 5S3				
Address Direction	on Prefix	Street	Tahquitz	Suf	fix Dr	
Location						
2016 FIELD PHOTO			CONSTRUCTION INFORMATI	<u>ON</u>		
		120	Date from Tax Assessor 192	0 Dat	e from Research	1830s/1911
diaman and a second	400	- 4	Date Source Steve Vaught			
Merica			Architect			
	MITORC TAGGITZ STOL		Architect Source			
2 3 7			Builder			
	1 74		Original Owner			
			Other Owner(s)			
			Historic Name Tahquitz I	Ditch		
			Common Name Tahquitz Ditch			
RESOURCE INFORMATION Original Use Other	St	tories				
Current Use Other	Tı	ract/Neig	hborhood Tahquitz Park	: Estates		
Resource Attribute HP20. Canal		ocated in a				
Architectural Style	<u> </u>		Additional Style			
CHARACTER DEFINING FEATURES						
CHARACTER DELIVING LEXI ORES						
GENERAL ALTERATIONS		CUST	COM ALTERATIONS			

<u>JATION</u>					
atabase Yes	HRI Code		2003 Status Code		
	National Register	3S	California Register	3CS	Local 5S3
c. 1830		Criterion	A/1/3		
nent (1884-1918)					
		Criterion			
		Criterion			
Tahquitz Ditch was constructe	ed by the Cahuilla as e	early as the 1830s.			
	1.1		1	.1 .1 .	m.l c
ly as early as the 1830s. When yon's springs. McCallum began l'ahquitz Ditch. This became in increased the output of the Ta after forming the Palm Valley River for over eight miles acre	John Guthrie McCallu using water from the creasingly problemat hquitz Ditch, its resou Water Company, McC oss the rugged desert	im arrived in 1884 ditch to irrigate h ic for the Agua Cal irces were far fror Callum embarked (until it reached th	I, he expanded the Tah is ranch, and, as new s iente as settlers contin in enough to accommo on the creation of an ex ie McCallum ranch. In	quitz Ditch, increettlers came, they used to arrive in P date the influx of a stensive new cana 1911, the Tahquit	asing its flow by y availed themselves of calm Springs. Although new settlement he al that would carry tz Ditch was
	c. 1830 ment (1884-1918) icant as an early 19th century. Tahquitz Ditch, a stone-lined ly as early as the 1830s. When yon's springs. McCallum began 'ahquitz Ditch. This became increased the output of the Ta after forming the Palm Valley River for over eight miles acro	National Register c. 1830 ment (1884-1918) icant as an early 19th century irrigation canal with a Tahquitz Ditch, a stone-lined canal that carried was ly as early as the 1830s. When John Guthrie McCalluron's springs. McCallum began using water from the Tahquitz Ditch. This became increasingly problemat increased the output of the Tahquitz Ditch, its resourance and the output of the Tahquitz Ditch, its resourance and the output of the Tahquitz Ditch, its resourance and the output of the Tahquitz Ditch, its resourance and the output of the Tahquitz Ditch, its resourance and the output of the Tahquitz Ditch, its resourance are reforming the Palm Valley Water Company, McCRiver for over eight miles across the rugged desert	National Register 3S C. 1830 Criterion ment (1884-1918) Criterion Criterion Criterion Criterion Criterion Criterion Criterion Ation e Tahquitz Ditch, a stone-lined canal that carried water for crops and ly as early as the 1830s. When John Guthrie McCallum arrived in 1884 on's springs. McCallum began using water from the ditch to irrigate he lahquitz Ditch. This became increasingly problematic for the Agua Calincreased the output of the Tahquitz Ditch, its resources were far fror after forming the Palm Valley Water Company, McCallum embarked of River for over eight miles across the rugged desert until it reached the River for over eight miles across the rugged desert until it reached the River for over eight miles across the rugged desert until it reached the support of the standard of the rugged desert until it reached the support of the rugged desert until it reached the	National Register 35 California Register c. 1830 Criterion A/1/3 ment (1884-1918) Criterion A/1/3 A/1/3	National Register 3S California Register 3CS c. 1830 Criterion A/1/3 nent (1884-1918) Criterion Criterion Criterion Criterion Criterion Criterion

3S

2016 Status Code

3CS

Assessor Parcel Number Additiona	al APNs	2016 Status Code	6L			
Address Direction S Location	Prefix Stree	Tahquitz	Suffix Dr			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION Date from Tax Assessor 1925 Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Rock Walls Common Name Rock Walls	Date from Research			
RESOURCE INFORMATION Original Use Other	Stories					
Current Use Other	Tract/Nei	ghborhood Tahquitz Park Estat	es			
Resource Attribute HP46. Walls/gates/feno	Located in	a District? District				
Architectural Style		Additional Style				
CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES						
GENERAL ALTERATIONS	CU	STOM ALTERATIONS				

	2016 Status Code	6L
PREVIOUS SURVEY EVALUATION		
City Historic Resources Database Yes HRI Code	e 2003 Status Code	
HSPB No.		
2016 EVALUATION National Regis	cter California Register	Local 6L
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	Griciton	
Theme		
Sub-theme		
Sub-theme		
Statement of Significance There are remnant rock walls throughout the Tennis Club neighborhood, as		
features dating from the 1920s and 1930s should be given special consider	ration in local planning.	
Notes/Additional Information		

Assessor Parcel Number Additional APNs	2016 Status Code 7R
513120010	
Address 137 Direction S Prefix	Street Tahquitz Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
2016 FIELD PHOTO	Date from Tax Assessor 1929 Date from Research c. 1927-1929 Date Source California Southland Architect Architect Source Builder Original Owner Burnham, John Other Owner(s) Crocker, Francis Historic Name Burnham Artist Colony Common Name Finkins (Tinkens) Residence; Colony 29
Current Use Single-family residence Tra	ries 1 act/Neighborhood Tahquitz Park Estates ated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS Private road; not accessible or visible from public right-of-way

PREVIOUS SURVEY EVALUA	<u>ATION</u>						
City Historic Resources Dat	tabase Yes	HRI Code		2003 Status Code	7R; 3S		
HSPB No.							
2016 EVALUATION	N	ational Register		California Register		Local	7R
Period of Significance	1927-1969		Criterion	A/1/3			
Context Palm Springs bet	tween the Wars (1919-1941)						
Theme Single-family Res	sidential Development (1919-19	941)					
Sub-theme Single-fam	nily Residential Development (1	919-1929)					
Period of Significance	c. 1927		Criterion	C/3/4			
Context Architectural Sty	rles & Local Practitioners				·		
Theme Period Revival St	tyles						
Sub-theme Spanish Co	olonial Revival						
Period of Significance			Criterion				
Context					I		
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; as an example of the 1920s development of Palm Springs as an artists' colony, and specifically for its association with the Burnham artists' colony. It may also be significant for its Spanish Colonial Revival residential architecture. However, the buildings are located on a private road and therefore the evaluation could not be completed. The period of significance represents the earliest reference to the property as an artists colony, through 1969 which is the end of the period of study for this survey; the property was still in use as an artists' colony through the 1960s and maybe into the 1970s.							
Notes/Additional Informat	ion						
The Burnham property was the site of an artists' colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World's Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive). Known as the "Street of Spain" for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham's painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton. The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northern-most guest houses, which may have been built by Burnham prior to the construction of the main house. The earliest reference to the complex appears in a 1927 California Southland article that refers to one of the buildings as the Alson Clark studio (Clark is listed at 141 S. Tahquitz Drive in the 1939 City Directory). In addition to his own artists' colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe. He also served as director of the San Diego Fine Arts Gallery. In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the "Father of the Palm Springs Aerial Tramway." However, the site remained an artists' colony as late as the 1960s or 1970s, as several artists were still living there at that time.							

7R

Assessor Parcel Number	Additional APNs		2016 St	atus Code			7R
513120011							
Address 139 Dire	ection S Prefix	Stree	et Tahquitz		Suffix	Dr	
Location							
2016 FIELD PHOTO			CONSTRUCTION	N INFORMATION			
			Date from Tax	Assessor 1937	Date fr	om Research	
			Date Source				
		MA.	Architect				
	Walter Town	The state of the s					
	是此一次,此		Architect Source	e			
		企	Builder				
		4	Original Owner	Burnham, Dan	iel		
200			Other Owner(s				
			Crocker, Francis				
			Historic Name	Burnham Artists	s Colony		
			Common Name		· · · · · ·		
			Villa Amalfi; Colo	ony 29			
RESOURCE INFORMATION Original Use Single-family re	esidence	Stories	1				
Current Use Commercial		Tract/Ne	eighborhood	Tahquitz Park Estat	tes		
Resource Attribute HP2. Sing	gle family property	Located in	a District?	District			
Architectural Style	Architectural Style Additional Style						
CHARACTER DEFINING FEATUR	RES						
Unknown/not visible			ISTOM ALTERATION Ivate road: not acce	<u>DNS</u> ssible or visible fror	n public rio	ht-of-wav	
			200 Toda, 110t acto	and a visible if the	pablic 11g	o. may	

Assessor Parcel Number A	Additional APNs		2016 Status Co	<u>ode</u>			7R	
513120013								
Address 141 Direction	n S Prefix	Street	Tahquitz		Suffix	Dr		
Location								
2016 FIELD PHOTO			CONSTRUCTION INFO	<u>ORMATION</u>				
			Date from Tax Assess	sor 1929	Date fro	om Research	1927	
			Architect Architect Source Builder Original Owner Other Owner(s) Crocker, Francis Historic Name Burnham Artists' Colony; Alson Clark House Common Name					
RESOURCE INFORMATION Original Use Single-family residen	ice	Stories	Colony 29					
Current Use Single-family residen		Tract/Neig	hhorhood Tahau	ıitz Park Esta	toc			
Resource Attribute HP2. Single fai		Located in a			ites			
Architectural Style Spanish Colo			Additional Style					
	mai nevivai		Additional Style					
CHARACTER DEFINING FEATURES								
GENERAL ALTERATIONS Unknown/not visible			TOM ALTERATIONS ate road; not accessible	or visible fro	m public rig	ht-of-way		

		2016 5	Status Code		7R	
PREVIOUS SURVEY EVALUA	ATION					
City Historic Resources Date	tabase Yes HRI Code		2003 Status Code	7R		
HSPB No.						
2016 EVALUATION	National Register		California Register		Local 7R	
Period of Significance	1927-1969	Criterion	A/1/3			
Context Palm Springs be	tween the Wars (1919-1941)					
Theme Single-family Re	sidential Development (1919-1941)					
Sub-theme Single-fam	nily Residential Development (1919-1929)					
Period of Significance	1927	Criterion	C /2 /4			
0	yles & Local Practitioners	Criterion	C/3/4			
Theme Period Revival S	olonial Revival					
Sub-theme Spanish Co	Jioniai Revivai					
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; as an example of the 1920s development of Palm Springs as an artists' colony, and specifically as the house and studio of Alson Clark and for its association with the Burnham artists' colony. It may also be significant for its Spanish Colonial Revival residential architecture. However, the buildings are located on a private road and therefore the evaluation could not be completed. The period of significance represents the construction date of this property, through 1969 which is the end of the period of study for this survey; the property was still in use as an artists' colony through the 1960s and maybe into the 1970s.						
Notes/Additional Informat	cion					
The Burnham property was the site of an artists' colony founded by John Burnham, the son of Chicago architect Daniel Burnham (1846-1912). The elder Burnham was famous as the supervising architect of the Chicago World's Fair and the designer of the Flatiron building in New York City. The younger Burnham was a banker and investor who founded the nationwide investment firm of Burnham & Co. He was also an amateur painter and a patron of the arts. Burnham retired in 1924 and shortly after began spending winters in the desert. In 1929, Burnham commissioned architect H. Palmer Sabin to design a Spanish-style estate (147 S. Tahquitz Drive). Known as the "Street of Spain" for its European-style architecture, the Burnham estate included a guest house and three bungalows to house Burnham's painter friends and protégés, including Alson Clark, Maynard Dixon, Carl Eytel, Nicolai Fechin, Clyde Forsythe, John W. Hilton, and Jimmy Swinnerton. The complex of buildings was not all constructed at the same time. The 1929 Sanborn map shows the three northern-most guest houses, which may have been built by Burnham prior to the construction of the main house. The earliest reference to the complex appears in a 1927 California Southland article that refers to one of the buildings as the Alson Clark studio (Clark is listed at 141 S. Tahquitz Drive in the 1939 City Directory). In addition to his own artists' colony, in 1930 Burnham co-founded, with Pearl McManus, the Desert Art School, housed in the old McCallum adobe. He also served as director of the San Diego Fine Arts Gallery. In the 1950s, Burnham sold the main house and two of the bungalows to Francis Crocker, the "Father of the Palm Springs Aerial Tramway." However, the site remained an artists' colony as late as the 1960s or 1970s, as several artists were still living there at that time.						

Assessor Parcel Number Additional APNs 513120015 Address 143 Direction S Prefix Sta	2016 Status Code 7R 7R reet Tahquitz Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1930 Date from Research Date Source Architect Architect Source Builder Original Owner O'Sullivan, Father John Other Owner(s) Historic Name O'Sullivan Residence Common Name Colony 29
	Neighborhood Tahquitz Park Estates d in a District Additional Style
	CUSTOM ALTERATIONS Private road; not accessible or visible from public right-of-way

PREVIOUS SU	URVEY EVALUA	<u>ATION</u>							
City Historic	Resources Dat	abase	Yes	HRI Code		2003 Status Code	7R		
HSPB No.									
2016 EVALU	ATION		Na	tional Register		California Register		Local	7R
Period of Sig	nificance	1930			Criterion	A/1/3			
Context P	Palm Springs bet	ween the Wars	(1919-1941)						
Theme S	ingle-family Res	sidential Develo	pment (1919-19	41)					
Sub-theme	Depression	n-era Single-fan	nily Residential D	evelopment (1930	-1941)				
Period of Sig	nificance				Criterion				
Context									
Theme									
Sub-theme									
Period of Sig	nificance				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 in Palm Springs, reflecting an important period of growth and transition in the city; however, it is located on a private road and is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.									
•	ional Informat								
resorts. In the transform Pal other wealthy 1930s saw Pa entertain the other cities in March of 192	e 1920s, busines Im Springs into y residents and s Ilm Springs blos m. The populari I the United Stat 3, Pearl McCallu Leighborhood). I	ss tycoons, indu an internationa seasonal visitor som, as increas ty of Palm Sprir es, and new sut am McManus, da	strialists, and oth I resort. While the s started building ing numbers of ce igs with the Depro- division develop aughter of early Po	er wealthy busines e movie stars prim architect-designe elebrities made it t ession-proof movi- ment resumed in e alm Springs settler	ssmen, along with arily stayed at the d estates and dra heir winter week e industry surely arnest in the mid I John Guthrie Mc	on land immediately su the Hollywood elite, dist e resort hotels when visi wing increased attention end getaway, and more provided more economi -1930s. This property is Callum, subdivided Taho e" at 281 S. Tahquitz Dri	scovered the desiting Palm Spring not the growing development spric stability for reastocated in the Taquitz Park (colloc	ert and b gs throug resort to rang up t al estate ahquitz I quially ka	pegan to the 1920s, own. The to house and than in most Park tract. In nown as the

7R

Assessor Parcel Number Additional APNs 513120016	2016 Status Code 7R
	reet Tahquitz Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1929 Date from Research c. 1929
	Date Source California Southland
	Architect Sabin, H. Palmer
	Architect Source California Southland
	Builder
	Original Owner Burnham, John Other Owner(s)
	Crocker, Francis
	Historic Name Burnham Residence
	Common Name
	Crocker Residence; Colony 29
RESOURCE INFORMATION	
Original Use Single-family residence Storie	2
Current Use Single-family residence Tract,	/Neighborhood Tahquitz Park Estates
Resource Attribute HP2. Single family property Locate	d in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Private road; not accessible or visible from public right-of-way

Assessor Pa	arcel Number	,	Additiona	al APNs			2016 Status Code	6Z		6Z	6Z
Address Location	383	Direction	n S	Prefix		Stree	t Tahquitz		Suffix	Dr	
2016 FIELD	O PHOTO						Date from Tax Assessor 192 Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name	24 n, Earl O.		om Researd	ch
RESOURCE Original Us Current Use Resource A	e Single-far	N mily resider mily resider P2. Single fa	ıce	erty	Т		ighborhood Tennis Club a District? District				
Architectur	L						Additional Style				
	R DEFINING FI	EATURES									
GENERAL A	LTERATIONS					CU	STOM ALTERATIONS				

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

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 135 Direction E Prefix Stree	et Tahquitz Canyon Suffix Way
Location 135 E. Tahquitz Dr.	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date Source Architect Architect Source Builder Original Owner Other Owner(s) Plaza Las Flores Historic Name Common Name
	eighborhood Commercial Corridor n a District? District Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS CU	USTOM ALTERATIONS

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

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
508082003	
Address 401 Direction E Prefix Stree	t Tahquitz Canyon Suffix Way
Location 401-493 E Tahquitz Canyon Way	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1960 Date from Research
	Date Source
	Architect Harrison, Richard
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
	NOIA Building; Palm Patencio Building
RESOURCE INFORMATION Original Use Commercial Stories	2
Current Use Commercial Tract/Ne	ighborhood
Resource Attribute HP6. 1-3 story commercial building Located in	a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One- and two-story configuration with simple geometric forms	
Horizontal massing	
Expressed post-and-beam construction	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces with little decorative detailing	
Plaster and scored concrete block exterior wall cladding	
Metal framed glazed storefront with spandrel panels	
Rectangular plan; colonnade at rear; tapered plaster-veneered columns and bear	ns; exterior metal staircase
GENERAL ALTERATIONS CU	STOM ALTERATIONS
No major alterations	

City Historia Passyrasa Data			2002 Status Codo	7 D	
City Historic Resources Data	abase Yes HRI Code		2003 Status Code	7R	
HSPB No.					
2016 EVALUATION	National Register		California Register		Local 5S3
Period of Significance	1960	Criterion	C/3/4, 5		
Context Architectural Style	es & Local Practitioners				
Theme Post-World War II	I Modernism				
Sub-theme Mid-century	y Modern				
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Period of Significance		Criterion			
Context					
Theme					
Sub-theme					
Statement of Significance					
	g exhibits quality of design with distinctive features flat roof with cantilevered canopy, and exterior sta		rizontal massing, expr	essed post-and-b	eam construction,
Notes/Additional Information	on				
Springs from this period reflect the need for tourist-oriented be population of permanent reside continued northward and sout from small, single- or multi-ter Richard Arnett Harrison, AIA, Southern California. Harrison Harrison went on to build cust	visitors and seasonal residents coincided with Mode cted the acceptance of Modernism and expressed a buildings for seasonal visitors, and the need for practice of Modernism and expressed a buildings for seasonal visitors, and the need for practice of the property of the season of the commercial district along mant office and retail buildings to large department was born in Los Angeles. He studied aeronautical erworked for William F. Cody from July 1951 to February of the season of the se	wide range of M ctical daily servic consisted of botl Palm Canyon and stores, were des ngineering in the uary 1953, wher n Palm Springs. T	odern interpretations a ces, such as banks, shop n infill development in d Indian Canyon Drives signed by prominent an e Navy, and went on to e he met his soon-to-bo 'hey dissolved their pa	as it increasingly os, and gas statio the original com s. Many commerc chitects of the po study architectu e partner, Donald	served two purposes: ons, for the growing mercial core, and the cial buildings, ranging eriod. Architect re at the University of d Wexler. Wexler and

5S3

Assessor Parcel Number 508100034	Additional APNs	2016 9	Status Code	7R
Address 1095 Directi	ion E Prefix	Street Tahquitz Car	ıyon	Suffix Way
2016 FIELD PHOTO		Date from Tar Date Source Architect Architect Sou Builder Original Own Other Owner Historic Name Common Nam	er (s)	Date from Research c. 1983 (Gate
RESOURCE INFORMATION Original Use Institutional Current Use Institutional Resource Attribute HP40. Ceme Architectural Style CHARACTER DEFINING FEATURES		Tract/Neighborhood Located in a District? Additional S	District	
GENERAL ALTERATIONS		CUSTOM ALTERAT	TIONS	

	2016 Status Code 7R
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code 7R
HSPB No. ND- ACBCI - 1	
2016 EVALUATION National Register	California Register Local 7R
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	Citerion
Theme	
Sub-theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Statement of Significance	
This property went through the local designation process, but was not designated 2015 survey project.	at the request of the Agua Callente. It was not re-evaluated as part of the
Notes/Additional Information	
The cemetery dates from 1915. In the early 1980s a redesign of the cemetery with council. The new gate was dedicated in 1983.	i ianuscape and a new gate was commissioned by the Agua Caliente Tribals

Assessor Parcel Number Additional APNs 502085001	2016 Status Code 5S3
Address 2244 Direction E Prefix	Street Tahquitz Canyon Suffix Way
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1950 Date from Research 1958 Date Source Desert Sun Architect Architect Source Builder O'Brien, William Original Owner O'Brien, William Other Owner(s) Historic Name Desert Holly Common Name Desert Holly
Current Use Multi-family residence Tra	ories 1 act/Neighborhood cated in a District? District Additional Style
	Additional Style
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms	
Horizontal massing	
Low-pitched shed roofs with wide overhanging open eaves	
Concrete block screen walls	
Unadorned plaster wall surfaces, with little detailing	
Wood framed fixed window walls and clerestory windows	
Eight residential buildings clustered symmetrically around a central garde	en court and swimming pool
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	

2016 Status Code 5S3	
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code 2003 Status Code 7R	
HSPB No.	
2016 EVALUATION National Register California Register Local 5S3	
Period of Significance 1958 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 Sub-theme	
Period of Significance 1958 Criterion C/3/4	
Context Architectural Styles & Local Practitioners	
Theme Post-World War II Modernism	
Sub-theme Mid-century Modern	
Period of Significance Criterion	
Context	
Theme	$\overline{}$
Sub-theme Sub-theme	
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II multi-family residential development; and as a good example of a Mid-century Moder courtyard type, with units oriented around a pool. It exhibits characteristic features of the style, including low-pitched shed roofs with wide overhanging eave concrete block screen walls, and clerestory windows.	
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 garder 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.	1

Assessor Parcel Number Additional APNs	2016 Status Code 3CS 5S3	
502220018		
Address 2905 Direction E Prefix S	reet Tahquitz Canyon Suffix Way	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1969 Date from Research	
	Date Source	
	Date Source	
	Architect Wexler, Donald	
	Architect Source	
	Builder	
	Original Owner	
	Other Owner(s)	
	other owner(s)	
1		
	Historic Name Prudential Building; Ellerman Medical Building	
	Common Name	
	Berkshire Hathaway Home Services	
RESOURCE INFORMATION Original Use Commercial Stories		
Current Use Commercial Tract	Neighborhood	
	Neighborhood d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Locate	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Locate	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Locate Architectural Style Mid-century Modern	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Locate Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Locate Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Locate Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Located Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Expressed post-and-beam construction	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Locate Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Expressed post-and-beam construction Flat roof with overhanging entrance canopy supported on square posts	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Locate Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Expressed post-and-beam construction Flat roof with overhanging entrance canopy supported on square posts Unadorned wall surfaces with little decorative detailing	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Located Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Expressed post-and-beam construction Flat roof with overhanging entrance canopy supported on square posts Unadorned wall surfaces with little decorative detailing Slumpstone wall cladding	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Located Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Expressed post-and-beam construction Flat roof with overhanging entrance canopy supported on square posts Unadorned wall surfaces with little decorative detailing Slumpstone wall cladding	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Located Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Expressed post-and-beam construction Flat roof with overhanging entrance canopy supported on square posts Unadorned wall surfaces with little decorative detailing Slumpstone wall cladding	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Located Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Expressed post-and-beam construction Flat roof with overhanging entrance canopy supported on square posts Unadorned wall surfaces with little decorative detailing Slumpstone wall cladding	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Located Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Expressed post-and-beam construction Flat roof with overhanging entrance canopy supported on square posts Unadorned wall surfaces with little decorative detailing Slumpstone wall cladding Metal-framed glass walls and fixed windows Square plan; asymmetrical comosition; carved wood doors	l in a District? Additional Style	
Resource Attribute HP6. 1-3 story commercial building Located Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Expressed post-and-beam construction Flat roof with overhanging entrance canopy supported on square posts Unadorned wall surfaces with little decorative detailing Slumpstone wall cladding Metal-framed glass walls and fixed windows	d in a District? District	
Resource Attribute HP6. 1-3 story commercial building Located Architectural Style Mid-century Modern CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms Horizontal massing Expressed post-and-beam construction Flat roof with overhanging entrance canopy supported on square posts Unadorned wall surfaces with little decorative detailing Slumpstone wall cladding Metal-framed glass walls and fixed windows Square plan; asymmetrical comosition; carved wood doors GENERAL ALTERATIONS	l in a District? Additional Style	

PREVIOUS SURVEY EVALUATION
City Historic Resources Database Yes HRI Code 2003 Status Code 7R
HSPB No.
2016 EVALUATION National Register California Register 3CS Local 5S3
Period of Significance 1969 Criterion C/3/4, 5
Context Architectural Styles & Local Practitioners
Theme Post-World War II Modernism
Sub-theme Mid-century Modern
Period of Significance Criterion
Context
Theme
Sub-theme Sub-theme
Period of Significance Criterion
Context
Theme
Sub-theme
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 a Mid-century Modern, post-World War II commercial building designed by prominent Palm Springs architect Donald Wexler. The building exhibits quality of design with distinctive features including its horizontal massing, expressed post-and-beam construction, wraparound portico supported on slender columns, and slumpstone wall cladding.
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, 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 Richar 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).

