

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is 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.

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GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3S

3S

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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 II Palm Springs (1945-1969)

Theme

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

Sub-theme

Single-family Residential Development (1945-1969)

Period of Significance

1968

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

Kings Point is significant as an example of post-World War II multi-family residential development, representing condo development in a resort location; and as an excellent example of Mid-century Modern residential architecture designed by prominent architect William Krisel.

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.

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RESOURCE INFORMATION

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Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1961

Criterion

A/1/3

Context

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

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1961

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 Mid-century Modern commercial architecture designed by the prominent architectural firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including its rectangular massing, flat roof, and plaster and concrete block wall panels.

Notes/Additional Information

Originally completed in 1961, the Mid-century Modern style Clubhouse located at 1100 E. Murray Canyon Drive was V-shaped in plan with an expressive triangle-shaped porte-cochère at its center. The design was a precursor to the similar Palm Springs Airport Terminal. The building also featured large, abstract stone murals crafted by a local stonemason. Large expanses of glass took advantage of the golf course and mountain vistas. Initially, due to its remote location, Canyon Country Club had a difficult time attracting members. However, a partnership with the Palm Springs Racquet Club helped boost its popularity and draw celebrities and politicians. Famous people associated with the club include Walt Disney, who purchased properties along the second hole of the course and donated a copper fountain to the club, erected between the ninth and eighteenth holes. In 1963, the course became the location of the annual Frank Sinatra Invitational golf tournament. That same year the public south course was opened. Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

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Period of Significance

Criterion

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Theme

Sub-theme

Period of Significance

Criterion

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Statement of Significance

Designated, did not re-evaluate (HSPB-35).

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Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

Porch added to primary façade; loading dock and door added to primary façade

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Local

Period of Significance

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Sub-theme

Period of Significance

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Statement of Significance

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Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

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2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of 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 Information

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 Ocotillo. (Sources include Palm Springs News, Desert Sun, City Directories; via Steve Vaught)

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Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

One-story configuration

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

GENERAL ALTERATIONS

No major alterations

CUSTOM ALTERATIONS

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California Register

Local

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Criterion

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Statement of Significance

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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 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).

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RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
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District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Addition to primary facade, Extensively altered, Windows replaced - all

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

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Sub-theme

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Criterion

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CUSTOM ALTERATIONS

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GENERAL ALTERATIONS

CUSTOM ALTERATIONS

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6Z

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PREVIOUS SURVEY EVALUATION

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2016 EVALUATION

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6Z

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GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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2016 EVALUATION

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CHARACTER DEFINING FEATURES

Gable roof with clay barrel tiles

GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

Not visible from public right-of-way

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California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in 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 508292013 Additional APNs [] 2016 Status Code 6Z 6Z 6Z
Address 252 Direction E Prefix [] Street Ocotillo Suffix Ave
Location []

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1935 Date from Research 1933
Date Source []
Architect Purcell, William G. with Bailey, James Van Evera
Architect Source []
Builder []
Original Owner Purcell, William Grey
Other Owner(s) []
[]
Historic Name []
Common Name
Purcell Residence
[]

RESOURCE INFORMATION

Original Use Single-family residence Stories 1
Current Use Single-family residence Tract/Neighborhood Palos Verdes Tract
Resource Attribute HP2. Single family property Located in a District? District []
Architectural Style Other Additional Style []

CHARACTER DEFINING FEATURES

[]
[]
[]
[]
[]
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[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

Substantially altered

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). 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 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). 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 evolved into the 1930s, when Purcell moved to the desert area for health reasons.

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It has been substantially altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as a distinctive example of Mid-century Modern commercial architecture by noted architect Robert Ricciardi. It features quality of design and distinctive details, including the prominent radial folded plate roof with 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 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." Robert Ricciardi (b. 1935) was born in Los Angeles in 1935. He studied architecture at UC Berkeley, receiving his degree in 1959. He received his architect's license in 1962.

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Listed as 266 W Overlook on the City Historic Resources Database; correct address is 226 W Overlook.