3CS

5S3

Assessor Parcel Number	Additional APNs		2016 Status Code	1S		1CS	5S1
502150005							
Address 3200	Direction E Prefix	Stree	t Tahquitz Canyon		Suffix	Way	
Location							
2016 FIELD PHOTO			CONSTRUCTION INFORMATIO	<u>ON</u>			
			Date from Tax Assessor 1957	' I	Date fro	om Research	
			Date Source				
			Architect Clark, Frey, Chambe	ers, and W	/illiams		
	李 李 章	to the					
A Comment		TI.	Architect Source				
			Builder				
		Fall	Original Owner City of Pa	ılm Spring	gs		
			Other Owner(s)				
			Historic Name				
			Common Name				
			Palm Springs City Hall				
RESOURCE INFORMATION	I .						
Original Use Civic		Stories	1				
Current Use Civic		Tract/Ne	ighborhood				
Resource Attribute HP	14. Government building	Located in	a District? District				
Architectural Style	Mid-century Modern		Additional Style				
CHARACTER DEFINING FE	ATURES						
GENERAL ALTERATIONS		<u>CU</u>	STOM ALTERATIONS				

PREVIOUS SURVEY EVALUATION	<u>ON</u>					
City Historic Resources Databa	se	HRI Code		2003 Status Code		
HSPB No. 33						
2016 EVALUATION	Na	itional 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						
Documentation Form, "The Archi	tecture of Albert Frey."					
Notes/Additional Information						

1CS

5S1

1S

Assessor Parcel Number Additional APNs	2016 Status Code	5S3
502210017		
Address 3255 Direction E Prefix	Street Tahquitz Canyon Suffix Way	
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1962 Date from Research	
	Date Source	
.38	Auchitect Clark 9 From Williams F Channet	
	Architect Clark & Frey; Williams, E. Stewart	
	Architect Source Desert Sun; Palm Springs Historical Societ	y; PS Mod
	Builder Kretz and Wilson	
	Original Owner	
	Other Owner(s)	
	Historic Name Riverside County Courthouse - Palm Sprin	aga Dyan ah
	Historic Name Riverside County Courthouse - Palm Sprin Common Name	igs branch
	Riverside County Courthouse - Palm Springs Branch	
RESOURCE INFORMATION Original Use Civic	Stories 1	
Current Use Civic	Tract/Neighborhood	
Resource Attribute HP14. Government building	Located in a District? District	
Architectural Style Mid-century Modern	Additional Style	
CHARACTER DEFINING FEATURES		
One-story configuration with simple geometric forms Horizontal massing		
Expressed steel post-and-beam construction		
Flat roof with wide overhanging canopies		
Textured cast-in-place concrete and patterned concrete block walls		
Metal storefront walls and windows		
Irregular plan; asymmetrical organization; raised entrance plaza with flange colonnade	wide concrete steps; recessed entrance with glazed metal doors (primary)	steel wide
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
	Original blue spandrel panels replaced; 1970 rear addition by E. Ste (per Sidney Williams, E. Stewart Williams, Architect)	wart Williams

		2016 Status Code	553
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 1962	Crit	erion A/1/3	
Context Post-World War II Palm Springs (1945-	1969)		
Theme Post-World War II Civic & Institutional I	Development (1945-1969)		
Sub-theme			
Period of Significance 1962	Crit	erion C/3/4, 5	
Context Architectural Styles & Local Practitioner	rs		
Theme Post-World War II Modernism			
Sub-theme Mid-century Modern			
Period of Significance	Crit	erion	
Context			
Theme			
Sub-theme			
Statement of Significance			
This property is significant as a good example of Mic Clark, with 1970 addition by E. Stewart Williams. It is beam construction, and walls of textured cast-in-pla	exhibits quality of design and distinctive	e features including its horizo	alm Springs architect John Porter ntal massing, expressed post-and-
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, city and county facilities, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. 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. They are today regarded as two of the founders of the "Desert Modern" style of architecture. 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.

Assessor Parcel Number	Additio	nal APNs		2016 Status C	Code		5S1
Address 3400	Direction E	Prefix	Street	Tahquitz Canyon		Suffix Way	
Location							
2016 FIELD PHOTO				CONSTRUCTION INFO	<u>ORMATION</u>		
				Date from Tax Assess Date Source Architect Wexler, Do Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Palm Springs Internati	onald alm Springs Inte	Date from Rese	Main Terminal
RESOURCE INFORMATION Original Use Commerce			Stories	2			
Current Use Commerc			Tract/Neig				
	P6. 1-3 story comm		Located in a	District? District Additional Style	ıct		
CHARACTER DEFINING FE				<u> </u>			
CHARACTER DEI INING TE	<u> </u>						
GENERAL ALTERATIONS			<u>CUS'</u>	TOM ALTERATIONS			

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	7R
HSPB No. 70			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context	·		
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-70). Notes/Additional Information			

Assessor Parcel N	lumber	Addition	al APNs		2016 Sta	atus Code			5S1
513141030		51314100							
Address 385	Directi	on W	Prefix	Street	Tahquitz Canyo	on	Suffix	Way	
Location									
2016 FIELD PHOT	<u>10</u>					NINFORMATION		_	
					Date from Tax A			om Researd	ch 1924
					Date Source St	urvey: Tennis Clu	ıb Neighborho	ood	
					Architect Tann	er, William Charl	es ; Cody, Wil	liam F. (Add	ition/ remodel)
		rem .		NAME OF THE PARTY					
				6	Architect Sourc	ce Cody Archives	3		
		-			Builder Robe	erson, George			
	-				Original Owner	Roberson, G	George		
	S. C.				Other Owner(s))			
				-					
经国际公司		1			Historic Name	Roberson Re	sidanca		
					Common Name		Sidence		
					Le Vallauris				
RESOURCE INFOR Original Use	RMATION Single-family reside	ence		Stories					
Current Use C	Commercial			Tract/Neig	nborhood	Tennis Club			
Resource Attribut	te HP2. Single	amily prop	erty	Located in a	District? I	District			
Architectural Styl	le Spanish Co	lonial Rev	val		Additional Sty	/le			
CHARACTER DEFI	INING FEATURES								
CENEDAL ATTENDED	ATIONG			av	OM AT THE CASE	N.C.			
GENERAL ALTERA	411UNS			CUST	OM ALTERATIO	<u>JNS</u>			

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 21			
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-21).			
Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
Address 389 Direction W Prefix	Street Tahquitz Canyon Suffix Way
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1917 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Kieley Residence; Big Orr
RESOURCE INFORMATION Original Use Single-family residence Current Use	Stories Tract/Neighborhood Tennis Club
Resource Attribute HP2. Single family property	Located in a District? District
CHARACTER DEFINING FEATURES	Additional Style
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		<u>2016 Statı</u>	us Code 6Z	6Z 6Z
PREVIOUS SURVEY EVALUA	<u>ATION</u>			
City Historic Resources Da	tabase HRI Code	20	03 Status Code	
HSPB No.				
2016 EVALUATION	National Register	6Z Cali	ifornia Register 6Z	Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance	ted during the 2015 survey as part of an update to			
Resource Database). The original section of the sec	ginal property identified on the City list has been	demolished.		
,				

Assessor Parcel Numb	er	Additional	l APNs			<u>2016 St</u>	atus Code			5S1
513110035										
Address 412	Direction	on W	Prefix		Street	Tahquitz Cany	on .	Suffix	Way	
Location										
2016 FIELD PHOTO						CONSTRUCTION	N INFORMATION			
				INIONS TOTAL INI		Architect Dodd Architect Source Builder Original Owner(s Untermyer, Sam Historic Name	Steve Vaught, Einste Palm Springs Inn d & Richards ce Mead, William auel and Alvin; Brow Mead Residence	n and Nella	Wilde d Patricia	
RESOURCE INFORMAT Original Use Single	'ION -family reside			Ca		The Willows				
		nce				2 1/2	Tennis Club			
Resource Attribute	nercial HP2. Single f	amily prope	ortv			ghborhood a District?	District			
Architectural Style		lonial Reviv	7al			Additional St	yie			
CHARACTER DEFINING										
GENERAL ALTERATIO	<u>NS</u>				<u>cus</u>	STOM ALTERATION	<u>ONS</u>			

	2016 Status Code	5S1
ATION_		
tabase HRI Code	2003 Status Code	
National Register	California Register	Local 5S1
	Criterion	
	Criterion	
	Criterion	
tion		
as been the setting for visits by world renowned fig	ures in politics, science, the arts and busines:	
	National Register National Register HRI Code National Register Atte (HSPB-34).	ATION tabase

Assessor Parcel Number	Additional APNs	2016 Status Code	553
513110036			
Address 468 Direction	n W Prefix St	treet Tahquitz Canyon	Suffix Way
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
	atte	Date from Tax Assessor 1935	Date from Research 1925
		Date Source Steve Vaught	
A DET			
		Architect Dodd & Richards	
		Architect Source Steve Vaught	
A Manufactor desired	aded but	Builder	
1 1 1 1 1 1 1 1	A LO DI TINDONO III		and Dorothy Green
		Other Owner(s)	
	The state of the s		
2000年1月1日日日日日日日日日日日日日日日日日日日日日日日日日日日日日日日日日	American and a second		
		Historic Name Bishop Residence Common Name	2
		Common Nume	
RESOURCE INFORMATION Original Use Single-family residen	nce Storie	es 2	
Current Use Single-family residen	nce Tract	/Neighborhood Tennis Club	
		ed in a District? District	
		A J Julium al Condia	
Architectural Style Spanish Cole	onial Revival	Additional Style	
CHARACTER DEFINING FEATURES			
Asymmetrical façade			
Irregular plan Gable roof with clay barrel tiles			
Plaster veneered exterior walls formin	ng wide uninterrunted evnances		
Wood-sash casement windows with di			
Two-story volume built into the hillsid	le		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	,,,
Wall cladding replaced, Windows repla	aced - some	Window surrounds appear to have been ad	1ded

	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 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 C Resource Database). This property appears significant as an example of pre-World V film, finance, and business flocked to the desert in the winter, helping to cement the	Nar II residential development in Palm Springs, when important figures in
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largely resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessme transform Palm Springs into an international resort. While the movie stars primarily residents and seasonal visitors started building architect-designed estates and draw resort-related development for the entertainers and the neighborhoods where the was collection of early residential neighborhoods that developed to accommodate the gratogether as twin properties. Roland P. Bishop was a major Los Angeles business figuic confectioner and baked goods purveyor (purchased by the National Biscuit Co - NAB Beverly Hills. Architect William James Dodd, AIA, was an American architect and des Los Angeles from 1913 until his death in 1930. Dodd was inspired by the First Chicagaesthetic of the Beaux-Arts style. Dodd's design work also included functional and deliterary illustration. William Richards was born in Dewsbury, England in 1873. He st architecture. He immigrated to Los Angeles in 1912. In 1915, he formed a partnership and the start of the search and the supplies of the supplies of the supplies o	en, along with the Hollywood elite, discovered the desert and began to a stayed at the resort hotels when visiting Palm Springs, other wealthy ring increased attention to the growing resort town. In addition to the wealthy industrialists started constructing their winter homes, the city has a rowing permanent settlement. The Willows and Bishop houses were built re who was the head of Bishop & Co., Southern California's largest BISCO). His wife, Dorothy, was the daughter of Burton Green, a founder of signer who worked mainly in Louisville, Kentucky from 1886 to 1912 and in go School of architecture, though he was also influenced by the classical ecorative architectural glass and ceramics, furniture, home appliances, and cudied at Queens College in Cambridge and then began practicing

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507181002	
Address 275 Direction E Prefix	Street Tamarisk Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
TENAS PARKITONIO DE LA CONTRACTORIO DEL CONTRACTORIO DE LA CONTRACTORI	Date from Tax Assessor 1939 Date from Research Date Source Architect Clark, John Porter with Frey, Albert Architect Source Builder Original Owner Other Owner(s) Historic Name Chaney Apartments Chaney Apartments Chaney Apartments
Current Use Multi-family property T	ract/Neighborhood Palm Springs Estates coated in a District? District Additional Style
Mid-century Modern	Auditional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves	
Unadorned plaster wall surfaces	
Two buildings with rectangular plans, flanking central garden court and	pool; parking apron in front setback
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Windows replaced - all	

	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 1939	Criterion A/1/3
Context Palm Springs between the Wars (1919-1941)	
Theme Multi-family Residential Development between the Wars (1919-19	1)
Sub-theme	
Period of Significance 1939	Criterion C/3/5
Context Architectural Styles & Local Practitioners	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property is significant as an example of early multi-family/seasonal touris: architects Clark & Frey. Many of these properties were developed to house seas early multi-family residences in Palm Springs have been demolished to accomm	onal residents, and were sometimes referred to as "apartment-hotels." Many
Notes/Additional Information	
Cornell University, and then moved to Pasadena to work for the architectural fi and designed a number of local buildings for them. Clark met Albert Frey, FAIA Kocher-Samson building. Frey had earned his architectural diploma at the Insti he worked briefly for Le Corbusier before emigrating to the United States in 19 who sent Frey to Palm Springs to supervise construction of a Modern mixed-use Frey collaborated on a number of projects in Palm Springs under the name and	multi-family configurations were listed as "apartment-hotels" with a season. They were also distinguished from hotel/resort accommodations by as and/or recreational amenities. John Porter Clark, AIA, studied architecture at m of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs when Frey came to Palm Springs in 1934 to supervise construction of the ate of Technology in Switzerland in 1924 and relocated to Paris in 1928, where the formed a partnership with New York architect A. Lawrence Kocher, building for Kocher's brother, Dr. J. J. Kocher. From 1935 to 1937 Clark and icense of Van Pelt & Lind. In 1939 they formed their own partnership, which exture in the Coachella Valley. Although Clark continued to cater to those clients experimented with new materials such as corrugated metal and plastic siding, are today regarded as two of the founders of the "Desert Modern" style of

Assessor Parcel Number Additional APNs	2016 Status Code 7R
507162004	
Address 346 Direction E Prefix	Street Tamarisk Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1935 Date from Research
	Date Source
	Date source
*	Architect
The second secon	Architect Source
	Builder
	Original Owner Wertheimer, Al
	Other Owner(s) Schenck, Joe; Zanuck, Darryl F.
	Schenck, Joe; Zahluck, Darryi F.
	Historic Name
	Common Name
	Ric-Su-Dar
RESOURCE INFORMATION Original Use Single family property Sto	ories 1
Current Use Single family property Tra	act/Neighborhood Las Hacienditas
Resource Attribute HP2. Single family property Loc	cated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Hipped roofs with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Arcades	
nicaues	
One- and two-story massing; multiple buildings on property	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Very large estate property; not fully visible from public right-of-way

					<u>2016</u>	Status Code			7R
PREVIOUS	SURVEY EVALUA	<u>TION</u>							
City Histor	ic Resources Dat	abase		HRI Code		2003 Status Cod	le		
HSPB No.									
2016 EVAL	<u>LUATION</u>		Na	tional Register		California Regist	ter	Local	7R
Period of S	Significance	1935			Criterion	A/1/3			
Context	Palm Springs bet	ween the Wars (19	919-1941)						
Theme	Single-family Res	sidential Developm	nent (1919-194	ł1)					
Sub-theme	Depression	n-era Single-family	Residential De	evelopment (193	0-1941)				
Period of S	Significance	1935			Criterion	C/3/4			
Context	Architectural Sty	les & Local Practiti	ioners				<u></u>		
Theme	Period Revival St	yles							
Sub-theme	Spanish Co	lonial Revival							
Period of S	ignificance				Criterion				
Context									
Theme									
Sub-theme									
business flo significant of information	ocked to the desert example of Spanisl n about its integrit	t in the winter, help h Colonial Revival i y needed to compl	ping to cement residential arc	the village's repu hitecture. The pro	utation as one of t	Palm Springs, when ne nation's top win visible from the pu	ter resort dest	inations. It may	also be a
	litional Informati		11 .1 1 4	000 1					
resorts. In t transform I residents an resort-relat collection o remain scat Hacienditas later to des Purple Gan	the 1920s, busines of the seasonal visitor and seasonal visitor and development for fearly residential attered throughout as is now part of the cribe the high cong. His reputation in	s tycoons, industri an international re- rs started building or the entertainers neighborhoods that the pre-World Wale area known as the centration of Holly ncluded co-orchest	alists, and othe sort. While the architect-desig and the neigh at developed to r II subdivision e "Movie Colon wood persona trating the Vale	er wealthy busine movie stars pring gned estates and borhoods where accommodate the s. This property y." The "Movie Coges residing in the entine's Day Mass	essmen, along with narily stayed at the drawing increased the wealthy indus he growing permais located in the Lolony" was not a the area around the sacre with Al Capo	I on land immediate the Hollywood elie resort hotels whe dattention to the graph trialists started contents settlement. In as Hacienditas Tract development, In El Mirador Hotel. Ane. In 1934, Werthoular speakeasy, when the settlement of the settl	te, discovered in visiting Palm rowing resort the structing their dividual exampt subdivided in the rather a neighbal Wertheimer eimer moved to a visiting divided in the subdivided in the subd	the desert and be a Springs, other town. In addition winter homes, ples of these earn 1923 by Dr. J. Joorhood name to was a member to Palm Springs,	pegan to wealthy n to the the city has a rly residences Kocher. Las hat developed of Detroit's and built the

Assessor Parcel Number Additional APNs	2010 Status Coue 555
507181005	
Address 367 Direction E Prefix	Street Tamarisk Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date Source Architect Architect Source Builder Original Owner Shepard, E.T. Other Owner(s) Whitney, George K. Historic Name Common Name
Current Use Single family property	Stories 1 1/2 Tract/Neighborhood Palm Springs Estates Located in a District? District Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roofs with clay barrel tiles and open eaves	
Vertical wood tongue-and-groove siding	
Steel-sash casement windows with divided lights	
Brick chimney; brick pier with wood cupola	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from the public right-of-way; 1949 addition; 1950 pool added; comparison of current aerial photos with 1962 Sanborn indicates that otherwise the footprint is intact

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)
Depression et a single laminy Residential Development (1700	27.13
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Statement of Significance	
This property is significant as an example of pre-World War II residential develo	
flocked to the desert in the winter, helping to cement the village's reputation as of	one of the nation's top winter resort destinations.
N. A.W. N. C. V.	
Notes/Additional Information	ally concentrated on land immediately grows and the the existing will as a land
The first residential subdivisions were recorded in the early 1920s on tracts larg resorts. In the 1920s, business tycoons, industrialists, and other wealthy busines	
transform Palm Springs into an international resort. While the movie stars primaresidents and seasonal visitors started building architect-designed estates and d	
resort-related development for the entertainers and the neighborhoods where the	he wealthy industrialists started constructing their winter homes, the city has a
collection of early residential neighborhoods that developed to accommodate the Estates. In 1927, Prescott T. Stevens subdivided a large parcel of land – this time	
the curving streets of Palm Springs Estates held just eighty-three lots. To suppor	t 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. I hotel was sold, and he died in 1932. Ultimately, Palm Springs Estates would become	
known as "The Movie Colony." The original owner of this property appears to be made by new owner George K. Whitney in 1949 (Desert Sun, 12/13/49), and he	
known as "The P.T. Barnum of the West." He owned Whitney's at the Beach in Sa	n Francisco, the Playland Amusement Pal and Cliff House Restaurant in San
Francisco. Whiteny died in 1958 after living in Palm Springs for 15 years (Desert	Sun, January 21, 1958J.

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507182004	
Address 535 Direction E Prefix	Street Tamarisk Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1934 Date from Research c. 1929 Date Source City Directory Architect
	Architect Source Builder Original Owner Newhall, George Almer, Sr. Other Owner(s) DeGraff, LeGrand Simson
	Historic Name Common Name
RESOURCE INFORMATION Original Use Single-family residence S	Stories 1
	Tract/Neighborhood Las Hacienditas Located in a District District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses Colonnade with square plastered columns	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Very large estate property; not fully visible from public right-of-way; no major alterations visible

	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 1929 Cri	iterion 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)	
	iterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance Cri	iterion
Context	
Theme	
Sub-theme Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to the City of Resource Database). It appears significant as an example of pre-World War II residential of and business flocked to the desert in the winter, helping to cement the village's reputation	development in Palm Springs, when important figures in film, finance,
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largely conceresorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, alot transform Palm Springs into an international resort. While the movie stars primarily stays residents and seasonal visitors started building architect-designed estates and drawing in resort-related development for the entertainers and the neighborhoods where the wealth collection of early residential neighborhoods that developed to accommodate the growing remain scattered throughout the pre-World War II subdivisions. This property is located i Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was later to describe the high concentration of Hollywood personages residing in the area architect describe the high concentration of Hollywood personages residing in the area architect stays the family architect for the Newhalls, designing both of their other residences as well LeGrand S. DeGraff and wife Norma (1939 City Directory). The New York DeGraffs were fi Elfreda A Schull, a WAC (Women's Army Corps), lived at the house (Desert Sun, 9/21/45), appears to be an owner of commercial real estate in Palm Springs, served on various busin Museum and Chamber of Commerce. (Desert sun 4/29/58).	ong with the Hollywood elite, discovered the desert and began to ed at the resort hotels when visiting Palm Springs, other wealthy acreased attention to the growing resort town. In addition to the sy industrialists started constructing their winter homes, the city has a gremanent settlement. Individual examples of these early residences in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las anot a tract development, rather a neighborhood name that developed and the El Mirador Hotel. The original owner of this property was eet may have been Lewis P. Hobart, but that is unconfirmed. Hobart as their commercial buildings in San Francisco. Other owners include xtures in Palm Springs society for over 10 years. In 1945, Private. Owners in the mid-1950s were William and Vera H. Tackett. Tackett

Assessor Parcel Number Additional APNs	2016 Status Code	6Z	6Z	6Z
507233018 Address 1044 Direction E Prefix Stree Location	et Tamarisk	Suffix	Rd	
2016 FIELD PHOTO	Date from Tax Assessor 193° Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name		nce	
RESOURCE INFORMATION Original Use Single-family residence Stories Current Use Single-family residence Tract/No	1 eighborhood La Rambla Tra	act; Movie Color	ıy East Neighb	orhood
	n a District? District			
Architectural Style Ranch	Additional Style Hacier	nda		
CHARACTER DEFINING FEATURES				
	USTOM ALTERATIONS abstantially altered			

Spring S	PREVIOUS SURVEY I	<u>VALUATION</u>				
Period of Significance Criterion Criterion Criterion Criterion Criterion Context Period of Significance Criterion Sub-theme Sub-theme	City Historic Resour	ces Database	Yes HRI Code		2003 Status Code	
Period of Significance Criterion Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Statement of Significance Criterion Context Theme Sub-theme Nate of Significance Criterion Nate of Significance Criterion Nate of Significance Criterion Nate of Significance Notes/Additional Information Notes/A	HSPB No.					
Context Period of Significance Criterion Sub-theme Period of Significance Criterion 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 hegan 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 escapand visitors a started building architect-designed estates and drawing increased attention them. The 1920s 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 survely provided more economic increase and traction them. The popularity of Palm Springs with the Depression-proof movie industry survely provided more reconstitutivent paral polin R. Chiefer and primented with different paraels size and formation forms at the different paraels size and formation forms are the different paraels size than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s.	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 Statement of Significance Criterion Statement of Significance Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is 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 tyconos, 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 industrys surely provided more commerciatibility 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 plan Re. Anteriop (1934-36) Chaffey experimented with different parcel sizes and frontages in the elifferent parcel sizes and frontages in the elifferent parcel sizes	Period of Significan	:e		Criterion		
Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Statement of Significance Criterion Statement of Significance Criterion Statement of Significance This property was re-valuated 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 alkered 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 tycons, 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 hotes when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increasing normal price and the property in the publicative of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate that in 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 and drawing increase and frontages in the different parts in the distinct passes in the different parts is the different parts in the different parts is the different parts in the direct parts in the different parts is the different parts in the different parts is the diff	Context					
Period of Significance Criterion Sub-theme Period of Significance Criterion Criterion Context Theme Sub-theme Statement of Significance Criterion Statement of Significance Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is 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 celebrities made it their winter weekend getaway, and more development spring 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 and refere sizes and frontages in the different phases, subdivided by local real estate in the different praces sizes and frontages in the different phases, subdivided by local real estate than in most other cities in the United States, and new subdivision development resumed in ea	Theme					
Context Theme Sub-theme Context Theme Sub-theme Statement of Significance Criterion Statement of Significance Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is 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 acasonal 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 La Rambla tract, subdivided by local real estate agent John R. Chaffer (1943-4945). Chaffey experimented with different palces is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffer (1943-4945). Chaffey experimented with different palces is and fornotages in the different phases,	Sub-theme					
Period of Significance Criterion Context Theme Sub-theme Statement of Significance Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is 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. 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 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,	Period of Significan	:e		Criterion		
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). 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 intolarly of Palm Springs with the Pepression-proof move industry surely provided more development sprang up to house and entertain them. The popularity of Palm Springs with the Pepression-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 agant John R. Chaffey (1943-36/1945). Chaffey experimented with different parcel sizes and frontages in the different phases, in the different parcel sizes and the different phases,	Context			<u></u>		
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for 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 celebrities made it their winter weekend getaway, and more development sprang up to bouse 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 (1943-36/1945). Chaffey experimented with different parcels iszes and frontages in the different phases, subdivided by local real estate agent John R. Chaffey (1943-36/1945). Chaffey experimented with different parcels iszes and frontages in the different phases,	Theme					
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	resorts. In the 1920s, transform Palm Sprin other wealthy resider 1930s saw Palm Sprin entertain them. The p other cities in the Uni subdivided by local re	business tycoons, indust gs into an international rats and seasonal visitors and seasonal visitors of seasonal visitors of seasonal visitors of seasonal visitors and seasonal visitors and seasonal visitors and new subdeal estate agent John R. Cl	rialists, and other wealthy busing esort. While the movie stars pring started building architect-design g numbers celebrities made it the s with the Depression-proof move ivision development resumed in haffey (1934-36/1945). Chaffey (essmen, along wit narily stayed at th ed estates and dra eir winter weeker rie industry surely earnest in the mic experimented wit	h the Hollywood elite, disco e resort hotels when visitin wing increased attention to d getaway, and more devel provided more economic s d-1930s. This property is lo h different parcel sizes and	wered the desert and began to g Palm Springs through the 1920s, the growing resort town. The opment sprang up to house and tability for real estate than in most cated in the La Rambla tract, frontages in the different phases,

6Z

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 7R
507234015	
Address 1122 Direction E Prefix	Street Tamarisk Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1935 Date from Research
	Date Source
	Architect
	Architect Source
Kallanda ()	Builder Opining Company
	Original Owner Other Owner(s)
	Control of the Contro
	Historic Name Common Name
RESOURCE INFORMATION Original Use Single-family residence Sto	ories 1
Current Use Single-family residence Tr	act/Neighborhood La Rambla Tract; Movie Colony East Neighborhood
	cated in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	<u>CUSTOM ALTERATIONS</u>
Unknown/not visible	Not visible from public right-of-way

		2016 Status Code	7R	
PREVIOUS SURVEY EVALUAT	TION			
City Historic Resources Data	abase HRI Code	2003 Status Cod	e	
HSPB No.				
2016 EVALUATION	National Register	California Regist	er Local 7R	
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Resource Database). This prop	ed during the 2015 survey as part of an update to perty may be significant as an example of pre-Woon in the city. However, it is not fully visible from tation.	rld War II residential development in	Palm Springs, reflecting an important	
Notes/Additional Information	on ons were recorded in the early 1920s on tracts lar	early concentrated on land immediate	aly currounding the existing village and th	10
resorts. In the 1920s, business transform Palm Springs into a other wealthy residents and so 1930s saw Palm Springs bloss entertain them. The popularity other cities in the United State subdivided by local real estates	in international resort. While the movie stars pring easonal visitors started building architect-designation, as increasing numbers celebrities made it the yof Palm Springs with the Depression-proof moves, and new subdivision development resumed in eagent John R. Chaffey (1934-36/1945). Chaffey earing in later phases. Such lots were often more a	essmen, along with the Hollywood elith narily stayed at the resort hotels when ed estates and drawing increased atteation winter weekend getaway, and more industry surely provided more ecoearnest in the mid-1930s. This prope experimented with different parcel size	te, discovered the desert and began to in visiting Palm Springs through the 1920s ention to the growing resort town. The re development sprang up to house and nomic stability for real estate than in most rty is located in the La Rambla tract, zes and frontages in the different phases,	s,

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507262003	
Address 1149 Direction E Prefix S	treet Tamarisk Suffix Rd
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
2016 FIELD PHOTO	Date from Tax Assessor 1935 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
	/Neighborhood La Rambla Tract; Movie Colony East
Architectural Style Ranch	Additional Style
CHARACTER DEFINING FEATURES One-story, sprawling, linear plan	
Low, horizontal massing with wide street façade	
Low-pitched gable roof with open overhanging eaves	
Plaster veneered exterior walls	
Divided light steel sash casement windows	
Wide, covered front porch with wood posts and railing	
Wood shutters	
Wood rail and brick pier fence	
CENIED AL ALTED ATIONS	CHETOM ALTERATIONS
GENERAL ALTERATIONS Carport added	Custom Alterations Carport added to primary façade

2016 Status Code 5S3						
PREVIOUS SURVEY EVALUATION						
City Historic Resources Database Yes HRI Code 2003 Status Code						
HSPB No.						
2016 EVALUATION National Register California Register Local 5S3						
Period of Significance 1935 Criterion A/1/3						
Context Palm Springs between the Wars (1919-1941)						
Theme Single-family Residential Development (1919-1941)						
Sub-theme Depression-era Single-family Residential Development (1930-1941)						
Period of Significance 1935 Criterion C/3/4						
Context Architectural Styles & Local Practitioners						
Theme Ranch						
Sub-theme Sub-theme						
Period of Significance Criterion						
Context						
Theme						
Sub-theme Sub-theme						
Statement of Significance						
This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). 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 is also significant as a good example of Ranch-style residential architecture. The building exhibits quality of design and distinctive features including its low horizontal massing, wide street facade, long covered porch with paired wood posts and wood railing, and divided light 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 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 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. 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 5S1			
507255008				
Address 1320 Direction E Prefix Street	et Tamarisk Suffix Rd			
Location				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1936 Date from Research 1937 Date Source Patrick McGrew Architect Fischer, Howard T. (General Houses, Inc.) Architect Source Palm Springs City Council Staff Report, 2/6/2013: Case H Builder General Houses, Inc. (Developer) Original Owner Lindop, Edward Other Owner(s) Stern, Charles; Black, Michael and Barbara			
	Historic Name General Houses, Inc. Model Home Common Name General Houses, Inc. Model Home			
RESOURCE INFORMATION Original Use Single-family residence Stories	1			
Current Use Single-family residence Tract/No	eighborhood Desert Sands			
Resource Attribute HP2. Single family property Located in	n a District? District			
Architectural Style	Additional Style			
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS CI	JSTOM ALTERATIONS			

			2016 Status Code		5S1
PREVIOUS SURVEY EVALUATION					
City Historic Resources Databa	ase	HRI Code	2003 Statu	s Code 5S3	
HSPB No. 87					
2016 EVALUATION	Natio	nal Register	California R	egister	Local 5S1
Period of Significance			riterion		
Context					
Theme					
Sub-theme					
Period of Significance		(riterion		
Context					
Theme					
Sub-theme					
Period of Significance		(riterion		
Context					
Theme					
Sub-theme					
Designated, did not re-evaluate (

Assessor Parcel N	umber	Additional APNs		2016 Status Code	<u>e</u>			7R
507256011								
Address 1400	Direction	on E Prefix	Stree	Tamarisk		Suffix	Rd	
Location			<u> </u>					
2016 FIELD PHOT	<u>'0</u>			CONSTRUCTION INFORM	MATION			
-		W. w	-3100 PM	Date from Tax Assessor		Date fr	om Research	1948
				Date Source City Direct Architect Coffey, Arthur Architect Source Builder Original Owner Sing Other Owner(s)	cory		oni research	
Current Use S Resource Attribut	ingle-family resident ingle-family resident re HP2. Single	ence family property	Stories Tract/Nei		ands			
Architectural Styl	e Mid-centu	ry Modern		Additional Style				
CHARACTER DEFI		:						
One-story configur								
Horizontal massing	5							
Low-pitched shed i	oof with wide ove	erhanging eaves						
Large masonry chi	nney							
GENERAL ALTERA	TIONS		CII	STOM ALTERATIONS				
Unknown/not visik				fully visible from public rig	ght-of-way			

	2016 Stat	tus Code	7R
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database HRI	Code 20	003 Status Code	
HSPB No.			
2016 EVALUATION National R	egister Cal	lifornia Register	Local 7R
Period of Significance 1948	Criterion	C/3/4	
Context Architectural Styles & Local Practitioners			
Theme Post-World War II Modernism			
Sub-theme Mid-century Modern			
Period of Significance	Criterion		
Context			
Theme			
Sub-theme			
Period of Significance	Criterion		
Context			
Theme			
Sub-theme			
This property appears signficant as an example of Mid-century Modern therefore additional information about its design and integrity are nee Notes/Additional Information			in the public right-or-way,
The growing prosperity of the post-World War II years and the rise of	the car culture contributed to a	a rapid increase in Palm Sprir	ngs' seasonal and permanent
population, coinciding with the peak of Modernism's popularity. This cand developers the opportunity to explore and develop a wide range of trends. These conditions and the architects' talents led to the developm "Palm Springs Modernism" or "The Palm Springs School." Arthur J. Coffmany of the homes they built. During the mid-1950s, Coffey was also a	reated a demand for both mass f architectural types and ideas, nent of an exceptional group of fey was a Palm Springs contrac	s-produced and custom hous , sometimes influenced by so f Modern buildings which late ctor whose firm is often credi	ing that afforded architects phisticated global design er came to be identified as

Assessor Parcel Number	Additional APNs		2016 Status Code	6Z		6Z	6Z
507030031							
Address 455 Direction	on Prefix	Stree	The Palms		Suffix	St	
Location							
2016 FIELD PHOTO	_		CONSTRUCTION INFORMATION	<u>ON</u>			
			Date from Tax Assessor 1950	0	Date fro	om Research	1935
			Architect Architect Source Builder Original Owner Other Owner(s) Epstein, Abraham L Historic Name Common Name	sources	Database		
	ence Tra		1 eighborhood n a District Additional Style				
CHARACTER DEFINING FEATURES							
GENERAL ALTERATIONS Door (primary) replaced, Windows r	eplaced - all		ISTOM ALTERATIONS reen door added; garage door rep	laced			

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION Na	ational Register 6Z	California Register 6Z	Local 6Z
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Statement of Significance			
Resource Database). It is an example of pre-World War II resibeen altered and therefore does not appear eligible for historical management of the second sec	ic designation.	miportant period of growth and transition.	However, it ilas

2016 Status Code

6Z

Assessor Parcel Number Additional APNs 507030032 Additional APNs 6Z 6Z 6Z 6Z					
	reet The Palms Suffix St				
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)				
RESOURCE INFORMATION	Historic Name Common Name				
Original Use Single-family residence Storie	s 1				
Current Use Single-family residence Tract/	Neighborhood				
Resource Attribute HP2. Single family property Locate	d in a District? District				
Architectural Style Spanish Colonial Revival	Additional Style				
CHARACTER DEFINING FEATURES					
GENERAL ALTERATIONS Door (primary) replaced, Wall cladding replaced, Windows replaced - all	CUSTOM ALTERATIONS Garage door replaced				

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION Na	ational Register 6Z	California Register 6Z	Local 6Z
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Statement of Significance			
Resource Database). It is an example of pre-World War II resibeen altered and therefore does not appear eligible for historical management of the second sec	ic designation.	miportant period of growth and transition.	However, it ilas

2016 Status Code

6Z

Assessor Parcel Number Additional APNs 507030027	2016 Status Code 6Z 6Z
Address 486 Direction Prefix Stre	et The Palms Suffix St
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
III. III.	Date from Tax Assessor 1936 Date from Research
I was to be a second of the se	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stories	1
	eighborhood
Resource Attribute HP2. Single family property Located i	n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
	USTOM ALTERATIONS
Addition to rear/side facade, Unknown/not visible, Windows replaced - some	ot fully visible from public right-of-way

City Historic Resources Date	
HSPB No.	
0046 FWAY WATERON	
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	
the city. However, it has been	altered and therefore does not appear eligible for historic designation.
Notes/Additional Informat	on
resorts. In the 1920s, busines transform Palm Springs into residents and seasonal visito resort-related development f collection of early residential	ons were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the stycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy is started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the or the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences the pre-World War II subdivisions.

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 6Z 6Z 6Z
507030033	
Address 537 Direction Prefix St	reet The Palms Suffix St
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
微	Date from Tax Assessor 1946 Date from Research c. 1935
	Date Source Visual observation
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Common Name
	Common Name
Process of the second s	
RESOURCE INFORMATION Original Use Single-family residence Stories	s 1
Current Use Single-family residence Tract/	Neighborhood
Resource Attribute HP2. Single family property Located	l in a District? District
Architectural Style Ranch	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Garage door replaced

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION Na	ational Register 6Z	California Register 6Z	Local 6Z
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Statement of Significance			
Resource Database). It is an example of pre-World War II resibeen altered and therefore does not appear eligible for historical management of the second sec	ic designation.	miportant period of growth and transition.	However, it ilas

2016 Status Code

6Z

Assessor Parcel Number Additional APNs 2016 Status Code 6Z 6Z 6Z 6Z 507030040								
Address	580	Directio	n	Prefix	Street	The Palms	Suffix St	
Location								
2016 FIELI	<u> РНОТО</u>					CONSTRUCTION INFORMATIO	<u>N</u>	
		2				Date from Tax Assessor 1937	Date from Resea	rch
Ž+		4	Ma.			Date Source		
						Architect		
Jue 1		No. of the last of				Architect Source		
		1 0				Builder		
	- Marine	- ALLEY			2500	Original Owner		
					Live - Company	Other Owner(s)		
						Historic Name		
						Common Name		
RESOURCE Original Us	INFORMATIO	N mily reside	nce		Stories	1		
Current Us Resource A		mily reside P2. Single fa		ertv	Tract/Neig Located in a			
Architectu		Spanish Co				Additional Style		
	L			vai		Additional Style		
CHARACTE	R DEFINING F	<u>EATURES</u>						
GENERAL A	ALTERATIONS				CUST	FOM ALTERATIONS		
	elements added		ding replac	ced, Windows		ge enclosed and added to living s	pace	

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION Na	ational Register 6Z	California Register 6Z	Local 6Z
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Period of Significance	Criterion	n	
Context			
Theme			
Sub-theme			
Statement of Significance			
Resource Database). It is an example of pre-World War II resibeen altered and therefore does not appear eligible for historical management of the second sec	ic designation.	miportant period of growth and transition.	However, it ilas

2016 Status Code

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 7R
507030034	
Address 581 Direction Prefix	Street The Palms Suffix St
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
EVANTIED I HOTO	Date from Tax Assessor 1936 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
Current Use Single-family residence Tra Resource Attribute HP2. Single family property Loc Architectural Style Spanish Colonial Revival	ories 1 act/Neighborhood cated in a District? Additional Style
CHARACTER DEFINING FEATURES Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles	
Plaster veneered exterior walls	
GENERAL ALTERATIONS Unknown/not visible	CUSTOM ALTERATIONS Not fully visible from public right-of-way

City Historic Resources Database
BSPB No. 2016 EVALUATION National Register California Register Local 7R
2016 EVALUATION National Register California Register Local 7R Period of Significance 1936 Criterion A/1/3 Context Palm Springs between the Wars (1919-1941) Sub-theme Depression-era Single-family Residential Development (1919-1941) Period of Significance Criterion Context Theme Sub-theme Criterion Criterion Sub-theme
Period of Significance 1936 Criterion A/1/3 Context Palm Springs between the Wars (1919-1941) Theme Single-family Residential Development (1919-1941) Sub-theme Depression-era Single-family Residential Development (1930-1941) Period of Significance Criterion Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance Criterion Statement of Significance Resource Database). It 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 is not fully visible from the public right-of-way; therefore additional information about its historic integrity is needed to complete the
Context Palm Springs between the Wars (1919-1941) Theme Single-family Residential Development (1919-1941) Sub-theme Depression-era Single-family Residential Development (1930-1941) Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Criterion Criterion Criterion Criterion Context Theme Sub-theme
Theme Depression-era Single-family Residential Development (1930-1941) Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance Criterion Statement of Significance Criterion Criterion Statement of Significance Criterion Criter
Period of Significance Context Theme Sub-theme Criterion Context Theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It 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 is not fully visible from the public right-of-way; therefore additional information about its historic integrity is needed to complete the
Period of Significance Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Sub-theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It 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 is not fully visible from the public right-of-way; therefore additional information about its historic integrity is needed to complete the
Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It 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 is not fully visible from the public right-of-way; therefore additional information about its historic integrity is needed to complete the
Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It 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 is not fully visible from the public right-of-way; therefore additional information about its historic integrity is needed to complete the
Theme Sub-theme Context Theme Sub-theme Sub-theme Sub-theme Sub-theme This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It 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 is not fully visible from the public right-of-way; therefore additional information about its historic integrity is needed to complete the
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development 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 historic integrity is needed to complete the
Period of Significance Context Theme Sub-theme Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development 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 historic integrity is needed to complete the
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 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 historic integrity is needed to complete the
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 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 historic integrity is needed to complete the
Statement of Significance Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is 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 historic integrity is needed to complete the
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 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 historic integrity is needed to complete the
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 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 historic integrity is needed to complete the
Notes/Additional Information The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions.

Assessor Parcel Number Additional APNs		2016 Status Code	553			
508220008						
Address 643 Direction S Prefix	Street	Thornhill	Suffix Rd			
Location						
2016 FIELD PHOTO		CONSTRUCTION INFORMATION				
	2	Date from Tax Assessor c. 1950	Date from Research 1963			
		Date Source Desert Sun advertisen	nent, 9/25/1963			
		Architect				
		Architect Source				
		Builder				
7		Original Owner				
The state of the s		Other Owner(s)				
and the second second						
		Г				
		Historic Name Common Name				
		Villa Ramona; Thornhill Apartments				
RESOURCE INFORMATION Original Use Multi-family residence Sto	ories 1	L				
Current Use Multi-family residence Tra	act/Neig	hborhood Thornhill Tract				
Resource Attribute HP3. Multiple family property Located in a District? District						
Architectural Style Mid-century Modern Additional Style						
CHARACTER DEFINING FEATURES						
One-story configuration with simple geometric forms						
Horizontal massing						
Flat and low-pitched gable roof with wide overhanging eaves						
Plaster and stone used as exterior wall panels and accent materials						
Fixed and jalousie clerestory windows						
Mulitple units arranged in hollow rectangular plan around central patio as	nd pool; s	ymmetrical composition; central entr	rance passage			
	,-	. , , , , , , , , , , , , , , , , , , ,	, ,			
GENERAL ALTERATIONS	CUST	COM ALTERATIONS				
No major alterations		rative metal gates added at entrance				

	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 1963	Criterion C/3/4
Context Architectural Styles & Local Practitioners	
Theme Post-World War II Modernism	
Sub-theme Mid-century Modern	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as a good example of a Mid-century Modern c exhibits characteristics of the style, including the wide front gable roof, stone vene and the style of the style	courtyard apartment, with units oriented around a pool. The primary facade
Notes/Additional Information	
As a result of increased demand for housing, post-World War II multi-family resid apartments, large low-rise multi-building communities (including early condomin attached residences in clusters as small as two and as many as eight. In virtually e the scale of the developments increased). Numerous examples from the postwar provides the developments increased of the developments increased of the developments increased.	nium projects), split-level attached townhomes, and attached and semi- every configuration, the focus of the design was around the pool (or pools as

Assessor Parcel Number Additional APNs	2016 Status Code	1S	1CS	5S1
Address 1 Direction Prefix Stre	et Tramway	Suffix	Rd	
2016 FIELD PHOTO	CONSTRUCTION INFORMATI Date from Tax Assessor Date Source Architect Frey & Chambers Architect Source Builder		rom Research	c. 1963
	Original Owner Other Owner(s) Historic Name Common Name Palm Springs Tramway Valley	Station		
	2 eighborhood			
Resource Attribute HP6. 1-3 story commercial building Located i Architectural Style	n a District? District Additional Style			
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS CI	USTOM ALTERATIONS			

PREVIOUS SURVEY EVALUATION	<u>ON</u>					
City Historic Resources Databa	se	HRI Code		2003 Status Code		
HSPB No. 33						
2016 EVALUATION	Na	itional 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						
Documentation Form, "The Archi	tecture of Albert Frey."					
Notes/Additional Information						

1CS

5S1

1S

Assessor Parcel Number Additional APNs 507184010	2016 Status Code 5S3				
Address 388 Direction Prefix Stree	et Valmonte Norte Suffix				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date Source Architect Architect Source Builder Original Owner				
	Other Owner(s) Simon, Lloyd and Amy				
	Historic Name Common Name				
RESOURCE INFORMATION Original Use Single family property Stories	1				
	eighborhood Palm Springs Estates				
	n a District? District				
Architectural Style Ranch	Additional Style Hacienda				
CHARACTER DEFINING FEATURES					
One-story, sprawling, U-shaped plan					
Low-pitched gable roof with clay barrel tiles and open eaves					
Plaster veneer exterior walls					
Divided light steel sash casement windows					
Wide, covered front porch with brick columns					
Brick chimney					
GENERAL ALTERATIONS Door (primary) replaced, No major alterations	ISTOM ALTERATIONS				

Assessor Parcel Number	Additional APNs	2016 Status Code	5S3		
507186007					
Address 487	Direction Prefix	Street Valmonte Norte	Suffix		
Location					
2016 FIELD PHOTO		CONSTRUCTION INFORMATION			
1		Date from Tax Assessor 1937	Date from Research		
	me Gala	Date Source			
	- 02 Te				
	Adm	Architect			
* 10 20	1				
		Architect Source			
		Builder			
		Original Owner			
		Other Owner(s)			
		Hurd, Helen			
	1	Historic Name			
		Common Name			
RESOURCE INFORMATION					
Original Use Single-family	residence St	tories 1			
Current Use Single-family	y residence Tr	ract/Neighborhood Palm Springs Estate	S		
Resource Attribute HP2.	Single family property	ocated in a District? District			
Architectural Style Spa	nish Colonial Revival	Additional Style			
CHARACTER DEFINING FEAT	TIIDEC				
Asymmetrical façade	UNES				
Irregular plan and horizontal i	massing				
	with clay barrel tiles and open eaves				
	s forming wide, uninterrupted expanses				
Steel-sash casement windows,	, with divided lights				
Parabolic arched openings					
Circular entrance tower					
Plastered masonry perimeter	wall; plastered chimneys with decorative h	noods; cast plaster moldings over some window	S		
		-			
GENERAL ALTERATIONS		CUSTOM ALTERATIONS			
Addition to primary facade		Parabolic arcade around entrance tower a	ppears to be added; strip window in		
		entrance tower apears to be added; garage	e door repiaced		

PREVIOUS SURVEY EVALUA	ATION .			
City Historic Resources Dat	tabase HRI Code	2003 Status Code		
HSPB No.				
2016 EVALUATION	National Register	California Register	Local 5S3	
Period of Significance	1937	Criterion A/1/3		
Context Palm Springs be	tween the Wars (1919-1941)			
Theme Single-family Re	sidential Development (1919-1941)			
Sub-theme Depression	n-era Single-family Residential Development (1930-1	941)		
Period of Significance	1937	Criterion C/3/4		
Context Architectural Sty	rles & Local Practitioners			
Theme Period Revival S	tyles			
Sub-theme Spanish Co	olonial Revival			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
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 design details including its irregular plan, horizontal massing, varied roof forms with clay barrel tiles and open eaves, circular tower, and parabolic arched openings.				
Notes/Additional Informat	ion			
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Springs Estates. In 1927, Prescott T. 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." Helen Hurd was a longtime Palm Springs resident and active in the social and philantrhopic scene.				