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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. This address did not exist historically; it should be 226 W Overlook Road.

Notes/Additional Information

This address was erroneously listed in the City Historic Resources Database. This address did not exist historically; it should be 226 W Overlook Road.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. The King Camp Gillette Estate was composed of three houses on a property that now comprises five parcels. These buildings were constructed c. 1923-1925, and are located at 277 W. Crestview Road (main house), 233 W. Crestview Road (guest house), and 324 Overlook (guest house?). These houses all appear on the same parcel on the 1929 and 1962 Sanborn maps. The parcels were subdivided in the early 2000s, and two new homes (constructed 2004 and 2007) are now situated between 233 W Crestview Dr and 277 W Crestview Dr.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

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

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of post-World War II residential tract development. However, this property has been substantially altered and therefore does not appear eligible for designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated 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 residential architecture designed by prominent Palm Springs architect Albert Frey. It exhibits quality of design and distinctive features including its stack bond concrete block construction, flat roof with wide overhanging eaves, and prominent exterior chimney.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School."

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent local architect Hugh Kaptur, and was determined eligible for listing in the National Register of Historic Places in the 2003 survey. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is required to complete the evaluation.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." 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. In some sources there are later additions to this property attributed to Albert Frey; however, according to the project list in Joseph Rosa, Albert Frey, Architect, Frey did two unrealized guest house projects at this address in 1967 and 1983.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of Mid-century Modern residential architecture designed by architect Hugh Kaptur, with alterations by Albert Frey. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is required to complete the evaluation.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

1S

1CS

5S1

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

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

Notes/Additional Information

Assessor Parcel Number Additional APNs

2016 Status Code

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

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

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

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 accent walls; exterior floating stairs and cantilevered balconies with metal balustrades; flush doors

GENERAL ALTERATIONS

No major alterations

CUSTOM ALTERATIONS

Windows may have been replaced

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property 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/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. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Grouping of four buildings around central parking lot and pool area; rectangular plans; gable-on-hip roofs with overhanging boxed eaves; A-frame porte cochere; exterior stairs and cantilevered balconies with decorative metal balustrades; flush wood doors; cement plaster veneer; diagonal wood plank siding

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as a good example of a Tiki-style, post-World War II hotel, reflecting the growth of the tourism industry in the postwar era. It exhibits quality of design with distinctive features including the prominent A-frame porte-cochere, flared ridge beam and rakes, stone veneer, and Polynesian-themed decorative details.

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

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Two buildings flanking central garden patio and pool; one-story massing; rectangular plans; flat roofs with parapets and clay barrel tile coping; shed roofs with clay barrel tiles; clay pipe attic vents; masonry walls with weeping mortar

GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

Not fully visible from public right-of-way; perforated concrete block screen wall added across primary façade

2016 Status Code

		7R
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PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 7R

Period of Significance

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

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II commercial development; however, it is not fully visible from the public right-of-way and therefore additional information about its integrity is required to complete the evaluation.

Notes/Additional Information

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

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

1952

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

1952

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of post-World War II hotel development, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road. Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Expressive rooflines

Large expanses of plate glass

Rectangular plan; one story massing; gable roof with wide boxed eaves and rakes; exaggerated boomerang-shaped rakes; porte-cochere supported on angled stone walls; stone veneer exterior walls

GENERAL ALTERATIONS

Door (primary) replaced, Windows replaced - all

CUSTOM ALTERATIONS

Storefront system may have been replaced

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

The King's Highway Restaurant is significant as an excellent example of Googie commercial architecture by the noted firm Armét & Davis, who helped popularize the style in the post-World War II era. Googie is a unique form of roadside architecture that made dynamic use of a variety of building materials, structural forms, and spectacular signage. The building exhibits quality of design with distinctive features of the style, including the eye-catching gable roof with exaggerated boomerang-shaped rakes, expansive glass walls, and stone veneer exterior walls.