5S3

Assessor Parcel Number Additional APNs	2016 Status Code 7R				
507255001					
Address 1213 Direction E Prefix	Street Verbena Suffix Dr				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
	Date from Tax Assessor 1939 Date from Research				
	Date Source				
	Architect				
A STATE OF THE STA	An emicec				
	Architect Source				
	Builder				
	Original Owner				
	Other Owner(s)				
	Historic Name				
	Common Name				
RESOURCE INFORMATION Original Use Single-family residence Sto	ories 1				
Current Use Single family property Tra	act/Neighborhood Desert Sands				
Resource Attribute HP2. Single family property Loc	cated in a District? District				
Architectural Style Ranch	Additional Style				
CHARACTER DEFINING FEATURES					
One-story, sprawling, L-shaped plan					
Low, horizontal massing with wide street façade					
Low-pitched hipped roof with open overhanging eaves					
Plaster veneer exterior walls					
Divided light wood sash windows					
Wide, covered front porch with wood posts					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
No major alterations	Not fully visible from public right-of-way				

		<u>2016</u>	Status Code		7R
PREVIOUS SURVEY EVALU.					
City Historic Resources Da	itabase HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Register		California Register	Loc	al 7R
Period of Significance	1939	Criterion	A/1/3		
Context Palm Springs be	etween the Wars (1919-1941)				
Theme Single-family Re	esidential Development (1919-1941)				
Sub-theme Depression	on-era Single-family Residential Development (1930	-1941)			
Period of Significance	1939	Criterion	C/3/4		
	yles & Local Practitioners	0.10011011	5, 5, 1		
Theme Ranch	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
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 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 also appears significant for its Ranch-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 Informa	tion				
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. 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 particular					

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3					
507253009						
Address 1272 Direction E Prefix	Street Verbena Suffix Dr					
Location						
2016 FIELD PHOTO	CONSTRUCTION INFORMATION					
	Date from Tax Assessor 1955 Date from Research Date Source Architect Wexler, Donald Architect Source Builder Original Owner Wexler, Donald Other Owner(s) Historic Name Wexler Residence Common Name Wexler Residence					
RESOURCE INFORMATION Original Use Single-family residence Stories 1 Current Use Single family property Tract/Neighborhood Desert Sands						
Resource Attribute HP2. Single family property						
Architectural Style Mid-century Modern Additional Style						
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms						
Horizontal massing						
Expressed post-and-beam construction						
Flat roof with wide overhanging eaves						
Unadorned wall surfaces with little decorative detailing						
Vertical wood siding						
L-shaped plan						
GENERAL ALTERATIONS Unknown (not visible)	CUSTOM ALTERATIONS Not full wigible from public right of way, 2009 interior remodel and now					
Unknown/not visible	Not fully visible from public right-of-way; 2008 interior remodel and new landscaping					

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 1955		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 an excellent example of Michome. It exhibits quality of design and distinctive feature and outdoor space, and large expanses of glass.					
Notes/Additional Information	1.1 6.1	1			
The growing prosperity of the post-World War II years an population, coinciding with the peak of Modernism's pop and developers the opportunity to explore and develop a trends. These conditions and the architects' talents lead t "Palm Springs Modernism" or "The Palm Springs School." in 1950. He moved to Los Angeles and worked as a drafts Wexler formed a partnership with Richard Harrison, his classroom projects for the Palm Springs Unified School D such as the Polynesian-themed Royal Hawaiian Estates (1 post-and-beam houses in wood and steel, as well as majo Hospital (1969-84). This property was Wexler's own hon	ularity. This created a wide range of archite o the development of Donald Wexler, FAIA man for Richard Neut co-worker in Cody's o istrict (1958) and the 1960). After dissolvin r civic and institution	demand for both ctural types and ic an exceptional gro. (1926-2015) gractra before moving ffice. Wexler and F Calcor Steel Home g the partnership Val projects including	mass-produced and custleas, sometimes influent oup of Modern buildings duated from the Universito Palm Springs, where farrison explored the pest project (1962). They Wexler continued to deang the Palm Springs Mu	stom housing that ced by sophistica s which later came sity of Minnesota he worked for Wossibilities of stee also designed resvelop his distinct	t afforded architects ated global design he to be identified as School of Architecture Villiam F. Cody. In 1953 el construction in sidential developments ive personal style with

3S

2016 Status Code

3CS

5S3

Assessor Parcel Number Additional APNs 507255004	2016 Status Code 6Z 6Z 6Z
Address 1285 Direction E Prefix Stre	eet Verbena Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1942 Date from Research
	Date Source
	Architect
A Commence of the Commence of	Architect Source
	Builder
THE STATE OF THE S	Original Owner Florsheim, Irving S.
Salakena	Other Owner(s)
	Miranda, Carmen
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stories	1
	eighborhood Desert Sands
Resource Attribute HP2. Single family property Located	in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
	USTOM ALTERATIONS
Windows replaced - all	

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

2016 Status Code

6Z

Assessor Parcel Number	Additional APNs	2016 Status Code 5S1				
505192004						
Address 383	Direction W Prefix	Street Vereda Norte Suffix				
Location						
2016 FIELD PHOTO		CONSTRUCTION INFORMATION				
		Date from Tax Assessor 1936 Date Source Architect Architect Source Builder Original Owner Other Owner(s) Pearson, Esther B. Historic Name Powell Residence				
RESOURCE INFORMATION	N.	Common Name Powell Residence				
Original Use Single-fan	nily residence	Stories 1				
Current Use Single-fan	nily residence	Tract/Neighborhood Las Palmas Estates				
Resource Attribute HP	2. Single family property	Located in a District? District				
Architectural Style Additional Style						
CHARACTER DEFINING FEATURES CHARACTER DEFINI						
GENERAL ALTERATIONS		CUSTOM ALTERATIONS				

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 28			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-28). Notes/Additional Information			

Assessor Parcel Number Additional APNs		2016 Status Code		7R
507091002				
Address 688 Direction E Prefix	Street	Vereda Sur	Suffix	
Location				
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	<u>ON</u>	
		Date from Tax Assessor 1950	Date from Research	1937
COLUMN SHEET PR	and the second	Date Source Desert Sun 4/9/	1937	
	611	Architect Pennell, W.C.		
		Architect Source Desert Sun,	4/9/1937	
	THE RESERVED	Builder Holton, Harry E.		
	the state of the s		er, Meyer; Levie, Joseph R.	
		Other Owner(s) Joseph, Milton E.; Florsheim, Irv	ving S.; Bakker, Jim and Tamm	y Faye
		Historic Name Common Name		
		Florsheim Residence		
RESOURCE INFORMATION Original Use Single-family residence	Stories	1		
Current Use Single-family residence	Tract/Neig		ratae	
Resource Attribute HP2. Single family property	Located in a		ates	
Architectural Style				
		Additional Style		
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS		TOM ALTERATIONS		
Unknown/not visible	Not v	visible from public right-of-way		

2016 Status Code 7R
PREVIOUS SURVEY EVALUATION
City Historic Resources Database Yes HRI Code 2003 Status Code
HSPB No.
2016 EVALUATION National Register California Register Local 7R
Period of Significance 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 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. 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. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. The Florsheims owned this house from at least the mid-1940s. In 1955, they engaged famed interior designer William "Billy" Haines to redecorate the house.

Assessor Parcel Number Additional APNs	<u>201</u>	6 Status Code	1S	1CS	5S3
507092003					
Address 695 Direction E Prefix	Street Vereda Sur	r	S	uffix	
Location					
2016 FIELD PHOTO	CONSTRUCT	TION INFORMAT	<u> </u>		
*	Date from T	Tax Assessor 19	36 D	ate from Research	1941
	Date Source	e Joseph Rosa, A	Albert Frey: A	Architect	
	Architect	rey, Albert			
	Architect So	ource Joseph Ro	osa, Albert Fi	ey: Architect	
	Builder				
	Original Ow	vner Sieroty	, Julian		
	Other Owne	er(s)			
	7-				
	Historic Na		Residence		
	Common Na				
	Sieroty Resi	Jence			
RESOURCE INFORMATION					
Original Use Single-family residence	Stories 1				
Current Use Single-family residence	Tract/Neighborhood				
Resource Attribute HP2. Single family property	ocated in a District?	District			
Architectural Style International Style	Additiona	l Style			
CHARACTER DEFINING FEATURES					
Rectangular massing					
Balance and regularity, but no symmetry					
Flat roof with overhanging soffit					
Absence of ornamentation					
One-story height; cement plaster exterior wall finish; steel sash fixed on steel pipe columns; flush wood door with porthole	nd casement windows; co	orner windows; r	recessed cor	ner porch and carpor	t supported
GENERAL ALTERATIONS	CUSTOM ALTERA	ATIONS			
No major alterations	Swimming pool a	dded in 1951; sli		dded to bedroom in 1 oof in 1965; living ro	
	corrugateu metar	equipment seree	.11 auutu tu I	551 III 1 765, IIVIIIg 10	om auurtiun

City Historia Passana Patr		2002 Chahara Ca da	
City Historic Resources Data	abase HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register 1S	California Register	1CS Local 5S3
Period of Significance	1941	Criterion C/3/4, 5	
Context Architectural Style	es & Local Practitioners		
Theme Post-World War II	I Modernism		
Sub-theme International	al Style		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
David da 600 mile		Cuitanian	
Period of Significance		Criterion	
Context			
Theme Sub-theme			
Statement of Significance	ed during the 2015 survey as part of an update to the	On the last the first	
veneer. In 2015, this property Albert Frey." Per the nomination use of stucco as an exterior find that appeared on his own hom generous use of plate glass wir	ive features including its rectangular massing, flat roc was listed in the National Register of Historic Places ion: As an early example of Albert Frey's residential v nish in contrast with his preference for corrugated mo nes and later residential commissions. The house is cl ndows and sliding glass doors, and slender pipe roof house as representative of the modern movement.	under the Multiple Property Docum vork, the Sieroty House is important etal or concrete asbestos board clade early a Frey design in its flat roof, de	nentation Form, "The Architecture of because it demonstrates Frey's initial ding requiring little to no maintenance eep eaves, metal-framed windows,
Notes/Additional Information	on		
Le Corbusier before emigrating collaboration produced only for experimental projects for low-Kocher's brother, Dr. J.J. Koche enthusiastically experimented climate, landscape, vegetation, 1952 to 1966. Frey's architects schools, a fire station, churches as Palm Springs City Hall, the T	architectural diploma at the Institute of Technology in good to the United States in 1930. There he formed a particular buildings, they co-authored many articles on more-cost prefabricated housing. In 1934 Frey traveled to er, and eventually established himself there permane if with new materials such as corrugated steel, trusses and an action of the worked in partnership with local arcivural impact in the Coachella Valley was enormous. It is, shopping centers, hospitals, a yacht club, restaurar Tramway Gas Station, the Palm Springs Aerial Tramway press throughout Frey's life and, later, by scholars an	thership with New York architect A lern design, urban planning, and tec Palm Springs to supervise constructionly. Always working within the presenade of thin pipe, and concrete blocated John Porter Clark from 1939 to is revealed in the sheer number of hets, hotels, and apartments; in the provay Valley Station, and Frey Houses I	a. Lawrence Kocher. Although their chnology, and published several tion of a Modern mixed-use building for excepts of the Modern movement, Frey ock, to adapt his designs to the desert to 1957, and with Robson Chambers from his built projects, including houses, cominence of some of his buildings, such I and II; and in the respect for his work as

1S

2016 Status Code

1CS

Assessor Parcel Number Additional APNs 507092004	2016 Status Code 6Z 6Z 6Z
Address 723 Direction E Prefix St	reet Vereda Sur Suffix
Location	
2016 FIELD PHOTO	<u>CONSTRUCTION INFORMATION</u>
-Walk	Date from Tax Assessor 1952 Date from Research 1936
	Date Source Joseph Rosa, Albert Frey: Architect
	Architect Clark & Frey
	Architect Source Joseph Rosa, Albert Frey: Architect
	Builder
	Original Owner
	Other Owner(s)
The second second	Beecher, Irving
	Historic Name Halberg Residence
	Common Name
	Beecher Residence
RESOURCE INFORMATION	
Original Use Single-family residence Storie	s 1
Current Use Single-family residence Tract/	/Neighborhood
Resource Attribute HP2. Single family property Locate	d in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Demolished

PREVIOUS SURVEY EVALUATION				
City Historic Resources Database	HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register	6Z	California Register 62	Z Local 6Z
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Desired of Circuit Company		C-iti-		
Period of Significance Context		Criterion		
Theme				
Sub-theme				
Statement of Significance				
Notes/Additional Information				

6Z

2016 Status Code

6Z

6Z

Assessor Parcel Number Additional APNs		2016 Status Code	<u>e</u>		5S3
505221008					
Address 120 Direction W Prefix	Street	Vereda Sur		Suffix	
Location					
2016 FIELD PHOTO		CONSTRUCTION INFORM	MATION		
	-	Date from Tax Assessor		Date from Researc	h 1952
RESOURCE INFORMATION Original Use Commercial	Stories	Other Owner(s)	rt		
Commercial	Stories				
			nas Estates		
Resource Attribute HP6. 1-3 story commercial building	Located in	a District? District			
Architectural Style Mid-century Modern		Additional Style			
CHARACTER DEFINING FEATURES					
One-story configuration with simple geometric forms					
Horizontal massing					
Flat roof with wide overhanging eaves and layered canopies					
Metal louver screen					
Unadorned wall surfaces; usually with little or no decorative detailing					
Plaster and stone used as exterior wall panels and accent materials					
Flush-mounted metal frame windows					
U-shaped plan around central patio with swimming pool; perforated co	oncrete blo	ck screen wall			
GENERAL ALTERATIONS	<u>CUS</u>	STOM ALTERATIONS			
No major alterations					

PREVIOUS SURVEY EVALUATION	<u>ON</u>			
City Historic Resources Databa	ase HRI Code	2003 Status	Code	
HSPB No.				
2016 EVALUATION	National Register	California Re	egister	Local 5S3
Period of Significance	952	Criterion A/1/3		
Context Post-World War II P	Palm Springs (1945-1969)			
Theme Post-World War II C	Commercial Development (1945-1969)			
Sub-theme				
Period of Significance	952	Criterion C/3/4, 5		
Context Architectural Styles	& Local Practitioners			
Theme Post-World War II M	Modernism			
Sub-theme Mid-century N	Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
sever ar examples in this area ues	signed by Los Angeles-based contractor/builder He	ibert W. Burns.		
Notes/Additional Information	ι			
Springs from this period reflecte the need for tourist-oriented bui population of permanent resider to accommodate the growing de elements shaping these designs. based contractor-builder who re buildings in Palm Springs in the	sitors and seasonal residents coincided with Moderned the acceptance of Modernism and expressed a wildings for seasonal visitors, and the need for practionts. The post-World War II tourism boom prompted emand. Most lodgings for visitors remained relativel. There is a small enclave of properties developed by elocated to Palm Springs after World War II to carry postwar period. Burns may be best known for his mings homes were published in the Los Angeles Tim (c. 1951).	de range of Modern interpre cal daily services, such as ba I the development of a numb y small in scale; outdoor spa y Herbert Burns along Arena out his design/build work. Inulti-family residential desig	etations as it increasingly s nks, shops, and gas station per of hotels, motels, apart aces to enjoy the sun, air, a s Road. Herbert W. Burns Burns designed commerci ans, including the Town & l	erved two purposes: as, for the growing ment hotels, and inns and scenery were key was a Los Angeles- al and residential Desert Apartments.

Assessor Parcel Number Additional APNs	2016 Status Code 7R
505221009	
Address 196 Direction W Prefix	Street Vereda Sur Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1938 Date from Research
	Date Source
* *	Architect
	· ·
Charles and the contract of th	Architect Source
	Builder
	Original Owner Kumpe, K.B.
	Other Owner(s)
	Historic Name
	Common Name
RESOURCE INFORMATION	
	tories 1
Current Use Single family property T	'ract/Neighborhood Las Palmas Estates
Resource Attribute HP2. Single family property	ocated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles	
Maonry veneer walls with weeping mortar	
Corredor with square masonry piers	
CENERAL ALTERATIONS	CUSTOM ALTEDATIONS
GENERAL ALTERATIONS Unknown/not visible	CUSTOM ALTERATIONS Not fully visible from the public right-of-way; masonry wall and gate added;
	comparison of aerial photographs and 1962 Sanborn reveal footprint intact, with one small addition to the secondary facade; windows may have been replaced

PREVIOUS SURVEY EVALUA	ATION .						
City Historic Resources Dat	abase	HRI Code		2003 Status Code			
HSPB No.							
2016 EVALUATION	Na	tional Register		California Register		Local	7R
Period of Significance	1938		Criterion	A/1/3			
Context Palm Springs bet	tween the Wars (1919-1941)						
Theme Single-family Res	sidential Development (1919-194	11)					
Sub-theme Depression	n-era Single-family Residential De	evelopment (1930-1941	1)				
Period of Significance	1938		Criterion	C/3/4			
Context Architectural Sty	rles & Local Practitioners						
Theme Period Revival St	tyles						
Sub-theme Spanish Co	olonial Revival						
Period of Significance			Criterion				
Context			GI ICCI IOII				
Theme							
Sub-theme							
Statement of Significance							
business flocked to the deser	cant as an example of pre-World t in the winter, helping to cement onial Revival architecture. The pr the evaluation.	the village's reputation	as one of th	e nation's top winter re	sort destination	s. It may	also be
Notes/Additional Informat	ion						
resorts. In the 1920s, busines transform Palm Springs into residents and seasonal visito resort-related development f collection of early residential Estates, subdivided by Presco	ions were recorded in the early 1 stycoons, industrialists, and other an international resort. While the rs started building architect-design or the entertainers and the neigh I neighborhoods that developed to tt. Stevens in 1926. Hollywood is Estates. As a result, Las Palmas I	er wealthy businessment movie stars primarily signed estates and drawing borhoods where the web accommodate the ground celebrities, Los Angeles	a, along with stayed at the ng increased ealthy indust wing perman s businessme	the Hollywood elite, dis resort hotels when visi attention to the growin rialists started construc- nent settlement. This pren, and Eastern and Mic	scovered the des ting Palm Spring gg resort town. In ting their winte operty is located lwestern snowbi	ert and b gs, other n addition r homes, l in Las P rds soon	pegan to wealthy n to the the city has a lamas were

Assessor Parcel Number Additional APNs	2016 Status Code 7R
505221011	
Address 260 Direction W Prefix S	Street Vereda Sur Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor Date from Research 1928
	Date Source 1929 Sanborn
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Evans, Rold H., Estate
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single family property Stori	ies 1
Coursest Head Circle Could Sensite Associate	th (Naighborhood Lee Delwee February
	ted in a District? Las Palmas Estates District
resource Attribute rp.2. Single family property Local	ted in a District: District
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
One-story, sprawling plan	
Low, horizontal massing with wide street façade	
Low-pitched gable roof with clay barrel tiles and open overhanging eaves	
Stone veneered exterior walls	
Stone chimney	
CENERAL ALTERNATIONS	CHETOM ALTER ATIONS
GENERAL ALTERATIONS Addition to rear/side facade, Garage added, Unknown/not visible	CUSTOM ALTERATIONS Not fully visible from public right-of-way; comparison of current aerial photos
	with 1929 and 1962 Sanborn maps indicates addition to west (side) façade and addition of accessory structure, possibly a garage or carport, in front setback

PREVIOUS SURVEY EVALUAT	<u>ION</u>			
City Historic Resources Datab	base Yes	HRI Code	2003 Status Code	
HSPB No.				
2016 EVALUATION	Na	ntional Register	California Register	Local 7R
Period of Significance	1928	Cri	erion A/1/3	
Context Palm Springs between	reen the Wars (1919-1941)			
Theme Single-family Resid	lential Development (1919-19	41)		
Sub-theme Single-family	y Residential Development (19	19-1929)		
	(
Period of Significance		Cri	erion	
Context				
Theme				
Sub-theme				
Period of Significance		Cri	erion	
Context				
Theme				
Sub-theme				
Statement of Significance				
However, it is not fully visible fi	rom the public right-of-way an	d therefore additional inforn	ation about its integrity is r	equired to complete the evaluation.
Notes/Additional Information	n			
resorts. In the 1920s, business transform Palm Springs into an residents and seasonal visitors resort-related development for collection of early residential ne Estates, subdivided by Prescott	tycoons, industrialists, and oth international resort. While the started building architect-desisthe entertainers and the neighborhoods that developed to T. Stevens in 1926. Hollywood	er wealthy businessmen, alo e movie stars primarily staye gned estates and drawing in aborhoods where the wealth to accommodate the growing d celebrities, Los Angeles bus	ng with the Hollywood elite, d at the resort hotels when we reased attention to the grow industrialists started const permanent settlement. This nessmen, and Eastern and N	surrounding the existing village and the discovered the desert and began to visiting Palm Springs, other wealthy wing resort town. In addition to the ructing their winter homes, the city has a property is located in Las Palmas Midwestern snowbirds soon were Joan Winchell as "The Bel-Air section of

Assessor Parcel Number Additional APNs 505201009	2016 Status Code 5S3
Address 300 Direction W Prefix	Street Vereda Sur Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1935 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
Current Use Single family property Tr	tories 1 ract/Neighborhood Las Palmas Estates
	ocated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roof with clay barrel tiles and open eaves Masonry veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash casement windows with divided lights	
Decorative wrought iron grilles	
Brick chimney with terra cotta cap; recessed entrance with architrave an grouping	nd cornice; wood plank door (primary) with speakeasy; pilasters framing window
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade, Garage added	Garage added to rear

PREVIOUS SURVEY EVALUA	<u>TION</u>			
City Historic Resources Dat	cabase HRI Code	2003 9	Status Code	
HSPB No.				
2016 EVALUATION	National Register	Califor	nia Register	Local 5S3
Period of Significance	1935	Criterion A/1	/3	
Context Palm Springs bet	ween the Wars (1919-1941)			
Theme Single-family Res	sidential Development (1919-1941)			
Sub-theme Depression	n-era Single-family Residential Development (1930-	1941)		
Period of Significance	1935	Criterion C/3/	4	
Context Architectural Sty	les & Local Practitioners			
Theme Period Revival St	yles			
Sub-theme Spanish Co	olonial Revival			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
as an excellent example of Spa	t in the winter, helping to cement the village's reputa anish Colonial Revival style residential architecture. essed entrance with architrave and cornice, steel sas	The building exhibits qu	ality of design and distinctive	features including its
Notes/Additional Informati	ion			
resorts. In the 1920s, busines transform Palm Springs into a residents and seasonal visitor resort-related development for collection of early residential Estates, subdivided by Presco	ions were recorded in the early 1920s on tracts large is tycoons, industrialists, and other wealthy business an international resort. While the movie stars prima is started building architect-designed estates and dror the entertainers and the neighborhoods where the neighborhoods that developed to accommodate the ott T. Stevens in 1926. Hollywood celebrities, Los An is Estates. As a result, Las Palmas Estates was referre	smen, along with the Holl rily stayed at the resort l rawing increased attentic te wealthy industrialists s growing permanent sett geles businessmen, and I	lywood elite, discovered the d notels when visiting Palm Spri on to the growing resort town. started constructing their win tlement. This property is locat Eastern and Midwestern snow	esert and began to ngs, other wealthy In addition to the ter homes, the city has a ted in Las Palmas birds soon were

Assessor Parcel Number Additional APNs	2016 Status Code 7R
505202007	
Address 321 Direction W Prefix	Street Vereda Sur Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
widow Water 34	Date from Tax Assessor 1934 Date from Research
Market Comments of the Comment	Date Source
	Architect Clark, John Porter
Control of the second of the s	Architect Source
	Builder
	Original Owner Kellogg, Spencer
	Other Owner(s)
	Jones, E.W.
	Historic Name Spencer Kellogg Residence and Studio
	Common Name
DESCRIPTION AND MARKON	
RESOURCE INFORMATION Original Use Single-family residence	Stories 1
Current Use Single-family residence	Tract/Neighborhood Las Palmas Estates
Resource Attribute HP2. Single family property	Located in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Varied gable and hipped roofs with clay barrel tiles and open eave	es
Towers	
Interior plastered chimneys with terra cotta chimney pots	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade, Unknown/not visible	Not fully visible from the public right-of-way; tower altered; large addition to side façade

PREVIOUS SURVEY EVALU	<u>ATION</u>				
City Historic Resources Da	tabase	HRI Code	2003 Status Code		
HSPB No.					
2016 EVALUATION	Natio	nal Register	California Register	Local	7R
Period of Significance	1934	Criteri	on A/1/3		
Context Palm Springs be	etween the Wars (1919-1941)				
Theme Single-family Re	esidential Development (1919-1941)				
Sub-theme Depression	on-era Single-family Residential Deve	lopment (1930-1941)			
Period of Significance	1934	Criteri	on C/3/4, 5		
Context Architectural St	yles & Local Practitioners				
Theme Period Revival S	Styles				
Sub-theme Spanish C	olonial Revival				
Period of Significance		Criteri	on		
Context					
Theme					
Sub-theme					
Statement of Significance					
also be significant for its Spa	to the desert in the winter, helping to unish Colonial Revival-style architecture refore, additional information about in	ure by prominent Palm Sprin	gs architect John Porter C		
Notes/Additional Informa	tion				
resorts. In the 1920s, busine transform Palm Springs into residents and seasonal visitoresort-related development collection of early residentia Estates, subdivided by Preso	sions were recorded in the early 1920 as tycoons, industrialists, and other was an international resort. While the more started building architect-designe for the entertainers and the neighboral neighborhoods that developed to accept T. Stevens in 1926. Hollywood celes Estates. As a result, Las Palmas Estates.	wealthy businessmen, along wovie stars primarily stayed at ed estates and drawing increat rhoods where the wealthy inc commodate the growing per lebrities, Los Angeles busines	with the Hollywood elite, and the resort hotels when versed attention to the grow dustrialists started construction and the settlement. This is seen, and Eastern and Merce was the series when the series was the series when the series was the series when the series was the series was the series was the series when the series was t	discovered the desert and risiting Palm Springs, other ving resort town. In addition ructing their winter homes property is located in Las Midwestern snowbirds soo	began to wealthy on to the , the city has a Palmas n were

Assessor Parcel Number 505201011	Additional APNs	2016 Status Code	7R
Address 374 Dir	rection W Prefix	Street Vereda Sur	Suffix
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1929	Date from Research
	Allto water	Date Source	
		Architect	
* * * * * * * * * * * * * * * * * * *			
	100	Architect Source	
		Builder Original Owner	
R I	W 2 W.	Other Owner(s)	
1		Easton, Gertrude	
三本。这个企 工		Historic Name	
		Common Name	
RESOURCE INFORMATION			
Original Use Single family p	roperty Stori	ies 1	
Current Use Single family p		t/Neighborhood Las Palmas Estates	
Resource Attribute HP2. Sir	ngle family property Locat	ted in a District? District	
Architectural Style Spanis	sh Colonial Revival	Additional Style	
CHARACTER DEFINING FEATU	RES		
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Unknown/not visible		Not visible from public right-of-way	