Notes/Additional Information

This evaluation is for the restaurant only. The historic address is 727 E. Palm Canyon. This restaurant is an extended version of the first Denny's prototype developed by the architectural firm Armét & Davis. Denny's was founded in 1953 in Lakewood, California. It was originally called Danny's Donuts before the name was changed to Denny's in the late 1950s. Armét and Davis' early designs for Danny's were adapted into the first Denny's prototype in 1958, cementing their reputation as premiere coffee shop architects. They developed a second prototype featuring a folded plate roof in 1965. (Source: Alan Hess) Louis L. Armét, AIA, moved to Los Angeles from St. Louis when he was 13. After graduating from Los Angeles High School and Loyola University, he attended architecture school at the University of Southern California, graduating with a B.Arch. in 1939. Armét worked for the Navy Department of Design at Pearl Harbor from May 1941 to February 1943, designing warehouses and buildings for ship repair, and worked from 1943 to 1946 for the Seabees. Armét became a licensed architect in 1946. He met Eldon C. Davis while the two of them were working at the architecture firm of Spaulding and Rex. They founded Armét & Davis in 1947. They worked together until 1972 designing churches, banks, bowling alleys, schools, and more.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Demolished

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The 1947 Biltmore Hotel has been demolished.

Notes/Additional Information

DEMOLISHED. This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, the 1947 hotel on the property has been demolished. Therefore, it does not appear eligible for listing in the National Register of Historic Places, the California Register, or as a Class 1 historic site.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

7R

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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 Springs (1945-1969)

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1952

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated 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 a post-World War II commercial hotel; and it is the work of prominent architect William F. Cody. However, it recently underwent a substantial renovation and expansion. The property is not visible from the public right-of-way, and the extent of alterations is unknown; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. 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 residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3S

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

2016 EVALUATION

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1956

Criterion

A/1/3

Context

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

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1956

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a prominent post-World War II commercial development, and was the first project by the Alexander Construction Company in Palm Springs. It reflects the continued importance of tourism in the city and the rapid expansion in the postwar era. The Ocotillo Lodge is an excellent and prominent example of Mid-century Modern resort architecture by the noted architectural firm of Palmer & Krisel, with landscape design by Garrett Eckbo. It has a distinctive plan with a main building and bungalows clustered around a central garden court and swimming pool. It exhibits quality of design and distinctive features, including a prominent porte-cochere on the main building, patterned and scored concrete block walls, and flanking wings with ribbon windows.

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 Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

Street Marker

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

8

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

Designated, did not re-evaluate (HSPB-8).

Assessor Parcel Number **Additional APNs** **2016 Status Code** 5S1
Address 123 **Direction** N **Prefix** **Street** Palm Canyon **Suffix** Dr
Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1909 **Date from Research**
Date Source
Architect Alterations: Cody, William F. (1945)
Architect Source
Builder
Original Owner Coffman, Nellie
Other Owner(s)
Historic Name The Desert Inn
Common Name The Desert Inn

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 1967

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-17 and California Point of Historical Interest).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Complex of buildings fronting on Palm Canyon and Indian Canyon; varied massing; landscaped central courtyard connected to street by pedestrian passages; exterior walls finished in cement plaster; angled, floating staircase and elevated planter in courtyard; two-story semicircular window bay in courtyard; balconies with angled parapets; plaster wall panels

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

2S

1CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

51

2016 EVALUATION

National Register

2S

California Register

1CS

Local

5S3

Period of Significance

1948-1955

Criterion

A/1/3

Context

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

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1948-1955

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Early Modernism

Sub-theme

International Style

Period of Significance

Criterion

Context

Theme

Sub-theme

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.