PREVIOUS SURVEY EVALU	<u>ATION</u>					
City Historic Resources Da	ıtabase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	N	ational Register		California Register	Local	7R
Period of Significance	1929		Criterion	A/1/3		
Context Palm Springs be	etween the Wars (1919-1941)	,				
Theme Single-family Re	esidential Development (1919-19	941)				
Sub-theme Single-far	mily Residential Development (19	919-1929)				
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
Notes/Additional Informa	tion					
resorts. In the 1920s, busine transform Palm Springs into residents and seasonal visitor resort-related development collection of early residentia Estates, subdivided by Preso	sions were recorded in the early ess tycoons, industrialists, and oth an international resort. While the ors started building architect-des for the entertainers and the neigal neighborhoods that developed cott T. Stevens in 1926. Hollywoo as Estates. As a result, Las Palmas	her wealthy businessme movie stars primarilisigned estates and draw hborhoods where the to accommodate the g d celebrities, Los Ange	nen, along with ly stayed at the wing increased wealthy indust growing perma eles businessm	the Hollywood elite, die eresort hotels when visi lattention to the growin trialists started construc- nent settlement. This pri en, and Eastern and Mic	scovered the desert and iting Palm Springs, other gresort town. In addition their winter homes roperty is located in Last dwestern snowbirds soo	began to wealthy on to the the city has a Palmas n were

Assessor Parcel Number	Additional APNs		2016 Status Code	7R
507194001 Address 570	Direction N Prefix	Street	Via Corta	Suffix
Location				
2016 FIELD PHOTO			CONSTRUCTION INFORMATION Date from Tax Assessor 1934 Date Source Architect Matcham, Charles O. Architect Source Pacific Coast Architect Source Builder Original Owner Walker, William Other Owner(s) Correll, Charles; Sprouse, A.R.; Jolso Jones, Allan; Grow, Dr. Kenneth Historic Name Common Name Al Jolson Residence	
Current Use Single-fam	ily residence ily residence 2. Single family property	Stories Tract/Neig Located in a	hborhood Palm Springs Estat	
GENERAL ALTERATIONS Unknown/not visible			FOM ALTERATIONS e estate property; main house not vi	sible from public right-of-way

					2016	Status Code			7R
PREVIOUS	SURVEY EVAL	<u>JATION</u>							
City Histor	ic Resources D	atabase	Yes	HRI Code		2003 Status Cod	de		
HSPB No.									
2016 EVAL	UATION			National Register		California Regist	ter	Local	7R
Period of S	ignificance	1934			Criterion	A/1/3			
Context	Palm Springs b	etween the Wars	s (1919-1941)						
Theme	Single-family F	Residential Devel	opment (1919-1	1941)					
Sub-theme	Depress	on-era Single-fai	nily Residential	Development (193	0-1941)				,
Period of S	ignificance	1934			Criterion	B/2/2			
Context	Palm Springs b	etween the Wars	s (1919-1941)						
Theme	The Influence	of the Entertainm	ent Industry (1	919-1941)					
Sub-theme									
Period of S	ignificance	1934			Criterion	C/3/5			
Context	Architectural S	tyles & Local Pra	ctitioners						
Theme									
Sub-theme									
Statement	of Significance								
Resource Day period of gr work of arc	atabase). This p owth and trans	roperty may be s ition in the city; a . Matcham. Howe	significant as an and for its assoc	part of an update to example of pre-Wor iation with the ente ly visible from the p	rld War II resident rtainment industry	tial development in y as the residence o	n Palm Springs, re of Al Jolson. It ma	eflecting an im ny also be eligil	portant ole as the

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in 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." Architect 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, and died in 1980. This property is best known as the home of entertainer, Al Jolson. Al Jolson was an American singer, actor and comedian and at the peak of his career was dubbed "The World's Greatest Entertainer." It was published in Architectural Digest, Volume IX No. 2, 1935; California Arts & Architecture, February 1938; and Architectural Record, March, 1940.

Assessor Parcel Number	Additional APNs		2016 Status Code	5S3
507510033				
Address 1220 Direction	on N Prefix	Stree	t Via Donna	Suffix
Location				
2016 FIELD PHOTO			CONSTRUCTION INFORMATION	
		1	Date from Tax Assessor 1928	Date from Research
		1	Date Source	
			Architect	
The same of the sa			Arcintect	
			Architect Source	
	WWW.		Builder	
			Original Owner El Mirador G	Golf Club
Share and the same of the same			Other Owner(s)	
· ·				
			Historic Name Common Name	
			El Mirador Golf Club Clubhouse	
RESOURCE INFORMATION Original Use Commercial	Çı	tories	1	
Current Use Single-family reside			ighborhood	
Resource Attribute HP6. 1-3 sto	ry commercial building Lo	ocated in	a District? District	
Architectural Style Spanish Co	olonial Revival		Additional Style	
CHARACTER DEFINING FEATURES				
Gable roof with clay barrel tiles				
Plaster veneered exterior walls				
Steel casement windows				
GENERAL ALTERATIONS		<u>CU</u>	STOM ALTERATIONS	
Addition to primary facade		No faç	t fully visible from public right-of-wa ade	y; addition on what is now the street

PREVIOUS SURVEY EVALU	<u>ATION</u>					
City Historic Resources Da	rtabase Yes	HRI Code	2	2003 Status Code	7R	
HSPB No.						
2016 EVALUATION	Na	itional Register	Ca	alifornia Register	I	Local 5S3
Period of Significance	1928		Criterion	A/1/3		
Context Palm Springs be	etween the Wars (1919-1941)					
Theme Commercial De	velopment between the Wars (191	19-1941)				
Sub-theme Retail & F	Entertainment Development					
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
residential sales in Palm Spi	nificant as a remnant of the El Mir rings.	ador Goil Course, esta	blished by Presc	out Stevens in the 1920	us to encourage to	ourism and
Notes/Additional Informa						
and residential sales. As a re	of the El Mirador Golf Course, which exult of the Great Depression the grounds of the golf course. This pro	olf course closed and t	he hotel was sol	d. In 1935, the El Mira	dor Estates subdi	vision was

Assessor Parcel Number Additional APNs 504192028	2016 Status Code 6Z 6Z 6Z
Address 596 Direction W Prefix St	reet Via Escuela 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 residence Stories	s 1
	/Neighborhood Palm Springs Village d in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
	CUSTOM ALTERATIONS Primary entrance - enening altered
Door (primary) replaced, windows replaced - all	Primary entrance - opening altered

PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code 20	003 Status Code
HSPB No.	
2016 EVALUATION National Register 6Z Cal	lifornia 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 Spring	
Resource Database). It is an example of pre-World War II residential development, reflecting an important property has been altered and therefore does not appear eligible for historic designation.	
Notes/Additional Information	land immediately amount distalls aristing all and the
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the transform Palm Springs into an international resort. While the movie stars primarily stayed at the resother wealthy residents and seasonal visitors started building architect-designed estates and drawing 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provother cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. The Palm Springs Village Tract was a large tract located to the west of the Racquet Club that was Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." By I tract remained largely unbuilt, however, until after the war.	Hollywood elite, discovered the desert and began to sort hotels when visiting Palm Springs through the 1920s, g increased attention to the growing resort town. The getaway, and more development sprang up to house and vided more economic stability for real estate than in most 30s. The property is located in the Palm Springs Village as subdivided in 1936-37. Local real estate man John

6Z

6Z

2016 Status Code

6Z

Assessor Parc	el Number	Ad	ditiona	l APNs			<u>2016 St</u>	tatus Code	1S		1CS		5S1
504193002 Address 65	1	Direction	W	Prefix		Street	Via Escuela			Suffix			
Location		Direction	• •	TTOTA			VIA Escacia			Junia			
2016 FIELD P	ното	all o					CONSTRUCTIO	_					
							Date from Tax Date Source Architect Frey Architect Source Builder Original Owner(s Historic Name Common Name Carey House	r, Albert ce Carey Carey F	, Laura	Date from	om Resea	arch	
RESOURCE IN	FORMATION Single-fan	N nily residence			Sto	ries	1						
Current Use		nily residence					ghborhood	Palm Sprir	oge Village				
Resource Attr		2. Single fami		erty				District	igs village				
Architectural							Additional St						
CHARACTER D	DEFINING FE	EATURES											
GENERAL ALT	ERATIONS					<u>CUS</u>	TOM ALTERATION	<u>ONS</u>					

PREVIOUS SURVEY EVALUATION	<u>ON</u>					
City Historic Resources Databa	se	HRI Code		2003 Status Code		
HSPB No. 33						
2016 EVALUATION	Na	ntional 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						
Documentation Form, "The Archi	tecture of Albert Frey."					
Notes/Additional Information						

1CS

5S1

1S

2016 Status Code

Assessor Parcel Number Additional APNs	2016 Status Code 6Z
505241005	
Address 212 Direction W Prefix St	treet Via Lola Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1944 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
3	Other Owner(s)
the state of the s	
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single family property Storie	es 2
	/Neighborhood Merito Vista
Resource Attribute HP2. Single family property Locate	d in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

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

Assessor Parcel Number Additional APNs	2016 Status Code 7R
505241006	
Address 216 Direction W Prefix	Street Via Lola Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1940 Date Source Architect Clark, John Porter Architect Source Limelight, 12/30/1939 Builder Wilson & Sorum Original Owner Boyd, Florian Other Owner(s) Historic Name Boyd Residence Common Name Boyd Residence
Current Use Single family property T	tories 1 ract/Neighborhood Las Palmas Estates ocated in a District? District
Architectural Style Ranch	Additional Style Hacienda
CHARACTER DEFINING FEATURES	
One-story, sprawling, L-shaped plan	
Low, horizontal massing with wide street façade	
Low-pitched gable roof with open overhanging eaves and clay barrel tile	S
Plaster veneer exterior walls	
Divided light steel sash casement windows	
Wide, covered front porch with wood posts	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade	Not fully visible from public right-of-way; carport added to side façade

			<u> 2010 S</u>	Status Coue		7R
SURVEY EVALUA	ATION					
c Resources Dat	tabase	HRI Code		2003 Status Code		
]					
<u>UATION</u>		National Register		California Register	Local	7R
gnificance	1940		Criterion	A/1/3		
Palm Springs bet	tween the Wars (1919-1941)					
Single-family Re	sidential Development (1919	-1941)				
Depression	n-era Single-family Residenti	al Development (1930-1	1941)			
gnificance	1940		Criterion	C/3/4, 5		
Architectural Sty	yles & Local Practitioners					
Ranch						
gnificance			Criterion			
ficant as an exam	nple of Hacienda Ranch-style	residential architecture	designed by pro	ominent local architect Jo	ohn Porter Clark. Howeve	r, it is not
	C Resources Da JATION gnificance Palm Springs be Single-family Re Depressio gnificance Architectural Sty Ranch gnificance of Significance ry appears significant as an exam	palm Springs between the Wars (1919-1941) Single-family Residential Development (1919 Depression-era Single-family Residenti gnificance 1940 Architectural Styles & Local Practitioners Ranch gnificance grificance y appears significant as an example of pre-Weficant as an example of Hacienda Ranch-style	IATION National Register gnificance 1940 Palm Springs between the Wars (1919-1941) Single-family Residential Development (1919-1941) Depression-era Single-family Residential Development (1930-2) gnificance 1940 Architectural Styles & Local Practitioners Ranch gnificance grificance ry appears significant as an example of pre-World War II residential difficant as an example of Hacienda Ranch-style residential architecture	SURVEY EVALUATION c Resources Database JATION National Register gnificance 1940 Criterion Palm Springs between the Wars (1919-1941) Single-family Residential Development (1919-1941) Depression-era Single-family Residential Development (1930-1941) gnificance 1940 Criterion Architectural Styles & Local Practitioners Ranch gnificance Criterion Of Significance y appears significant as an example of pre-World War II residential development, refificant as an example of Hacienda Ranch-style residential architecture designed by proficant as an example of Hacienda Ranch-style residential architecture designed by proficant as an example of Hacienda Ranch-style residential architecture designed by profit and the state of the state	RESURVEY EVALUATION C Resources Database HRI Code 2003 Status Code LATION National Register California Register Indicance 1940 Criterion A/1/3 Palm Springs between the Wars (1919-1941) Single-family Residential Development (1919-1941) Depression-era Single-family Residential Development (1930-1941) gnificance 1940 Criterion C/3/4, 5 Architectural Styles & Local Practitioners Ranch gnificance Criterion Criterion	ALTION National Register California Register Local gnificance 1940 Criterion A/1/3 Palm Springs between the Wars (1919-1941) Single-family Residential Development (1919-1941) Depression-era Single-family Residential Development (1930-1941) gnificance 1940 Criterion C/3/4, 5 Architectural Styles & Local Practitioners Ranch gnificance Criterion

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." 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. The original owner of this property was Florian Boyd, who served as mayor of Palm Springs in the 1950s.

Assessor Parcel Number Additional APNs	2016 Status Code 3S 3CS 5S3
505252007	
Address 375 Direction W Prefix St	reet Via Lola Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
*	Date from Tax Assessor 1954 Date from Research 1959
The state of the s	Date Source Steel & Shade: The Architecture of Donald Wexler
	Architect Wexler & Harrison
	Architect Source Steel & Shade: The Architecture of Donald Wexler
	Builder
	Original Owner Howard, Bob Other Owner(s)
	Historia Nama Haward Basidan sa
	Historic Name Howard Residence Common Name
	Howard Residence
RESOURCE INFORMATION Original Use Single-family residence Stories	s 1
Current Use Single-family residence Tract/	/Neighborhood Merito Vista
Resource Attribute HP2. Single family property Located	d in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES	
One-story configuration with simple geometric forms	
Horizontal massing	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces with little decorative detailing	
Wood and masonry used as exterior wall panels and accent materials	
Flush-mounted metal frame windows	
I shaped plan with attached rayage, wartied was I side and always I	poors recogged entrance with double flush doors
L-shaped plan with attached garage; vertical wood siding and slumpstone ver	ieer; recessed entrance with double flush doors
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
	Not fully visible from public right-of-way; no major alterations visible; garage doors replaced

PREVIOUS SURVEY EVALU	<u>ATION</u>			
City Historic Resources Da	atabase HRI Code	20	003 Status Code	
HSPB No.				
2016 EVALUATION	National Registe	r 3S Cal	difornia Register 3CS	Local 5S3
Period of Significance	1959	Criterion	C/3/4, 5	
Context Architectural St	yles & Local Practitioners			
Theme Post-World Wa	r II Modernism			
Sub-theme Mid-centr	ury Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
	ts quality of design and distinctive features inclu exterior wall panels and accent materials.	ling the flat roof with wi	ide overhanging eaves and ca	ntilevered canopies, and
Notes/Additional Informa				
population, coinciding with and developers the opportu trends. These conditions and "Palm Springs Modernism" (William Cody, where both w moving to Palm Springs. We	the post-World War II years and the rise of the car the peak of Modernism's popularity. This created nity to explore and develop a wide range of archi d the architects' talents lead to the development of or "The Palm Springs School." Donald Wexler and orked. Wexler, a graduate of the University of Mi exler & Harrison's early house designs show the in in engineering led to simple wood post-and-bean	a demand for both mass tectural types and ideas, of an exceptional group o Richard Harrison forme nnesota architecture sch ufluence of both Neutra a	is-produced and custom housi is, sometimes influenced by sop of Modern buildings which lat ed a partnership in 1952 after thool, had worked for Richard and Cody, but also the beginni	ng that afforded architects obisticated global design er came to be identified as meeting at the office of Neutra in Los Angeles before

3S

2016 Status Code

3CS

Assessor Parcel Number Additional APNs		2016 Status Code		7R
505252003				
Address 521 Direction W Prefix	Street	t Via Lola	Suffix	
Location				
2016 FIELD PHOTO		CONSTRUCTION INFORMATION		
		Date from Tax Assessor 1963	Date fro	om Research
		Date Source		
A CHE ASS		Architect Kaptur, Hugh		
	APPAR			
		Architect Source Tahquitz Plaza	Class 1 Histo	ric Site nomination
		Builder		
		Original Owner Griffing, Tho	omas	
		Other Owner(s)		
1		Kaptur, Hugh and Rosemary		
	A STATE OF THE PARTY OF THE PAR	Historic Name		
		Common Name		
RESOURCE INFORMATION Original Use Single-family residence	Stories	1		
Current Use Single-family residence		ghborhood Merito Vista		
Resource Attribute HP2. Single family property	Located in			
Architectural Style Mid-century Modern		Additional Style		
		•		
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS		STOM ALTERATIONS		
Unknown/not visible	Not	visible from public right-of-way		

PREVIOUS SURVEY EVALUAT	<u>ION</u>					
City Historic Resources Datab	oase	HRI Code		2003 Status Code		
HSPB No.						
2016 EVALUATION	Na	ational Register		California Register	Local	7R
Period of Significance	1963		Criterion	C/3/4, 5		
Context Architectural Styles	s & Local Practitioners					
Theme Post-World War II	Modernism					
Sub-theme Mid-century	Modern					
D 1 1 501 10					7	
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Period of Significance			Criterion]	
Context					_	
Theme						
Sub-theme						
Statement of Significance						
This property may be significan	nt as an example of Mid-centur	v Modern residential	architecture de	esigned by prominent lo	ical architect Hugh Kant	ır as his own
Notes/Additional Information	n					
The growing prosperity of the ppopulation, coinciding with the and developers the opportunity trends. These conditions and th "Palm Springs Modernism" or "degree in engineering. After ser Harrison. Skilled at free-hand d during a period of rapid large-s display his unique aesthetic. Th real estate ad from 1975 says thinto the large pool.	peak of Modernism's populari y to explore and develop a wide he architects' talents lead to the 'The Palm Springs School." Arc rving in the Marines during the hrawing, he made artist's rende scale development in Palm Spri his property was designed by K	ity. This created a der e range of architectur e development of an o hitect Hugh Kaptur, A e Korean War, Kaptur erings of buildings for ings, Kaptur designed aptur as his own hon	nand for both n ral types and ide exceptional grou MA, attended La moved to Palm Wexler, Albert I a number of no ne. The Desert S	nass-produced and custices, sometimes influence up of Modern buildings wrence Technical Colle Springs in 1954. He first Frey, and other local arotable post-and-beam hour mentions Mr. and Mr.	om housing that afforde ed by sophisticated glob which later came to be i ge in Michigan, working st worked briefly for We chitects. Beginning in th ouses and commercial p rs. Hugh Kaptur living h	d architects hal design dentified as toward a exler & e late 1950s, rojects that ere in 1964. A

Assessor Parcel Number Additional APNs 507201003	2016 Status Code 6Z 6Z 6Z
Address 650 Direction N Prefix Street	t Via Miraleste Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1939 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner Guthrie, Alice C
	Other Owner(s)
	Morris, Edwin
	Historic Name Alice Guthrie Residence
	Common Name
	Alice Guthrie Residence
	1
	ighborhood Movie Colony
Resource Attribute HP2. Single family property Located in	a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
	STOM ALTERATIONS
Windows replaced - some Loc of-v	rated on a large parcel with a deep setback; not fully visible from public rightway; rear façade visible, all windows on this façade replaced

	SURVEY EVALUA								
City Histori	c Resources Da	tabase	Yes	HRI Code		2003 Status	Code		
HSPB No.									
2016 EVAL	<u>UATION</u>		N	ational Register	6Z	California Re	gister 6Z	Local	6Z
Period of Si	gnificance				Criteri	on			
Context									
Theme									
Sub-theme									
Period of Si	gnificance				Criteri	on			
Context									
Theme									
Sub-theme									
Period of Si	gnificance				Criteri	on			
Context									
Theme									
Sub-theme									
Statement o	of Significance								
This propert	y was re-evaluat					n Springs' list of po			
This propert Resource Da	y was re-evaluat tabase). This pro owth and transiti	perty may be	significant as an e	xample of pre-W	orld War II resid	n Springs' list of po lential developmer lowever, visible alt	nt in Palm Springs	, reflecting an im	portant
This propert Resource Da period of gro historic desi	y was re-evaluat tabase). This pro owth and transiti	perty may be ion in the city.	significant as an e	xample of pre-W	orld War II resid	lential developmen	nt in Palm Springs	, reflecting an im	portant
This propert Resource Da period of gro historic design Notes/Addi Alice Guther	ty was re-evaluat tabase). This pro owth and transiti gnation. tional Informat ie was a Los Ang	operty may be ion in the city. ion ion eles and Palms	significant as an e It is not fully visib	xample of pre-Wile from the public	orld War II resid c right-of-way; h	lential developmen	nt in Palm Springs erations indicate	, reflecting an im that it is not elig	portant ible for
This propert Resource Da period of gro historic design Notes/Addi Alice Guther	ty was re-evaluat tabase). This pro owth and transiti gnation. tional Informat ie was a Los Ang	operty may be ion in the city. ion ion eles and Palms	significant as an e It is not fully visib	xample of pre-Wile from the public	orld War II resid c right-of-way; h	lential developmen lowever, visible alt	nt in Palm Springs erations indicate	, reflecting an im that it is not elig	portant ible for
This propert Resource Da period of gro historic design Notes/Addi Alice Guther	ty was re-evaluat tabase). This pro owth and transiti gnation. tional Informat ie was a Los Ang	operty may be ion in the city. ion ion eles and Palms	significant as an e It is not fully visib	xample of pre-Wile from the public	orld War II resid c right-of-way; h	lential developmen lowever, visible alt	nt in Palm Springs erations indicate	, reflecting an im that it is not elig	portant ible for
This propert Resource Da period of gro historic design Notes/Addi Alice Guther	ty was re-evaluat tabase). This pro owth and transiti gnation. tional Informat ie was a Los Ang	operty may be ion in the city. ion ion eles and Palms	significant as an e It is not fully visib	xample of pre-Wile from the public	orld War II resid c right-of-way; h	lential developmen lowever, visible alt	nt in Palm Springs erations indicate	, reflecting an im that it is not elig	portant ible for
This propert Resource Da period of gro historic design Notes/Addi Alice Guther	ty was re-evaluat tabase). This pro owth and transiti gnation. tional Informat ie was a Los Ang	operty may be ion in the city. ion ion eles and Palms	significant as an e It is not fully visib	xample of pre-Wile from the public	orld War II resid c right-of-way; h	lential developmen lowever, visible alt	nt in Palm Springs erations indicate	, reflecting an im that it is not elig	portant ible for
This propert Resource Da period of gro historic design Notes/Addi Alice Guther	ty was re-evaluat tabase). This pro owth and transiti gnation. tional Informat ie was a Los Ang	operty may be ion in the city. ion ion eles and Palms	significant as an e It is not fully visib	xample of pre-Wile from the public	orld War II resid c right-of-way; h	lential developmen lowever, visible alt	nt in Palm Springs erations indicate	, reflecting an im that it is not elig	portant ible for
This propert Resource Da period of gro historic design Notes/Addi Alice Guther	ty was re-evaluat tabase). This pro owth and transiti gnation. tional Informat ie was a Los Ang	operty may be ion in the city. ion ion eles and Palms	significant as an e It is not fully visib	xample of pre-Wile from the public	orld War II resid c right-of-way; h	lential developmen lowever, visible alt	nt in Palm Springs erations indicate	, reflecting an im that it is not elig	portant ible for
This propert Resource Da period of gro historic design Notes/Addi Alice Guther	ty was re-evaluat tabase). This pro owth and transiti gnation. tional Informat ie was a Los Ang	operty may be ion in the city. ion ion eles and Palms	significant as an e It is not fully visib	xample of pre-Wile from the public	orld War II resid c right-of-way; h	lential developmen lowever, visible alt	nt in Palm Springs erations indicate	, reflecting an im that it is not elig	portant ible for
This propert Resource Da period of gro historic design Notes/Addi Alice Guther	ty was re-evaluat tabase). This pro owth and transiti gnation. tional Informat ie was a Los Ang	operty may be ion in the city. ion ion eles and Palms	significant as an e It is not fully visib	xample of pre-Wile from the public	orld War II resid c right-of-way; h	lential developmen lowever, visible alt	nt in Palm Springs erations indicate	, reflecting an im that it is not elig	portant ible for

6Z

2016 Status Code

6Z

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S1		
507185001			
Address 657 Direction N Prefix Stre	et Via Miraleste Suffix		
Location			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION		
沙 香	Date from Tax Assessor 1930 Date from Research		
	Date Source		
	Architect Tanner, William Charles		
	Architect Source Desert Sun, 6/9/1930		
	Builder		
	Original Owner Heigho, George		
	Other Owner(s)		
	Weisberg, Tillie; Lewis, Meyer L.		
	Historic Name Heigho Residence		
	Common Name		
	Invernada; Heigho Residence		
RESOURCE INFORMATION			
Original Use Single-family residence Stories	1		
	eighborhood Palm Springs Estates		
Resource Attribute HP2. Single family property Located i	n a District? District		
Architectural Style Spanish Colonial Revival	Additional Style		
CHARACTER DEFINING FEATURES			
CENEDAL ALTEDATIONS	HICTOM ALTEDATIONS		
GENERAL ALTERATIONS C	USTOM ALTERATIONS		