Notes/Additional Information

From the National Register nomination: Town & Country Center was listed on the National Register under Criterion A for its association with Palm Springs' development into an international resort destination and its growth into a modern city, and under Criterion C for its design. The Town & Country Center is an excellent example of International style in southern California, and an important early mixed use development. The property is also noteworthy for its pedestrian friendly open-air courtyard between Palm Canyon and Indian Canyon Drives. Town & Country Center clearly reflects the collaborative work of two distinguished architects, A. Quincy Jones and Paul R. Williams, and an additional building later added by a third master architect, Donald Wexler. Based upon the original drawings of the Town & Country Center, master architects Clark & Frey collaborated with Jones & Williams on the design of the specialty store and department store commercial spaces fronting North Palm Canyon Drive. The period of significance is 1948 to 1955, reflecting the construction of the first four buildings until the completion of the center as designed. The success of the Town & Country Center was due largely to its pedestrian-friendly scale. Jones & Williams designed the complex as a series of distinct volumes and planes, solids and voids, with a dynamic use of space. It attracted high profile commercial tenants. The Town & Country Center is an example of the successful courtyard shopping experience developed throughout Palm Springs. It is the only extant Mid-century Modern example in the City. The Town & Country Center is HSPB-51 but was not designated.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-9).

Notes/Additional Information

Carl Gustav Lykken, a mining engineer from North Dakota, knew Cornelia White from her teaching days and later in Mexico, where he worked as a surveyor. He fled the Mexican Revolution with the White sisters and at their suggestion settled in Palm Springs in 1913. With a partner, J.H. Bartlett, Lykken purchased David Blanchard's general store and in 1914 moved the operation to a new building across Main Street, a simple frame building at what is now 180 North Palm Canyon Drive (HSPB-9). Originally called Lykken and Bartlett, the store became known as Lykken's Department and Hardware Store after Lykken became the sole operator. For many years the store housed the town's post office, telegraph service, and only telephone, with an extension to the Desert Inn.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

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

Designated, did not re-evaluate (HSPB-11).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Decorative elements added, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Wall cladding replaced, Windows replaced - all

CUSTOM ALTERATIONS

Storefronts and windows replaced and openings altered; covered walkway and deck removed

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development along Palm Canyon Drive. However, it has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

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

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
[]

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Asymmetrical façade

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

CUSTOM ALTERATIONS

Rear buildings are not fully visible from the public right-of-way

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The two commercial buildings on the parcel have been substantially altered and therefore do not appear eligible for historic designation. The two Spanish Colonial Revival residences at the rear of the parcel represent rare pre-World War II residential properties located in the heart of what became the commercial center.

Notes/Additional Information

This property contains four buildings, two commercial buildings on Palm Canyon Drive and two two-unit bungalows behind. The northern commercial building (286-290 N. Palm Canyon) was constructed before 1929 in the Pueblo Revival style and housed the Desert Camera Shop. It was substantially altered after 1946 with a second story addition, new windows and doors, and the elimination of its Pueblo Revival style detailing. The southern commercial building and the two bungalows behind are not shown in the 1929 Sanborn. Based on visual observation, they appear to have been constructed in the 1930s. The southern commercial building (280-282 N. Palm Canyon) is a utilitarian building with a rectangular plan and a flat roof with parapet. The windows and doors have been replaced, and the clay barrel tile parapet coping has been removed. The two bungalows at the rear of the property are in the Spanish Colonial Revival style with gable roofs, clay barrel tile roofing, and cement plaster exterior wall finish.

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

[Empty text input field]

[Empty text input field]

[Empty text input field]

[Empty text input field]

[Empty text input field]

[Empty text input field]

[Empty text input field]

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[Empty text input field]

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[Empty text input field]

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

[Empty text input field]

[Empty text input field]

2016 Status Code

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a pre-World War II commercial development along Palm Canyon Drive. However, this property has been significantly altered and therefore does not appear eligible for designation.