		2016 Status Code	581
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Cod	e 3S
HSPB No. 56			
2016 EVALUATION	National Register	California Regist	er Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-56). Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 7R
507201001	
Address 796 Direction N Prefix	Street Via Miraleste Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1934 Date from Research
	Date Source
	Architect Montgomery, Ross
	Architect Source LA Times, 4/23/2000
	Builder
	Original Owner Hanbury, Harry
	Other Owner(s)
	Arakelian, Krikor; Phillips, Amy; Regan, Philip
	Historic Name Harry Hanbury Estate
	Common Name Harry Hanbury Estate
	Harry Hailbury Estate
RESOURCE INFORMATION	
Original Use Single-family residence	Stories 1
Current Use Single-family residence	Tract/Neighborhood Movie Colony
	Located in a District? District
The source action to the source and source action to the source action t	botated in a bistrict:
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Varied gable and hipped roofs with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	s
Round arched openings	
GENERAL ALTERATIONS Addition to primary facade, Addition to rear/side facade	CUSTOM ALTERATIONS Large estate property; partially visible from the public right-of-way; appears to
radicon to primary racade, radicion to rear/side racade	have garage and entrance portico added

PREVIOUS SURVEY EVALUA	ATION			
City Historic Resources Da	tabase Yes HRI Code	2003 Status Code		
HSPB No.				
2016 EVALUATION	National Register	California Register	Local 7R	
Period of Significance	1934	Criterion A/1/3		
Context Palm Springs be	etween the Wars (1919-1941)			
Theme Single-family Re	esidential Development (1919-1941)			
Sub-theme Depression	on-era Single-family Residential Development (1930-1	941)		
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
This property was re-evaluated during the 2015 survey as part of an update to the 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. However, it is located on a large estate property and the main house 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	tion			
resorts. In the 1920s, busine transform Palm Springs into residents and seasonal visitor resort-related development collection of early residentia known as the "Movie Colony concentration of Hollywood was leased in the 1930s for a	sions were recorded in the early 1920s on tracts largelyss tycoons, industrialists, and other wealthy businessn an international resort. While the movie stars primariors started building architect-designed estates and drafor the entertainers and the neighborhoods where the il neighborhoods that developed to accommodate the gill neighborhoods was not a tract development, raipersonages residing in the area around the El Mirador a period by Franklyn Hutton, father of Barbara Hutton, he time actor Phil Regan had the estate, many importatuman.	nen, along with the Hollywood elite, discily stayed at the resort hotels when visitiving increased attention to the growing wealthy industrialists started construct growing permanent settlement. This prother a neighborhood name that developed Hotel. This house was originally constructed.	covered the desert and began to ing Palm Springs, other wealthy resort town. In addition to the ing their winter homes, the city has a perty is located in what is now ed later to describe the high ucted for promoter Harry Hanbury. It g her honeymoon after marrying	

7R

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
507092009	
Address 1120 Direction N Prefix	Street Via Miraleste Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1934 Date from Research Date Source Architect Architect Source Builder Original Owner Tanner, C.C. Other Owner(s) Lawler, J.P.; Stinkel, Sopher; Norman, J.H.; Farrell, Charles D. Historic Name Tanner Residence; Common Name Farrell Guest House
	Stories 1 Fract/Neighborhood
	ocated in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES Asymmetrical façade	
Irregular plan and horizontal massing	
Gable roofs with clay barrel tiles	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Unknown/not visible	Not fully visible from public right-of-way; garage door replaced; security bars added to windows

PREVIOUS SURVEY EVALUA			
City Historic Resources Data	abase Yes HRI Code	2003 Status Code	
HSPB No. 81D			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1934	Criterion A/1/3	
Context Palm Springs betw	ween the Wars (1919-1941)		
Theme Single-family Res	idential Development (1919-1941)		
Sub-theme Depression	n-era Single-family Residential Development (1930-19	41)	
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
D : 1 (6) : (5		0:	
Period of Significance		Criterion	
Context			
Theme Sub-theme			
Sub-theme			
Resource Database). This properiod of growth and transition	perty appears significant as an example of pre-World Von in the city.	War II residential development in Palr	n Springs, reflecting an important
Notes/Additional Informati	on		
resorts. In the 1920s, business transform Palm Springs into a other wealthy residents and s 1930s saw Palm Springs bloss entertain them. The popularity other cities in the United State who was the head of Tanner Management	ons were recorded in the early 1920s on tracts largely is tycoons, industrialists, and other wealthy businessment international resort. While the movie stars primarily seasonal visitors started building architect-designed essom, as increasing numbers of celebrities made it their cy of Palm Springs with the Depression-proof movie inces, and new subdivision development resumed in earn. Motor Livery. It was later purchased by Charles Farrell PB-81, but it was not designated.	en, along with the Hollywood elite, dis y stayed at the resort hotels when visi states and drawing increased attentior winter weekend getaway, and more od dustry surely provided more economi est in the mid-1930s. This property w	covered the desert and began to ting Palm Springs through the 1920s, to the growing resort town. The levelopment sprang up to house and c stability for real estate than in most as originally owned by C.C. Tanner,

Assessor Parcel Number Additional APNs	2016 Status Code 7R
507083001	
Address 1194 Direction N Prefix Street	t Via Miraleste Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1936 Date from Research
	Date Source
	Architect Williams, Paul R. (attributed)
	Architect Source LA Times article on Modernism Week
	Builder
	Original Owner
	Other Owner(s)
9135	Tanner, Mrs. C.C. (1939); Steubing, Al (1946-1952); Canova, Judy
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single-family residence Stories	
Current Use Single-family residence Tract/Nei	ghborhood El Mirador Estates
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	
	STOM ALTERATIONS If fully visible from public right-of-way
NOU	Tanly visible from public right-of-way

				2016	Status Code		7R
PREVIOUS	SURVEY EVALUA	<u>TION</u>					
City Histor	ric Resources Dat	abase	HRI Code		2003 Status Code		
HCDD N -							
HSPB No.							
2016 EVAI	LUATION		National Register		California Register	Local	7R
Period of S	Significance	1936		Criterion	A/1/3		
Context	Palm Springs bet	ween the Wars (1919-1941))				
Theme	Single-family Res	sidential Development (1919	9-1941)				
Sub-theme	Depression	n-era Single-family Residenti	ial Development (1930-	1941)			
Period of S	Significance	1936		Criterion	C/3/4		
Context	Architectural Styl	les & Local Practitioners					
Theme	Period Revival St	yles					
Sub-theme		olonial Revival					
Sub-theine	spanish Co	Ioniai Kevivai					
Period of S	Significance			Criterion			
Context							
Theme							
Sub-theme	9						
Statement	of Significance						
Resource D and busine example of	oatabase). It may be ss flocked to the de	ed during the 2015 survey as e significant as an example o esert in the winter, helping t Revival architecture. The pro te the evaluation.	of pre-World War II reside to cement the village's re	dential developn eputation as one	nent in Palm Springs, of the nation's top wi	when important figures in nter resort destinations; a	film, finance, nd as an

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 attributed to prominent architect Paul R. Williams in a Los Angeles Times article; however, that attribution could not be independently verified. 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 wellknown 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 Addit	ional APNs	2016 Status Code	5S3
507051002			
Address 1480 Direction	N Prefix St	reet Via Miraleste	Suffix
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
		Date from Tax Assessor 1949	Date from Research
		Architect Burns, Herbert W. Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name	
RESOURCE INFORMATION Original Use Single-family residence Current Use Single-family residence Resource Attribute HP2. Single family p	property Locate	/Neighborhood d in a District?	
Architectural Style Mid-century Mode	ern	Additional Style	
CHARACTER DEFINING FEATURES			
One-story configuration with simple geomet	ric forms		
Horizontal massing			
Flat roof with wide overhanging eaves and c			
Unadorned wall surfaces with littledecorative	ve detailing		
Stone used as exterior wall accent material			
Flush-mounted steel sash windows			
Rectangular plan; asymmetrical composition (primary)	n; interior chimney; prominent st	one veneered wall panels; band course over	r windows and door; flush wood door
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Wall cladding replaced		Carport added to primary façade	

PREVIOUS SURVEY EVALUAT	<u>TION</u>		
City Historic Resources Data	abase HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1949	Criterion C/3/4, 5	
Context Architectural Style	es & Local Practitioners		
Theme Post-World War II	I Modernism		
Sub-theme Mid-century	y Modern		
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
	nd distinctive features including its pronounced hori: neered wall planes; and steel sash casement window		ig caves and candicvered
Notes/Additional Information	on		
population, coinciding with the and developers the opportunit trends. These conditions and t "Palm Springs Modernism" or War II. Burns designed and bu volumes and streamlined form Burns may be best known for l	e post-World War II years and the rise of the car cultie peak of Modernism's popularity. This created a de ty to explore and develop a wide range of architectuthe architects' talents lead to the development of an "The Palm Springs School." Herbert W. Burns was a nilt commercial and residential buildings in Palm Sprins rather than structure, with stone-veneered walls, his multi-family residential designs, including the Tolding the Edith Eddy Ward/Margaret M. Ward Resid	emand for both mass-produced and custom ho aral types and ideas, sometimes influenced by exceptional group of Modern buildings which Los Angeles-based contractor who relocated rings in the postwar period. He developed a di layered horizontal roof planes and soffits, and own & Desert Apartments, several of his Palm	using that afforded architects sophisticated global design later came to be identified as to Palm Springs after World stinctive style that emphasized prominent chimneys. While Springs homes were published

Assessor Parcel Number 501590007	Additional APNs		2016 Status Code	553
Address 2555	Direction N Prefix	Street	Via Miraleste	Suffix
Location				
2016 FIELD PHOTO			CONSTRUCTION INFORMATION	
ZUIO FIELD PROTU	3		Date from Tax Assessor 1965 Date Source Architect Clark, John Porter Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Frances Crocker Library	Date from Research
RESOURCE INFORMATION Original Use Civic	I	Stories	1	
Current Use Civic		Tract/Neig	ghborhood	
Resource Attribute HP	15. Educational building	Located in a	a District? District	
Architectural Style M	Mid-century Modern		Additional Style	
CHARACTER DEFINING FE	<u>EATURES</u>			
One-story configuration wit	th simple geometric forms			
Horizontal massing				
Llow-pitched gable roof with	h wide overhanging eaves			
Unadorned wall surfaces wi	ith little decorative detailing			
Brick used as exterior wall o	cladding			
Flush-mounted wood frame	e fixed clerestory windows			
Square plan; symmetrical cotransom lights GENERAL ALTERATIONS	omposition; side gable roof with pro		n; recessed entrance; glazed wood doo TOM ALTERATIONS	or (primary) with sidelights and
No major alterations		<u> </u>	10.1 AUTUMATIONS	

PREVIOUS SURVEY EVALUATION			
City Historic Resources Database Yes H	HRI Code	2003 Status Code	5S3
HSPB No.			
2016 EVALUATION Nation	aal Register	California Register	Local 5S3
Period of Significance	Criterion		
Context			
Theme			
Sub-theme			
Period of Significance	Criterion]
Context			
Theme			
Sub-theme			
Jun-theme			
Period of Significance	Criterion		
Context			
Theme			
Sub-theme			
Statement of Significance			
architecture designed by prominent Palm Springs architect John P composition, low-pitched side gable roof with prominent ridge bea			
Notes/Additional Information			
A post-World War II surge of visitors and seasonal residents, as we Palm Springs' population grew, so did the need for civic and institu architects, reflected the progressive symbolism of Modernism and architecture at Cornell University, and then moved to Pasadena to Palm Springs and designed a number of local buildings for them. C construction of the Kocher-Samson building. From 1935 to 1937 C license of Van Pelt & Lind. In 1939 they formed their own partners architecture in the Coachella Valley. Although Clark continued to c design and experimented with new materials such as corrugated n climate. They are today regarded as two of the founders of the "De of their projects, including houses, schools, a fire station, churches,	etional buildings. Schools, chur expressed a wide range of Mo work for the architectural firm clark met Albert Frey, FAIA who clark and Frey collaborated on ship, which would last for near ater to those clients who still f metal and plastic siding, steel fi esert Modern" style of architect	ches, fire stations, and li dern interpretations. Joh n of Van Pelt & Lind. In 1 ^o en Frey came to Palm Spi a number of projects in I ly 20 years and would pe avored traditional styles, raming, and concrete blo ure. Their influence is se	braries, many designed by local an Porter Clark, AIA, studied 932, he established the firm's office in rings in 1934 to supervise Palm Springs under the name and ermanently alter the course of both partners promoted Modern ick, to adapt their designs to the desert een in the number, quality, and variety

Assessor P	Parcel Number	A	Additiona	l APNs		<u>2016 :</u>	Status Code			7R
505152005	5									
Address	362	Direction	n W	Prefix	Stre	et Via Sol		Suí	ffix	
Location										
2016 FIEL	<u>D PHOTO</u>					CONSTRUCTI	ON INFORMAT	TION		
	No. Wallet					Date from Ta	x Assessor 19	957 Da	te from Research	
Mayor.	NW.	6	Timber of the			Date Source	Steel & Shade:	: The Architect	ture of Donald Wex	tler
		1	1			Architect We	exler & Harriso	n		
			1 10	Architect Source Steel & Shade: The Architecture of Donald Wexler						
				Ñ		Builder				
	<u>in</u>	La La Mills	ì	-	- New York	Original Own	er Leff, Te	ed		
				TIL		Other Owner	(s)			
				1		Florsheim, Hai	rold			
7						Historic Name	e Leff Resi	idence		
						Common Nan				
						Leff/Florshein	n Residence; Aı	rmstrong Resi	dence	
Original U	se Single-fan	N nily residen	ce		Stories	1				
Current Us	se Single-fan	nily residen	ce		Tract/N	eighborhood	Chino Canyo	on Mesa		
Resource A	Attribute HF	2. Single fa	mily prop	erty	Located	in a District?	District			
Architectu	ıral Style	Mid-century	Modern			Additional S	Style			
CHARACTI	ER DEFINING FI	EATURES								
One-story o	configuration wi	th simple ge	ometric f	orms						
Horizontal	massing									
Expressed	post-and-beam o	construction	1							
Flat roof										
Unadorned	l wall surfaces									
Slumpstone	e veneer exterio	r walls								
CENERAL	ALTERATIONS				C	USTOM ALTERAT	TIONS			
Unknown/					N	Not fully visible from the public right-of-way; privacy fence and gate added; 2002				e added; 2002
					ir	iterior remodel pe	r Steel & Shade	e, The Archited	cture of Don Wexle	r

PREVIOUS SURVEY EVALUA	<u>ATION</u>			
City Historic Resources Da	tabase HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Registe	er	California Register	Local 7R
Period of Significance	1957	Criterion	C/3/4, 5	
Context Architectural Sty	rles & Local Practitioners			
Theme Post-World War	II Modernism			
Sub-theme Mid-centu	ry Modern			
Period of Significance		Criterion	I	
Context				
Theme				
Sub-theme				
Period of Significance		Criterion	l	
Context				
Theme				
Sub-theme				
Statement of Significance				
not raily visible from the pub	lic right-of-way; therefore additional informatio	m about its integrity	is needed to complete	the evaluation.
Notes/Additional Informat	ion			
population, coinciding with t and developers the opportun trends. These conditions and "Palm Springs Modernism" o William Cody, where both wo moving to Palm Springs. Wex	e post-World War II years and the rise of the can he peak of Modernism's popularity. This created lity to explore and develop a wide range of archithe architects' talents led to the development or "The Palm Springs School." Donald Wexler and orked. Wexler, a graduate of the University of Midler & Harrison's early house designs show the in engineering led to simple wood post-and-bean	l a demand for both tectural types and ion f an exceptional grow I Richard Harrison f Innesota architectur Influence of both Neu	mass-produced and cust deas, sometimes influent up of Modern buildings ormed a partnership in the school, had worked fout atra and Cody, but also to	stom housing that afforded architects aced by sophisticated global design which later came to be identified as 1952 after meeting at the office of or Richard Neutra in Los Angeles before the beginning of a distinctive approach

7R

Assessor Parcel Number Additional APNs	2016 Status Code
Address 2785 Direction Prefix Stre	eet Via Vaquero Suffix
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name St. Theresa Catholic Church and Convent Common Name St. Theresa Catholic Church
	reighborhood in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS C	USTOM 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	
St. Theresa's Convent (2785 Via Vaquero) was identified in the City Historic Resour	ces Database. It is associated with St. Theresa's Church (2800 E. Ramon Rd)
The evaluation for this property is in that record.	
Notes/Additional Information	

Assessor Parcel Number Additional APNs 505312009	2016 Status Code 5S1
	treet Vine Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1894 Date from Research
	Date Source
	Architect
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Welwood Murray Cemetery
	Common Name
	Welwood Murray Cemetery
RESOURCE INFORMATION	
Original Use Institutional Storie	es
	:/Neighborhood
Resource Attribute HP40. Cemetery Locate	ed 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. 2			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context		<u> </u>	
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-2).			
Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 6Z
505171005	
Address 1455 Direction Prefix Str	reet Vine Suffix Ave
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
Will be a second of the second	Date from Tax Assessor 1949 Date from Research
	Date Source
	Architect Hunt, Myron
	The meeter items, my con
	Architect Source
	Builder
The state of the s	Original Owner Hawks, Howard
	Other Owner(s)
4	Historic Name
	Common Name
	Casa de Plata
RESOURCE INFORMATION Original Use Single family property Stories	s 1
Current Use Single family property Tract/	Neighborhood Las Palmas Estates
Resource Attribute HP2. Single family property Located	d in a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
Addition to rear/side facade, Extensively altered, Wall cladding replaced, Windows replaced - all	

PREVIOUS SURVEY EVALUAT	<u>rion</u>
City Historic Resources Data	Abase Yes HRI Code 2003 Status Code
HSPB No.	
2016 EVALUATION	National Register California Register Local 6Z
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
	this property has been substantially altered and therefore does not appear eligible for designation.
Notes/Additional Information	on
resorts. In the 1920s, business transform Palm Springs into a residents and seasonal visitors resort-related development fo collection of early residential in Estates, subdivided by Prescot	ons were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the stycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to in international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy is started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the or the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas tt T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of

6Z

Assessor Parcel Number Additional APNs 504202010	2016 Status Code 5S1
	Street Vista Suffix Dr
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1942 Date from Research Date Source Architect Clark, John Porter
	Architect Source Patrick McGrew (Desert Spanish) Builder Original Owner Other Owner(s) Historic Name Dougherty Residence Common Name
RESOURCE INFORMATION Original Use Single-family residence Stor	Dougherty Residence
Current Use Commercial Trac	ct/Neighborhood Little Tuscany
	ated in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		2016 Status Code	551
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 89			
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-89).			
Notes/Additional Information			

Assessor Parcel Number Additional APNs		2016 Status Code		5S3
501492001				
Address 754 Direction E Prefix	Street	Vista Chino	Suffix	
Location 741 Louise Dr				
2016 FIELD PHOTO	C	ONSTRUCTION INFORMATION		
	D	ate from Tax Assessor 1961	Date fro	m Research 1960-61
Park Imperial	Al Al Bi	rchitect Berkus, Barry A. rchitect Source uilder Trudy Richards Compariginal Owner ther Owner(s)	ny (developer	
	н	istoric Name Park Imperial	Riviera; Park	Imperial North
	Co	ommon Name		
	Pa	ark Imperial Riviera; Park Imperia	al North	
	ct/Neighb			
Resource Attribute HP3. Multiple family property Loca	ted in a D	istrict? District		
Architectural Style Mid-century Modern		Additional Style		
CHARACTER DEFINING FEATURES One-story configuration with simple geometric forms				
Horizontal massing				
Expressed post-and-beam construction, in wood				
Flat roof with wide overhanging eaves and cantilevered canopies Unadorned wall surfaces				
Flush-mounted metal frame fixed windows and sliding doors, and clerestor	v window	rs		
and shall guots, and elections	y willdow	<u> </u>		
GENERAL ALTERATIONS	CUSTO	M ALTERATIONS		
Windows replaced - some	Some s	ecurity screens added		

City Historic Resources Database HRI Code 2003 Status Code HSPB No. 2016 EVALUATION National Register California Register Local 5S3
HSPB No.
2016 EVALUATION National Register California Register Local 5S3
2016 EVALUATION National Register California Register 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 Sub-theme
Sub theme
Period of Significance 1960 Criterion C/3/4, 5
Context Architectural Styles & Local Practitioners
Theme Post-World War II Modernism
Sub-theme Mid-century Modern
and century Prodern
Period of Significance Criterion
Context
Theme
Sub-theme Sub-theme
Statement of Significance
Park Imperial North 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 architect Barry Berkus, reflecting design and planning principles from the period.

Notes/Additional Information

Park Imperial North and Park Imperial South were 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 North and South represented the Trudy Richards Company's venture into condominium development. 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 for the designs. Park Imperial Riviera or Park Imperial North was subdivided in 1959 into fifty units, and constructed in 1960-61. The design employed larger clusters of attached units (typically seven or more) in a linear fashion resulting in less garden space and privacy than in its sister development, which clustered the units in groupings of three or four units. Bordered by Louise Drive on the north, Vista Chino on the south and Via Miraleste on the west, the post-and-beam Mid-Century Modern design employed flat rooflines, clerestory windows, stucco, and slump brick. 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 5S3
507100031	
Address 1011 Direction E Prefix S	Street Vista Chino Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
	Date from Tax Assessor 1966 Date from Research
	Date Source
	Architect Wexler, Donald
***	Architect Wester, Bollaid
	Architect Source
	Builder
	Original Owner
	Other Owner(s)
	Historic Name Raymond Cree Middle School
	Common Name
	Raymond Cree Middle School
RESOURCE INFORMATION Original Use Civic Stori	es 1 1/2
Current Use Civic Tract	t/Neighborhood
	ed in a District? District
Architectural Style Mid-century Modern	Additional Style
CHARACTER DEFINING FEATURES One and two-story configuration with simple geometric forms	
Horizontal massing	
Expressed post-and-beam construction, in steel	
Flat roof with wide overhanging eaves and cantilevered canopies	
Unadorned wall surfaces	
Glass and brick used as exterior wall panels or accent materials	
Flush-mounted metal frame fixed windows	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS
No major alterations	Not fully visible from the public right-of-way; no major alterations visible

PREVIOUS SURVEY EVALUAT	<u> </u>			
City Historic Resources Data	abase Yes HRI Code	2003 S	Status Code 5S3	
HSPB No.				
2016 EVALUATION	National Register	Californ	nia Register	Local 5S3
Period of Significance	1966	Criterion C/3/	/4, 5	
Context Architectural Style	es & Local Practitioners			
Theme Post-World War II	I Modernism			
Sub-theme Mid-century	y Modern			
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
architecture designed by prom	ficant as an example of post-World War II institution ninent Palm Springs architect Donald Wexler. It ex ist-and-beam constructin, flat roof with wide overl	hibits quality of design and	d distinctive features incl	uding its horizontal
Notes/Additional Information	on			
Palm Springs' population grew architects, reflected the progre 2015) graduated from the Uni- before moving to Palm Springs office. Wexler and Harrison ex Calcor Steel Homes project (19 dissolving the partnership Wes	visitors and seasonal residents, as well as a growing, so did the need for civic and institutional building so did the need for civic and institutional building so did the need for civic and institutional building essive symbolism of Modernism and expressed a versity of Minnesota School of Architecture in 1958, where he worked for William F. Cody. In 1953 William F. Cody. In 1965) and I william F. Cody. In 1965 and I willi	gs. Schools, churches, fire vide range of Modern inter 0. He moved to Los Angele /exler formed a partnershi ssroom projects for the Pas s such as the Polynesian-th style with post-and-beam	stations, and libraries, marpretations. Architect Dones and worked as a drafts with Richard Harrison, alm Springs Unified Schoolemed Royal Hawaiian Esthouses in wood and steel	any designed by local hald Wexler, FAIA (1926- man for Richard Neutra his co-worker in Cody's I District (1958) and the tates (1960). After

Assessor P	Assessor Parcel Number Additional APNs					<u>201</u>	16 Status	<u>Code</u>				
504292010)											
Address	424	Direction	W	Prefix		Street	Vista Chir	10		Suffix		
Location												
2016 FIEL	D PHOTO						CONSTRUC	CTION IN	FORMATION			
	3	1							essor 1947	Date fi	om Research	1952
	4	To the sales	-91	3 5			Date Source					
		Part Part	Mark 1	FT M			Date Sour	Desci	- Coun			
命作者								Fickett, E (Landsca		bo, Garrett (Landscape); To	mson Tommy
o or unit		WAY A		7	上		Architect S	Source				
	alth.				-		Builder					
		-012		V.	A A		Original O	wner	Alexander, G	eorge		
							Other Own	er(s)				
							Benny, Jack	; Мау, То	m and Anita			
								Г				
							Historic Na	L	George Alexan	der Residen	ce	
							Benny Esta		May, Tom and A	Anita. Reside	ence	
	E INFORMATION				_	_ [
Original U	se Single-fan	nily residence			Stor	ies	1					
Current Us	se Single-fan	nily residence			Trac	ct/Neig	ghborhood	Chi	no Canyon Me	sa Tract No.	3	
Resource A	Attribute HP	2. Single famil	y propert	ty	Loca	ted in a	District?	Dist	rict			
Architectu	ıral Style M	lid-century Mo	odern				Addition	al Style				
CHARACTI	ER DEFINING FE	ATURES										
	configuration wit		etric for	ms								
Horizontal	massing											
Low-pitche	ed gable roof witl	n wide overhar	nging eav	es and cant	ilevered cand	pies						
Wood and	metal screens											
Flush-mou	nted metal frame	windows										
Irregular p	lan; asymmetrica	al composition	; multiple	e cross gabl	e roofs; reces	sed ent	rance					
GENERAL A	ALTERATIONS					<u>CUS'</u>	TOM ALTER	ATIONS				
Door (prim	ary) replaced					Gara	ige doors rep parison with	olaced; No historic	ot fully visible aerials reveals	from the pu that the ori	olic right-of-wa ginal footprint i	y, but s intact

					2016	Status Code			5S3
PREVIOUS S	SURVEY EVALUA	TION							
City Histori	c Resources Dat	abase	Yes	HRI Code		2003 Status Code			
HSPB No.									
2016 EVAL	<u>UATION</u>		Na	tional Register		California Register	r	Local	5S3
Period of Si	ignificance	1952-1965			Criterion	B/2/2			
Context	Post-World War	II Palm Springs	(1945-1969)						
Theme	Association with	Important Peo	ple						
Sub-theme									
Period of Si	ignificance	1952			Criterion	C/3/4, 5			
Context	Architectural Sty	les & Local Pra	ctitioners						
Theme	Post-World War	II Modernism							
Sub-theme	Mid-centur	ry Modern							
Period of Si	ignificance				Criterion				
Context									
Theme									
Sub-theme									
Statement of Significance This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of Mid-century Modern residential architecture by noted Los Angeles architect Edward H. Fickett, with landscape design by Garrett Eckbo and Tommy Tomson. It is also significant for its association with prominent Palm Springs developer George Alexander.									
The growing population, and develop trends. These "Palm Spring Alexander. E houses for la and particip Developmer clearly modes on Robert."	coinciding with the crs the opportung conditions and gs Modernism" of Gdward H. Fickett arge-scale builder ated in developingt. From the late 1 ern and designed 'Bob" W. Alexand	e post-World Wee peak of Modity to explore a the architects' "The Palm Spi, FAIA, was an i clients in post g housing guid 940s through t for efficient an er (1925-1965)	ernism's populari nd develop a wide talents lead to the rings School." This nnovative Los Anwar Southern Calielines for the Federhe 1960s, Fickett d economical con	ty. This created a derange of architect development of a property was designed architect what fornia. He designed al Housing Admit's house designs estruction. Through thern California determined	demand for both retural types and id an exceptional gro signed by noted M to established a hi ed some 60,000 ho inistration, Vetera volved from Trad h the Alexander Co	to a rapid increase in mass-produced and ceas, sometimes influing of Modern buildir odern architect Edwighly successful practomes and many other ins Administration, a ditional Ranch to Modern Company thomes. Their company	eustom housing tenced by sophisings which later card H. Fickett foice, primarily der buildings over nd the Departmeern Ranch, using y, George Alexan	that afforded ticated globa ame to be id r developer esigning mod the course o ent of Housi g simple forr der (1898-1	l architects al design lentified as George derate-income of his career ng and Urban ns that were 1965) and his

504292020	Additional APNs	2016 Status Code 5S1
Address 470	Direction W Prefix	Street Vista Chino Suffix
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
The state of the s		Date from Tax Assessor 1946 Date from Research
		Date Source
		Architect Neutra, Richard
		Architect Source
		Builder
		Original Owner Kaufmann, Edgar
		Other Owner(s)
		Manilow, Barry; Linsk, Nelda and Joseph (Cody Archive)
	The state of the s	Historic Name Kaufmann House
		Common Name
		Kaufmann House
	P2. Single family property Mid-century Modern	Located in a District? Additional Style
Architectural Style	Mid-Celitul y Model II	Additional Style
L		
Architectural Style CHARACTER DEFINING FI		
L		
L		
L		
L		
L		
L		
L		
L		
L		
L		
L		CUSTOM ALTERATIONS

		2016 Status Code	5S1
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No. 29B			
2016 EVALUATION	National Register	California Register	Local 5S1
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Designated, did not re-evaluate (HSPB-29B). Notes/Additional Information			

Assessor Parcel Number Additional APNs 504232010	2016 Status Code 6Z 6Z 6Z
Address 2232 Direction N Prefix Stre	et Vista Grande 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)
A STATE OF THE STA	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single-family residence Stories	1
Current Use Single-family residence Tract/N	eighborhood Palm Springs Village
Resource Attribute HP2. Single family property Located i	n a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
CONVENTAL ALTERNATIVO NO	WOTON AV TUD ATTIONS
Addition to primary facade, Extensively altered, Wall cladding	USTOM ALTERATIONS kirt roof added to primary façade
replaced, Windows replaced - some	

PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code 20	003 Status Code
HSPB No.	
2016 EVALUATION National Register 6Z Cal	lifornia 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 Spring	
Resource Database). It is an example of pre-World War II residential development, reflecting an important property has been altered and therefore does not appear eligible for historic designation.	
Notes/Additional Information	land immediately amount distalls aristing all and the
The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the transform Palm Springs into an international resort. While the movie stars primarily stayed at the resother wealthy residents and seasonal visitors started building architect-designed estates and drawing 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provother cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. The Palm Springs Village Tract was a large tract located to the west of the Racquet Club that was Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." By I tract remained largely unbuilt, however, until after the war.	Hollywood elite, discovered the desert and began to sort hotels when visiting Palm Springs through the 1920s, g increased attention to the growing resort town. The getaway, and more development sprang up to house and vided more economic stability for real estate than in most 30s. The property is located in the Palm Springs Village as subdivided in 1936-37. Local real estate man John

6Z

6Z

2016 Status Code

6Z

Assessor Parcel Number Additional APNs 508143001	2016 Status Code 6Z					
	treet Vista Oro Suffix					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor 1937 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Murray Residence					
Resource Attribute HP2. Single family property Locate	z/Neighborhood Indian Trail ed in a District? District					
CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES	Additional Style					
GENERAL ALTERATIONS	CUSTOM ALTERATIONS					

PREVIOUS SURVEY EVALUA	<u>TION</u>			
City Historic Resources Data	abase Yes	HRI Code	2003 Status Code	
HSPB No.				
2016 EVALUATION	N:	ational Register	California Register	Local 6Z
Period of Significance		Cr	iterion	
Context				
Theme				
Sub-theme				
Period of Significance		Cr	iterion	
Context				
Theme				
Sub-theme				
Period of Significance		Cr	iterion	
Context		· ·	iterion .	
Theme				
Sub-theme				
Sub-theme				
Statement of Significance				l historic resources (Citywide Historic
	t appear eligible for designation			
Notes/Additional Informati	on			
resorts. In the 1920s, business transform Palm Springs into a other wealthy residents and s 1930s saw Palm Springs bloss entertain them. The popularit other cities in the United State Indian Trail (a.k.a. Desert Traithe development shows the	s tycoons, industrialists, and oth an international resort. While th seasonal visitors started building som, as increasing numbers cele by of Palm Springs with the Depr es, and new subdivision develop ils Tract in news accounts of 19	ner wealthy businessmen, al e movie stars primarily stay g architect-designed estates ebrities made it their winter ression-proof movie industroment resumed in earnest in 36) was subdivided by Pear dian along Indian Trail and	ong with the Hollywood elite, ed at the resort hotels when vand drawing increased attent weekend getaway, and more or surely provided more econothe mid-1930s. This property McManus and husband Austiarge frontage lots along the st	surrounding the existing village and the discovered the desert and began to risiting Palm Springs through the 1920s, ion to the growing resort town. The development sprang up to house and mic stability for real estate than in most vis located in the Indian Trail tract. In McManus in 1933. The tract map for creet. In its first decade, the tract became nes in Indian Trail.

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 7R
508142013	
Address 523 Direction Prefix	Street Vista Oro 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)
	Maupas, Marie
	Historic Name
	Common Name
RESOURCE INFORMATION	
Original Use Single family property Sto	ories N/A
Current Use Single family property Tra	act/Neighborhood Indian Trail
Resource Attribute HP2. Single family property Loc	cated in a District? District
Architectural Style Not visible	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS Unknown/not visible	CUSTOM ALTERATIONS
,	

PREVIOUS SURVE	<u>Y EVALUA</u>	TION							
City Historic Reso	urces Dat	abase	Yes	HRI Code		2003 Status Code			
HSPB No.									
2016 EVALUATIO	N		Na	tional Register		California Register		Local	7R
Period of Significa	ance	1937			Criterion	A/1/3			
Context Palm Springs between the Wars (1919-1941)									
Theme Single-family Residential Development (1919-1941)									
Sub-theme I	Sub-theme Depression-era Single-family Residential Development (1930-1941)								
Period of Significa	ance				Criterion				
Context						L.			
Theme									
Sub-theme									
Period of Significa	ance				Criterion				-
Context									
Theme									
Sub-theme									
Statement of Signi	ificance								
Resource Database period of growth ar	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	Informati	ion							
resorts. In the 1920 transform Palm Spi other wealthy resid 1930s saw Palm Spi entertain them. The other cities in the U Indian Trail (a.k.a. I the development sh	Os, busines rings into a dents and sorings blosse popularit Jnited State Desert Train hows the d	s tycoons, indu an internationa seasonal visitor som, as increas ty of Palm Sprir es, and new sut ils Tract in new esign of a bridl	strialists, and oth I resort. While the s started building ing numbers celeings with the Depro- division developes accounts of 1930 e path on the mec	er wealthy busine movie stars prim architect-designe brities made it the ession-proof moviment resumed in 6 was subdivide lian along Indian 7	ssmen, along with arrily stayed at the ed estates and dra eir winter weeken e industry surely earnest in the mid d by Pearl McMan Frail and large fro	on land immediately sunthe Hollywood elite, die resort hotels when vis wing increased attention of getaway, and more de provided more economical sunth and husband Austin nage lots along the street or leasing winter home	scovered the dese iting Palm Springs in to the growing i velopment sprang ic stability for rea is located in the In- McManus in 1933 set. In its first deca	ert and b s throug resort to g up to h dl estate dian Tra 3. The tra	pegan to the 1920s, own. The nouse and than in most ail tract. act map for

7R

Assessor Parcel Number Additional	APNs	2016 Status Code	6Z
508143002			
Address 524 Direction	Prefix Str	reet Vista Oro	Suffix
Location			
2016 FIELD PHOTO		CONSTRUCTION INFORMATION	
	4 434	Date from Tax Assessor 1936	Date from Research
4.8.4		Date Source	
		Architect	
	- 44	Architect	
	THE REAL PROPERTY.	Architect Source	
a Elemental Address		Builder	
		Original Owner	
		Other Owner(s)	
7372			
potential and the second		Historic Name	
		Common Name	
RESOURCE INFORMATION			
Original Use Single family property	Stories	1	
Current Use Single family property	Tract/	Neighborhood Indian Trail	
Resource Attribute HP2. Single family prope	erty Located	l in a District? District	
Architectural Style Spanish Colonial Reviv	al	Additional Style	
CHARACTER DEFINING FEATURES			
GIRMATOLEN DER HANNOT ERT GALLO			
GENERAL ALTERATIONS		CUSTOM ALTERATIONS	
Door (primary) replaced, Windows replaced - all			

Yes HRI Code	2003 Status Code	
National Register	California Register	Local 6Z
	Criterion	
		1
	Criterion	
	Criterion	
ns, industrialists, and other wealthy busing national resort. While the movie stars pringly livisitors started building architect-design increasing numbers celebrities made it the lm Springs with the Depression-proof movenew subdivision development resumed in the in news accounts of 1936) was subdivided a bridle path on the median along Indian	essmen, along with the Hollywood elite, dis narily stayed at the resort hotels when visi ed estates and drawing increased attentior eir winter weekend getaway, and more dev ie industry surely provided more economi earnest in the mid-1930s. This property is ed by Pearl McManus and husband Austin M Trail and large frontage lots along the stree	covered the desert and began to ting Palm Springs through the 1920s, to the growing resort town. The relopment sprang up to house and c stability for real estate than in most located in the Indian Trail tract. McManus in 1933. The tract map for et. In its first decade, the tract became
	ng the 2015 survey as part of an update to of pre-World War II residential developm fore does not appear eligible for designation at its constant to the state of	National Register Criterion Criterion

6Z

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
508142012	
Address 539 Direction Prefix Stree	et Vista Oro Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION
<u> </u>	Date from Tax Assessor 1937 Date from Research
The state of the s	Date Source
	Date Source
	Architect
MANAGER STATISTICS AND	
	Architect Source
	Builder
	Original Owner Hay, W.G. "Bill"
	Other Owner(s)
	Brody, Bertha; Burke, Gertrude; Howard Jr., George J.
	Historic Name
	Common Name
RESOURCE INFORMATION Original Use Single family property Stories	1
Current Use Single family property Tract/No	eighborhood Indian Trail
Resource Attribute HP2. Single family property Located in	n a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
Asymmetrical façade	
Irregular plan and horizontal massing	
Gable and shed roofs with clay barrel tiles and open eaves	
Plaster veneered exterior walls forming wide, uninterrupted expanses	
Steel-sash casement windows, with divided lights	
Corredor with wood posts, corbels, and beam	
Bay window; divided light wood French doors; detached garage with shed and fl	at roof
	ISTOM ALTERATIONS
No major alterations	

PREVIOUS SURVEY EVALUA			
City Historic Resources Dat	zabase HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register	California Register	Local 5S3
Period of Significance	1937	Criterion A/1/3	
Context Palm Springs bet	ween the Wars (1919-1941)		
Theme Single-family Res	sidential Development (1919-1941)		
Sub-theme Depression	n-era Single-family Residential Development (1930-	1941)	
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context		Criterion	
Theme			
Sub-theme			
Statement of Significance			
This property is significant as in the city.	s an example of pre-World War II residential develop	ment in Palm Springs, reflecting an imp	ortant period of growth and transition
Notes/Additional Informati	ion		J
resorts. In the 1920s, busines transform Palm Springs into a other wealthy residents and s 1930s saw Palm Springs blosentertain them. The popularit other cities in the United Stat Indian Trail (a.k.a. Desert Tra the development shows the d	ions were recorded in the early 1920s on tracts large is tycoons, industrialists, and other wealthy business an international resort. While the movie stars primar seasonal visitors started building architect-designed som, as increasing numbers celebrities made it their ty of Palm Springs with the Depression-proof movie es, and new subdivision development resumed in ea ails Tract in news accounts of 1936) was subdivided be lesign of a bridle path on the median along Indian Tralony with an impressive list of important Hollywood	men, along with the Hollywood elite, dir rily stayed at the resort hotels when visi estates and drawing increased attention winter weekend getaway, and more de industry surely provided more economi rnest in the mid-1930s. This property is by Pearl McManus and husband Austin I ail and large frontage lots along the stre	scovered the desert and began to ting Palm Springs through the 1920s, in to the growing resort town. The velopment sprang up to house and its stability for real estate than in most located in the Indian Trail tract. McManus in 1933. The tract map for et. In its first decade, the tract became

Assessor Parcel Number	er	Additional	APNs		2016 Status Cod	<u>le</u>			7R
508142011									
Address 555	Directio	n	Prefix	Street	Vista Oro		Suffix		
Location									
2016 FIELD PHOTO					CONSTRUCTION INFOR	MATION			
		1	0		Date from Tax Assessor Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name Lapham Residence	r 1935	Date from	Research	
Current Use Single	ION family proper family proper HP2. Single fa	rty	rty	t/Neig	N/A hborhood Indian T District? District	'rail			
Architectural Style	Ranch				Additional Style				
CHARACTER DEFINING	FEATURES				· L				
GENERAL ALTERATION Unknown/not visible	NS.				FOM ALTERATIONS visible from the public rig	ht-of-way			

PREVIOUS SURVEY EVALUAT	<u>rion</u>				
City Historic Resources Data	abase Yes	HRI Code	2003 Status Code		
HSPB No.					
2016 EVALUATION	Natio	onal Register	California Register	Loca	al 7R
Period of Significance	1935	Criter	ion A/1/3		
Context Palm Springs betw	ween the Wars (1919-1941)				
Theme Single-family Resi	idential Development (1919-1941)			
Sub-theme Depression-	-era Single-family Residential Dev	elopment (1930-1941)			
.,					
Period of Significance		Criter	ion		
Context					
Theme					
Sub-theme					
Sub-theme					
Period of Significance		Criter	ion		
Context					
Theme					
Sub-theme					
Statement of Significance	ed during the 2015 survey as part o				
	perty appears significant as an exa on in the city. However, it is not ful ation.				
Notes/Additional Information	on				
resorts. In the 1920s, business transform Palm Springs into a other wealthy residents and se 1930s saw Palm Springs bloss entertain them. The popularity other cities in the United State Indian Trail (a.k.a. Desert Trail the development shows the de	ons were recorded in the early 192 stycoons, industrialists, and other in international resort. While the neasonal visitors started building arom, as increasing numbers celebrity of Palm Springs with the Depresses, and new subdivision developments Tract in news accounts of 1936) esign of a bridle path on the media ony with an impressive list of imp	wealthy businessmen, along novie stars primarily stayed a rchitect-designed estates and ities made it their winter westion-proof movie industry suent resumed in earnest in the was subdivided by Pearl Monalong Indian Trail and largen	with the Hollywood elite, at the resort hotels when a drawing increased attendent getaway, and more rely provided more economid-1930s. This propert Manus and husband Auster frontage lots along the s	discovered the desert an visiting Palm Springs thro tion to the growing resort development sprang up to mic stability for real estay is located in the Indian in McManus in 1933. The treet. In its first decade, t	d began to bugh the 1920s, at town. The o house and te than in most Frail tract.

7R

Assessor Parcel Number Additional APNs	2016 Status Code 6Z
508142009 Address 575 Direction Prefix Street	Vista Oro Suffix
Location	, sum ele
2016 FIELD PHOTO	Date from Tax Assessor 1937 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
Current Use Single family property Tract/Neig	
Resource Attribute HP2. Single family property Located in a	a District? District
Architectural Style Spanish Colonial Revival	Additional Style
CHARACTER DEFINING FEATURES	
	TOM ALTERATIONS
Door (primary) replaced, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - some	

Yes HRI Code	2003 Status Code	
National Register	California Register	Local 6Z
	Criterion	
		1
	Criterion	
	Criterion	
ns, industrialists, and other wealthy busing national resort. While the movie stars pringly livisitors started building architect-design increasing numbers celebrities made it the lm Springs with the Depression-proof movenew subdivision development resumed in the in news accounts of 1936) was subdivided a bridle path on the median along Indian	essmen, along with the Hollywood elite, dis narily stayed at the resort hotels when visi ed estates and drawing increased attentior eir winter weekend getaway, and more dev ie industry surely provided more economi earnest in the mid-1930s. This property is ed by Pearl McManus and husband Austin M Trail and large frontage lots along the stree	covered the desert and began to ting Palm Springs through the 1920s, to the growing resort town. The relopment sprang up to house and c stability for real estate than in most located in the Indian Trail tract. McManus in 1933. The tract map for et. In its first decade, the tract became
	ng the 2015 survey as part of an update to of pre-World War II residential developm fore does not appear eligible for designation at its constant to the state of	National Register Criterion Criterion

6Z

Assessor Parcel Number 508143007	Additional APNs	2016 Status Code 6Z
Address 576	Direction Prefix	Street Vista Oro Suffix
Location		
2016 FIELD PHOTO		CONSTRUCTION INFORMATION
		Date from Tax Assessor 1935 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
Current Use Single fam	I hilly property hilly property 2. Single family property	Stories 1 Tract/Neighborhood Indian Trail Located in a District? District
Architectural Style S	panish Colonial Revival	Additional Style
CHARACTER DEFINING FE	ATURES	
GENERAL ALTERATIONS		CUSTOM ALTERATIONS
Door (primary) replaced, W	findows replaced - some	Metal fence added to porch

Yes HRI Code	2003 Status Code	
National Register	California Register	Local 6Z
	Criterion	
		1
	Criterion	
	Criterion	
ns, industrialists, and other wealthy busing national resort. While the movie stars pringly livisitors started building architect-design increasing numbers celebrities made it the lm Springs with the Depression-proof movenew subdivision development resumed in the in news accounts of 1936) was subdivided a bridle path on the median along Indian	essmen, along with the Hollywood elite, dis narily stayed at the resort hotels when visi ed estates and drawing increased attentior eir winter weekend getaway, and more dev ie industry surely provided more economi earnest in the mid-1930s. This property is ed by Pearl McManus and husband Austin M Trail and large frontage lots along the stree	covered the desert and began to ting Palm Springs through the 1920s, to the growing resort town. The relopment sprang up to house and c stability for real estate than in most located in the Indian Trail tract. McManus in 1933. The tract map for et. In its first decade, the tract became
	ng the 2015 survey as part of an update to of pre-World War II residential developm fore does not appear eligible for designation at its constant to the state of	National Register Criterion Criterion

6Z

Assessor Parcel Number Additional APNs 508142008	2016 Status Code	7R
Address 587 Direction Prefix	Street Vista Oro	Suffix
Location		
2016 FIELD PHOTO	CONSTRUCTION INFORMATION	
	Date from Tax Assessor 1940	Date from Research
\\\	Date Source	
	Architect	
318	Architect Source	
	Builder	
	Original Owner	
	Other Owner(s)	
	Historic Name	
	Common Name	
RESOURCE INFORMATION		
Original Use Single family property S	Stories 1	
Current Use Single family property	Tract/Neighborhood Indian Trail	
Resource Attribute HP2. Single family property	Located in a District? District	
Architectural Style Spanish Colonial Revival	Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	
Unknown/not visible	Not visible from public right-of-way	

PREVIOUS SURVEY EVALUA	<u>TION</u>					
City Historic Resources Data	abase Yes	HRI Code		2003 Status Code		
HSPB No.						
2016 7771777				a.u.a		
2016 EVALUATION	Na	ntional Register		California Register	Lo	ocal 7R
Period of Significance	1937		Criterion	A/1/3		
Context Palm Springs bet	ween the Wars (1919-1941)					
Theme Single-family Res	idential Development (1919-194	41)				
Sub-theme Depression	n-era Single-family Residential D	evelopment (1930-194	-1)			
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Sub-tneme						
Period of Significance			Criterion			
Context						
Theme						
Sub-theme						
Statement of Significance						
Resource Database). This pro	ed during the 2015 survey as par perty may be significant as an ex on in the city. However, it is not f ation.	ample of pre-World W	ar II resident	ial development in Palm	Springs, reflecting	an important
Notes/Additional Informati	on					
resorts. In the 1920s, business transform Palm Springs into a other wealthy residents and s 1930s saw Palm Springs bloss entertain them. The popularit other cities in the United State Indian Trail (a.k.a. Desert Traithe development shows the	ons were recorded in the early 1 stycoons, industrialists, and oth an international resort. While the seasonal visitors started building som, as increasing numbers celel by of Palm Springs with the Depress, and new subdivision developils Tract in news accounts of 193 esign of a bridle path on the mediony with an impressive list of in	er wealthy businessme e movie stars primarily g architect-designed est brities made it their wi ession-proof movie ind ment resumed in earne 36) was subdivided by l dian along Indian Trail	n, along with stayed at the sates and drawnter weekend ustry surely pest in the mideral McManuand large fror	the Hollywood elite, distributed in the Hollywood elite, distributed elite, dist	scovered the desert atting Palm Springs the tothe growing resovelopment sprang up a stability for real estability for real estability for the India McManus in 1933. The t. In its first decade	and began to brough the 1920s, bort town. The p to house and state than in most in Trail tract.

7R

sessor Parcel Number Additional APNs 2016 Status Code 8143008					
	Street Vista Oro Suffix				
Location					
2016 FIELD PHOTO	CONSTRUCTION INFORMATION				
A.C. A.V. AMERICANA	Date from Tax Assessor 1936 Date from Research				
	Date Source				
1	24000410				
	Architect				
	Architect Source				
The second secon	Builder Original Owner				
The state of the s	Other Owner(s) Williams, Tracy B.				
	Historic Name				
	Common Name				
RESOURCE INFORMATION					
Original Use Single family property Stori	ies 1				
Current Use Single family property Trac	t/Neighborhood Indian Trail				
Resource Attribute HP2. Single family property Local	ted in a District? District				
Architectural Style Spanish Colonial Revival Additional Style					
CHARACTER DEFINING FEATURES					
Asymmetrical façade					
Irregular plan and horizontal massing					
Gable roof with clay barrel tiles and open eaves; plaster eave cornice on cen	tral block				
Plaster veneered exterior walls forming wide, uninterrupted expanses					
Wood-sash casement and double-hung windows, with divided lights					
December of the second school	the wood wheel should see				
Recessed entrance; wood plank door with metal strap hinges; metal balcone	ets; wood plank snutters				
GENERAL ALTERATIONS	CUSTOM ALTERATIONS				
Windows replaced - some					

PREVIOUS SURVEY EVALU			
City Historic Resources Da	atabase 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 be	etween the Wars (1919-1941)		
Theme Single-family Re	esidential Development (1919-1941)		
Sub-theme Depression	on-era Single-family Residential Development (1930-	1941)	
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
_	as an example of pre-World War II residential develop	oment in Palm Springs, reflecting an impor	tant period of growth and transition
in the city.			
Notes/Additional Informa		1	and the description of the
	sions were recorded in the early 1920s on tracts large ess tycoons, industrialists, and other wealthy business	-	
	o an international resort. While the movie stars prima I seasonal visitors started building architect-designed		
1930s saw Palm Springs blo	ossom, as increasing numbers celebrities made it their	· winter weekend getaway, and more deve	lopment sprang up to house and
	rity of Palm Springs with the Depression-proof movie ates, and new subdivision development resumed in ea	5 5 A	5
Indian Trail (a.k.a. Desert Tr	rails Tract in news accounts of 1936) was subdivided	by Pearl McManus and husband Austin Mo	Manus in 1933. The tract map for
-	design of a bridle path on the median along Indian Tr colony with an impressive list of important Hollywood		**
purchased 588 Vista Oro in Vaught)	1938, was known as the designer of Winton motors for	or speedboats and automobiles. Vista Oro	used to be Vista de Oro. (via Steve
0.9			

Assessor Parcel Number Additional AP	Ns	2016 Status Code	5S3		
508152011					
Address 665 Direction Pro	refix Stree	et Vista Oro	Suffix		
Location					
2016 FIELD PHOTO		CONSTRUCTION INFORMATION			
		Date from Tax Assessor 1947	Date from Research c. 1935		
		Date Source Visual observation			
		Architect			
Control of the Contro		Architect Source			
		Builder			
		Original Owner			
		Other Owner(s)			
		Jacobson, Ivy			
		Historic Name			
		Common Name			
RESOURCE INFORMATION Original Use Single family property	Stories	1			
Current Use Single family property	Tract/No	eighborhood Indian Trail			
Resource Attribute HP2. Single family property		n a District? District			
Architectural Style Ranch Additional Style					
CHARACTER DEFINING FEATURES					
One-story, U-shaped plan					
Low, horizontal massing with wide street façade					
Low-pitched hipped and gable roofs with open overh	anging eaves and wood sha	ıkes			
Plaster veneer exterior walls					
Divided light steel sash casement windows					
Wide, covered front porch with wood posts					
Interior brick chimney					
mee. or other emining					
GENERAL ALTERATIONS	CI	JSTOM ALTERATIONS			
Addition to rear/side facade		ldition to rear façade; rooftop equipme	nt; security screen added		

	2016 Status Code 5S3
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 5S3
Period of Significance 1935	Criterion A/1/3
Context Palm Springs between the Wars (1919-1941)	
Theme Single-family Residential Development (1919-1941)	
Sub-theme Depression-era Single-family Residential Development (1930-19	941)
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as an example of pre-World War II residential of transition in the city.	
Notes/Additional Information	
The first residential subdivisions were recorded in the early 1920s on tracts largely resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessm transform Palm Springs into an international resort. While the movie stars primaril other wealthy residents and seasonal visitors started building architect-designed et 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their wentertain them. The popularity of Palm Springs with the Depression-proof movie in other cities in the United States, and new subdivision development resumed in earn Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by the development shows the design of a bridle path on the median along Indian Trai something of a mini movie colony with an impressive list of important Hollywood f simpler, more rustic style of traditional southwestern adobe, hacienda, and wood rand casual lifestyle. These tended to be informal one-story houses finished in plaste pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentati the war, combining as it did modernist ideas of space and function with traditional	nen, along with the Hollywood elite, discovered the desert and began to ly stayed at the resort hotels when visiting Palm Springs through the 1920s, states and drawing increased attention to the growing resort town. The winter weekend getaway, and more development sprang up to house and industry surely provided more economic stability for real estate than in most nest in the mid-1930s. This property is located in the Indian Trail tract. It was perfectly provided more economic stability for real estate than in most nest in the mid-1930s. This property is located in the Indian Trail tract. It was perfectly provided the property is located in the Indian Trail tract was perfectly and large frontage lots along the street. In its first decade, the tract became figures owning or leasing winter homes in Indian Trail. In Palm Springs, the anch vernacular types were believed to be well-suited to the desert climate er, brick, or board-and-batten siding, with irregular or rambling plans, lowion. The Ranch-style house proved particularly popular both before and after

Assessor Parcel Number Additional APNs		2016 Status Code	5S3	
508213001				
Address 555 Direction S Prefix	Street	Warm Sands	Suffix Dr	
Location				
2016 FIELD PHOTO		CONSTRUCTION INFORMATION		
	a wast	Date from Tax Assessor 1933	Date from Research 1949 (additi	
	1/2	Date Source Desert Sun		
		Architect		
		Architect Source		
		Builder Original Owner		
		Other Owner(s)		
Charles and the second		Kettman & Manesse		
		Historic Name Warm Sands	Villas	
		Common Name Warm Sands Villas		
		Warm Sands Vinas		
RESOURCE INFORMATION Original Use Commercial	Stories	1		
Current Use Commercial	Tract/Neig	hborhood Warm Sands Par	ζ.	
Resource Attribute HP5. Hotel/motel	Located in a	District? District		
Architectural Style Spanish Colonial Revival		Additional Style		
CHARACTER DEFINING FEATURES				
Asymmetrical façade				
L-shaped plans and horizontal massing				
Gable roofs with clay barrel tiles and open eaves				
Plaster veneered exterior walls forming wide, uninterrupted 6	expanses			
Steel-sash casement windows with divided lights				
Two L-shaped buildings flanking interior court and pool; exte	rior plactored chimn	ev on primary facado		
1 wo 2 shaped buildings hallking interior court and poor; exte	nor plastered tillilli	ey on primary taçauc		
GENERAL ALTERATIONS	CUS	FOM ALTERATIONS		
Addition to primary facade, Wall cladding replaced	Flat	roofed lobby addition constructed	between original buildings	

	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 553
Period of Significance 1933	Criterion A/1/3
Context Palm Springs between the Wars (1919-1941)	
Theme Commercial Development between the Wars (1919-1941)	
Sub-theme Hotel & Resort Development	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as an example of early tourist accommodation during the pre-World War II era. Many of these properties were developed to hou Many early hotels in Palm Springs have been demolished to accommodate new de	ns in Palm Springs, reflecting the importance of tourism in Palm Springs use seasonal residents, and were sometimes referred to as "apartment-hotels."
Notes/Additional Information	
In the years following World War I, Palm Springs was transformed into an exclusi included facilities that catered to the tourist and seasonal community, along with residents. Broad development patterns in the inter-wars period include the continenvironment a simplified, rustic interpretation of the popular Spanish Colonial Relifestyle, for both residential and commercial buildings.	a growing number of commercial establishments to serve the permanent nued emphasis on tourism and tourist-related resources. In the desert

Assessor Parcel Number	Additional APNs		2016 Status Code			5S3
508216002						
Address 695	Direction S Prefix	Street	Warm Sands	Suffix	Dr	
Location						
2016 FIELD PHOTO			CONSTRUCTION INFORMA	ATION		
	T.M.		Date from Tax Assessor	952 Date f	rom Research	1947; 1952
		2. 2001	Date Source Palm Spring	s Life; Los Angeles	Γimes; Architect	tural Record
			Architect Clark & Frey / C	hambers, Robson a	nd Frey, Albert	
3			Architect Source Palm Sp	rings Life; Los Ang	eles Times; Arch	nitectural Reco
		6 10	Builder			
			Original Owner Cham	bers, Robson and I	łelen	
		- 1	Other Owner(s)			
THE WAY						
10		**	Historic Name Chamb	ers Residence		
			Common Name			
			Chambers Residence			
RESOURCE INFORMATION Original Use Single-fan	N nily residence	Stories	L			
Current Use		Tract/Neig	hborhood Warm San	ds Park		
	2. Single family property	Located in a				
			A 1 1			
Architectural Style	Aid-century Modern		Additional Style			
CHARACTER DEFINING FE						
One configuration with sim	ple geometric forms					
Horizontal massing						
	eaves and corrugated metal soffit					
	sually with little or no decorative d	etailing				
Asbestos cement exterior w						
	e floor-to-ceiling fixed windows and	l sliding doors				
Corrugated metal roof scree	ens					
Integrated carport						
CENEDAL ALTERATIONS		CUC	OM ALTEDATIONS			
GENERAL ALTERATIONS		Not f	COM ALTERATIONS ully visible from public righ			Chambers;
			wall cladding replaced; car			

PREVIOUS SURVEY EVALUAT	<u>rion</u>			
City Historic Resources Data	abase HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register		California Register	Local 5S3
Period of Significance	1952	Criterion	C/3/4, 5	
Context Architectural Style	es & Local Practitioners	<u> </u>		
Theme Post-World War I	I Modernism			
Sub-theme Mid-century	y Modern			
Period of Significance		Criterion		
Context		<u>'</u>		
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Statement of Significance				
interior and exterior space, an	residence. It exhibits quality of design with distinced integrated carport.		J	
Notes/Additional Information	on			
population, coinciding with th and developers the opportunit trends. These conditions and t "Palm Springs Modernism" or residence. Robson Cole Chamb of Architecture, and was awar Pendleton in Oceanside. From	e post-World War II years and the rise of the car cule peak of Modernism's popularity. This created a dity to explore and develop a wide range of architect the architects' talents led to the development of an "The Palm Springs School." This house was design bers, AIA, was born in Los Angeles and raised in Barded the AIA Medal when he graduated in 1941. Du 1941 to 1946, Chambers worked as a draftsman for Palm Springs office. In 1952, Chambers became a process.	lemand for both n cural types and ide exceptional group ed by Robson Cha nning. He earned ring WWII, Chambor Hunt & Chambor	nass-produced and cust eas, sometimes influenc p of Modern buildings w ambers, in collaboration his B.Arch from the Uni bers was in the U.S. Mar ers in Pasadena. In 1946	com housing that afforded architects and by sophisticated global design which later came to be identified as a with Albert Frey, as his own iversity of Southern California School rine Corps and helped design Camp 6, he began working for John Porter

Assessor Parcel Number Additional APNs	2016 Status Code 5S3			
505164003				
Address 1545 Direction N Prefix St	reet Wawona Suffix Rd			
Location Southwest corner N Wawona and W Via Sol; 1543 N Wawona or	n map			
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor 1937 Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Original Owner Foy, Bryan			
	Other Owner(s)			
	Stolle, Carl; Gardiner, Charlotte			
	Historic Name La Casa Rotunda Common Name			
	La Casa Rotunda			
RESOURCE INFORMATION Original Use Multi-family residence Storie	s 1			
Current Use Multi-family residence Tract/	Neighborhood Chino Canyon Mesa			
Resource Attribute HP3. Multiple family property Locate	d in a District? District			
Architectural Style Spanish Colonial Revival Additional Style				
CHARACTER DEFINING FEATURES				
Symmetrical façade				
C-shaped plan around central patio and pool, and horizontal massing				
Shed roof with clay barrel tiles				
Plaster veneered exterior walls forming wide, uninterrupted expanses				
Steel-sash casement windows with divided lights				
Round arched opening (primary) at corner				
	CUSTOM ALTERATIONS			
No major alterations				

PREVIOUS SURVEY EVALUAT					
City Historic Resources Data	ibase	IRI Code	2003 Sta	tus Code	
HSPB No.					
2016 EVALUATION	Nationa	al Register	California	Register	Local 5S3
Period of Significance	1937	Cr	riterion A/1/3		
Context Palm Springs betw	ween the Wars (1919-1941)				
Theme Multi-family Resid	dential Development between the Wa	ars (1919-1941)			
Sub-theme					
Period of Significance		Cr	riterion		
Context			Iterion		
Theme					
Sub-theme					
Period of Significance		Cr	riterion		
Context					
Theme					
Sub-theme					
Statement of Significance					
examples are rare.					
Notes/Additional Information					
courtyard apartments, and two "housekeeping apartments" w the presence of kitchens or kit predominant architectural sty duplex. There is some evidence	opment in Palm Springs between the o-story apartment buildings. In most here renters could rent by the day, we chenettes and a lack of common congle associated with multi-family residue that it was built by Warner Brother Mesa. It was owned through 1941 by	cases, these multi-fam yeek, month, or season gregating areas and/or ential buildings in Palr s producer Bryan Foy	nily configurations was they were also dis recreational amen on Springs from this as there is a brief n	vere listed as "apartm tinguished from hotel ities. Spanish Colonial period. This property nention in the Desert S	ent-hotels" with l/resort accommodations by l Revival was the was constructed in 1937 as a Sun that Foy was building a

Assessor Parcel Number Additional APNs	2016 Status Code IS ICS			
Address Direction Prefix Stree	et Suffix			
Location North of Murray Canyon, South of Tahquitz Canyon				
2016 FIELD PHOTO	CONSTRUCTION INFORMATION			
	Date from Tax Assessor Pre-histori Date from Research			
	Date Source			
	Architect			
	Architect Source			
	Builder			
	Original Owner			
	Other Owner(s)			
	Historic Name Andreas Canyon			
	Common Name Andreas Canyon			
RESOURCE INFORMATION Original Use Other Stories				
Current Use Other Tract/No	eighborhood			
	n a District? District			
Architectural Style	Additional Style			
	·			
CHARACTER DEFINING FEATURES				
GENERAL ALTERATIONS CU	JSTOM ALTERATIONS			
	AND A SALE MANAGEMENT OF THE SALE MANAGEMENT			

		2016 Status Code 1S	1CS
PREVIOUS SURVEY EVALUATION			
City Historic Resources Database	HRI Code	2003 Status Code	
HSPB No.			
2016 EVALUATION	National Register 1S	California Register 103	Local
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Sub theme			
Period of Significance		Criterion	
Context			
Theme			
Sub-theme			
Statement of Significance			
Designated, did not re-evaluate (NR-73000422).			
Notes/Additional Information			

Assessor Parcel Number Additional APNs	2016 Status Code 1S 1CS
Address Direction Prefix Str	reet Suffix
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor Pre-histori Date from Research Date Source Architect
	Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name
	Tahquitz Canyon S Neighborhood d in a District? Additional Style
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

		<u>2016 :</u>	Status Code 1S	1CS	
PREVIOUS SURVEY EVALUATION					
City Historic Resources Database	HRI Code		2003 Status Code		
HSPB No.					
2016 EVALUATION	National Register	1S	California Register	1CS	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-evaluated (NR-720)					
Notes/Additional Information					

Assessor Parcel Number Additional APNs	2016 Status Code 5S3
Address Direction Prefix St	reet Suffix
Location SE corner of Tahquitz Canyon and Farrell Drives; Airport Center	Drive between El Placer Road and Avenid
2016 FIELD PHOTO SE corner of Tahquitz Canyon and Farrell Drives; Airport Center 2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor c. 1945 Date from Research Date Source Architect Architect Source Builder Original Owner Other Owner(s)
RESOURCE INFORMATION Original Use Military Storie	Historic Name Common Name Tie Downs
Current Use Other Tract,	Neighborhood
Resource Attribute HP34. Military property Locate	d in a District? District
Architectural Style	Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

PREVIOUS SURVEY EVALUATION			_	
City Historic Resources Database	HRI Code		2003 Status Code	
HSPB No.				
2016 EVALUATION	National Register		California Register	Local 5S3
Period of Significance c. 1945		Criterion	A/1/3	
Context Palm Springs during World War II (193	39-1945)			
Theme The War Effort in Palm Springs (1939-	1945)			
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Period of Significance		Criterion		
Context				
Theme				
Sub-theme				
Sub-theme				
Statement of Significance The aircraft tie downs are significant for their associated as a significant for the significant for th				
Notes/Additional Information				
In 1939 the Army Corps of Engineers selected Palm chosen site was east of the village on Cahuilla land, Pearl Harbor, the airfield was taken over by the Air half mile from the original site. The Palm Springs A facilities and overseas combat theaters. To dispers taxiways were built in the surrounding area. A survemain in the general vicinity.	and was leased by the city and Transport Command and a nev ir Base's principal mission was e aircraft away from the field in	subleased to the value of the deployment of the deployment of the deployment of the the deployment of	e Federal government. In e A-frame terminal building a It of aircraft from U.S. manu attack, circular concrete pa	arly 1942, following the attack on and two runways was completed a afacturing plants to training arking pads or "tie downs" and

Assessor Parcel Number Additional APNs	2016 Status Code 6L
Address Direction Prefix Str	reet Suffix
Location	
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tay Assessed 1025 Date from Research 1026
RESOURCE INFORMATION Original Use Other Stories	Date from Tax Assessor 1935 Date from Research 1936 Date Source Desert Sun, 11/17/1936 Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Inspiration Point Common Name Inspiration Point
	Neighborhood
Resource Attribute HP39. Other Located Architectural Style	d in a District? District Additional Style
CHARACTER DEFINING FEATURES	
GENERAL ALTERATIONS	CUSTOM ALTERATIONS

	2016 Status Code 6L
PREVIOUS SURVEY EVALUATION	
City Historic Resources Database Yes HRI Code	2003 Status Code
HSPB No.	
2016 EVALUATION National Register	California Register Local 6L
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 Retail & Entertainment Development	
Period of Significance	Criterion
Context	
Theme	
Sub-theme Sub-theme	
Period of Significance	Criterion
Context	
Theme	
Sub-theme	
Statement of Significance	
This property was re-evaluated during the 2015 survey as part of an update to the Resource Database). It is significant as an early recreational facility directly related consideration in the local planning process.	
Notes/Additional Information	
Inspiration Point is a lookout area on Mount San Jacinto. Inspiration Point "offers a neighboring mountains and the Coachella Valley." It was completed as part of road November 17, 1936)	an unequaled view from the 5400-foot elevation of the San Jacinto and improvements offering amenities to sight-seeing motorists. (Desert Sun,

Assessor Parcel Number Additional APNs	2016 Status Code	1CL
Address Direction Prefix Location	Street	Suffix
2016 FIELD PHOTO	CONSTRUCTION INFORMATION Date from Tax Assessor Date Source Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Common Name The Original Palm Springs	Date from Research Date from Research
RESOURCE INFORMATION Original Use Other Current Use Other	Stories Tract/Neighborhood	
Resource Attribute HP39. Other Architectural Style	Located in a District? District Additional Style	
CHARACTER DEFINING FEATURES		
GENERAL ALTERATIONS	CUSTOM ALTERATIONS	

		2016 Status Code		1CL	
PREVIOUS SURVEY EVALUATION					
City Historic Resources Database	HRI Code	2003 Status (Code		
HSPB No.					
2016 EVALUATION	National Register	California Reg	ister 1CL	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					
Designated, did not re-evaluate (California Po	int of Interest).				

Address Direction Prefix Street Suffix Location Santa Catalina Road west of Indian Canyon 2016 FIELD PHOTO 2016 FIELD PHOTO Date from Tax Assessor Date from Research c. 1935 Date Source Steve Vaught Architect Architect Source Ruilder Original Owner Other Owner(s) Historic Name Racquet Club Calony Gates Common Name Racquet Club Calony Gates Corrent Use Teact Feature Tract Resture Corrent Use Teact Resture Indicates Additional Style HARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES CUSTOM ALTERATIONS CUSTOM ALTERATIONS CUSTOM ALTERATIONS CUSTOM ALTERATIONS	Assessor Parcel Number Additional APNs		2016 Status Code		6L
Construction Information Date from Research C 1935					
2016 FIELD PHOTO CONSTRUCTION INFORMATION Date from Tax Assessor Date from Research c 1935 Date Source Steve Vaught Architect Source Builder Original Owner Other Owner(s) Historic Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Current Use Tract feature Tract/Neighborhood Racquet Club Colony Resource Attribute PP46. Walls/gates/fences Docated in a District CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES	Address Direction Prefix	Stree	t	Suffix	
Date from Tax Assessor Date from Research c 1935 Date Source Steve Vaught Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Current Use Tract Reature Tract Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Located in a District? District Additional Style CHARACTER DEFINING FEATURES	Location Santa Catalina Road west of Indian Canyon				
Date Source Steve Vaught Architect Architect Source Builder Original Owner Other Owner(s) Historic Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Stories Stories Tract Jeature Tract/Neighborhood Resource Attribute HP46. Walls/gates/fonces Architectural Style CHARACTER DEFINING FEATURES Date Source Steve Vaught Architect Builder Original Owner Other Owner(s) Historic Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates District Additional Style CHARACTER DEFINING FEATURES	2016 FIELD PHOTO		CONSTRUCTION INFORMATION		
Architect Source Builder Original Owner Other Owner(s) Historic Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Current Use Tract feature Tract/Neighborhood Racquet Club Colony Resource Attribute IIP46. Walls/gates/fences Located in a District? District Additional Style CHARACTER DEFINING FEATURES			Date from Tax Assessor	Date from Research	c. 1935
Architect Source Builder Original Owner Other Owner(s) Historic Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Current Use Tract feature Tract, Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Additional Style CHARACTER DEFINING FEATURES	The same of the sa	200	Date Source Steve Vaught		
Architect Source Builder Original Owner Other Owner(s) Historic Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Current Use Tract feature Tract, Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Additional Style CHARACTER DEFINING FEATURES			Architect		
Builder Original Owner Other Owner(s) Historic Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Current Use Tract feature Tract/Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Located in a District? District CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES	25				
Original Owner Other Owner(s) Historic Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Stories Current Use Tract feature Tract/Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Located in a District? District Architectural Style Additional Style CHARACTER DEFINING FEATURES			Architect Source		
Other Owner(s) Historic Name Racquet Club Colony Gates Common Name Racquet Club Colony Gates Racquet Club Colony Gates Stories Current Use Tract feature Tract/Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Located in a District? District Architectural Style Additional Style CHARACTER DEFINING FEATURES			Builder		
RESOURCE INFORMATION Original Use Tract feature Tract feature Tract feature Tract feature Tract/Neighborhood Resource Attribute IIP46. Walls/gates/fences Additional Style CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES			Original Owner		
RESOURCE INFORMATION Original Use Tract feature Stories Current Use Tract feature Tract/Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Located in a District? District Architectural Style Additional Style CHARACTER DEFINING FEATURES			Other Owner(s)		
RESOURCE INFORMATION Original Use Tract feature Stories Current Use Tract feature Tract/Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Located in a District? District Architectural Style Additional Style CHARACTER DEFINING FEATURES					
RESOURCE INFORMATION Original Use Tract feature Stories Current Use Tract feature Tract/Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Located in a District? District Architectural Style Additional Style CHARACTER DEFINING FEATURES	A STATE OF THE STA		Historic Name Racquet Club Co	lony Gates	
RESOURCE INFORMATION Original Use Tract feature Stories Current Use Tract feature Tract/Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Located in a District? District CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES					
Original Use Tract feature Stories Current Use Tract feature Tract/Neighborhood Racquet Club Colony Resource Attribute HP46. Walls/gates/fences Located in a District? District Architectural Style Additional Style CHARACTER DEFINING FEATURES			Racquet Club Colony Gates		
Current Use	RESOURCE INFORMATION				
Resource Attribute HP46. Walls/gates/fences Located in a District? District Architectural Style Additional Style CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES	Original Use Tract feature	Stories			
Architectural Style CHARACTER DEFINING FEATURES CHARACTER DEFINING FEATURES	Current Use Tract feature	Tract/Ne	ighborhood Racquet Club Colon	у	
CHARACTER DEFINING FEATURES	Resource Attribute HP46. Walls/gates/fences	Located in	a District? District		
	Architectural Style		Additional Style		
GENERAL ALTERATIONS CUSTOM ALTERATIONS	CHARACTER DEFINING FEATURES				
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	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 c. 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	l-1941)	
2 1 2 60 10		,
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Period of Significance	Criterion	
Context		
Theme		
Sub-theme		
Statement of Significance		
The entry gates warrant special consideration in local planning as an extant trac prominent Southern California developer Walter N. Marks.	t feature associated with the Racquet Club Colony, a 1930s	development by
Notes/Additional Information		
The masonry walls and pillars near the intersection of W. Santa Catalina Road an Racquet Club Colony. The first residential subdivisions were recorded in the ear existing village and the resorts. In the 1920s, business tycoons, industrialists, an desert and began to transform Palm Springs into an international resort. While through the 1920s, other wealthy residents and seasonal visitors started building resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebed to house and entertain them. The popularity of Palm Springs with the Depression than in most other cities in the United States, and new subdivision development Club Colony, which was developed beginning in 1935 on a forty acre tract locate Walter N. Marks of Beverly Hills, who was heavily involved in Southern Californiand one of the original founding members of the Racquet Club. Shortly after the in a grid. The main thoroughfare was Santa Catalina Road and Marks had this or Drive.	dy 1920s on tracts largely concentrated on land immediated of other wealthy businessmen, along with the Hollywood elethe movie stars primarily stayed at the resort hotels when very a carchitect-designed estates and drawing increased attentivatives made it their winter weekend getaway, and more deven-proof movie industry surely provided more economic starts are sumed in earnest in the mid-1930s. This property is located directly to the north of the Racquet Club. The developer of its real estate development for decades. Marks was also an a club's opening, Marks purchased the property to the north	ly surrounding the ite, discovered the visiting Palm Springs ion to the growing velopment sprang up ability for real estate ated in the Racquet of the tract was avid tennis player and laid out streets