Notes/Additional Information

Assessor Parcel Number **Additional APNs**

2016 Status Code

Address **Direction** **Prefix** **Street** **Suffix**

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor **Date from Research**

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use **Stories**

Current Use **Tract/Neighborhood**

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

Architectural Style **Additional Style**

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a pre-World War II commercial development along Palm Canyon Drive. However, this property has been 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 winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be appropriate for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-31).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code 5S3

Address 360 **Direction** N **Prefix** **Street** Palm Canyon **Suffix** Dr

Location 360-366 N Palm Canyon Dr

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor **Date from Research** 1946

Date Source Desert Sun 11/8/1946

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name Las Casuelas; Three Sixty North Bar & Restaurant

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**

CHARACTER DEFINING FEATURES

Two-story configuration with simple geometric forms

Horizontal massing

Flat roof

Unadorned wall surfaces with little decorative detailing

Plaster and brick used as exterior wall panels

Flush-mounted metal frame fixed windows

Rectangular plan; two story massing; asymmetrical composition; brick veneer piers and wall; overhanging second story with cement plaster veneer, vertical strip windows, and vertical wood battens; recessed entrance with staircase to second story

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

Storefronts replaced; wood frame awning with clay barrel tile roof added to primary facade

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as a good example of a Mid-century Modern commercial building. It exhibits quality of design with distinctive features including its overhanging second story with vertical strip windows and vertical wood battens.

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.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-26).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code 5S3

Address 376
 Direction N
 Prefix
Street Palm Canyon
 Suffix Dr

Location 376-380 N Palm Canyon Dr

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

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 The Harlow Building

Common Name The Harlow Building

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

Windows replaced - all

CUSTOM ALTERATIONS

Display windows enlarged and replaced

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of pre-World War II commercial development along Palm Canyon Drive; many commercial buildings from this period have been altered or demolished. Although it has been altered, the building retains character-defining features of its original design, including its symmetrical composition, central arched opening, plaster walls, and pent roof with clay barrel tiles.

Notes/Additional Information

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number
Additional APNs
2016 Status Code 5S3

Address 401 **Direction** N **Prefix** **Street** Palm Canyon **Suffix** Dr

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1945 **Date from Research**

Date Source

Architect

Architect Source

Builder

Original Owner Hoffman, Michael S. and Sheila I; Acme Electrical

Other Owner(s)

Historic Name

Common Name Spectrum; Acme Electrical

RESOURCE INFORMATION

Original Use Commercial **Stories** 1

Current Use Commercial **Tract/Neighborhood**

Resource Attribute HP6. 1-3 story commercial building Located in a District? **District**

Architectural Style Mid-century Modern **Additional Style**

CHARACTER DEFINING FEATURES

One 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 **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an intact example of a Mid-century Modern, post-World War II commercial building. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with cantilevered canopy, slumpstone walls, and bowed storefront.

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.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Demolished

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Addition to primary facade, Chimney added, Door (primary) replaced,
 Extensively altered, Porch altered or enclosed, Wall cladding replaced,
 Windows replaced - all

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development along Palm Canyon Drive. However, it has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

This evaluation comprises 415-419 N Palm Canyon as these two addresses are now combined as Hamburger Mary's Bar and Grille.

Assessor Parcel Number Additional APNs

2016 Status Code

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a pre-World War II commercial development along Palm Canyon Drive. However, this property has been 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 winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be appropriate for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 1930s commercial development when the commercial center began to expand to the north and additional businesses were established to serve the growing population in the nearby residential neighborhoods.

Notes/Additional Information

In the years following World War I, Palm Springs was transformed into an exclusive winter resort. Commercial development during this period was focused along Palm Canyon Drive and included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number Additional APNs 2016 Status Code 7R

Address 445 Direction N Prefix Street Palm Canyon Suffix Dr

Location

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 INFORMATION

Original Use Single family property Stories 1

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

Addition to primary facade, Door (primary) replaced, Roof cladding replaced (incompatible material), Windows replaced - all

CUSTOM ALTERATIONS

Not fully visible from public right-of-way due to addition to front façade

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II commercial development along Palm Canyon Drive. The original 1930 building appears to be present on the site in aerial photographs; however, it is not fully visible from the public right-of-way and therefore additional information is needed to complete the evaluation.

Notes/Additional Information

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Throughout the inter-war years Palm Canyon Drive (until 1930, Main Avenue) remained the primary commercial thoroughfare in Palm Springs, growing north and, to a lesser degree, south from the village's historic center at Tahquitz Canyon Way (formerly Spring Street). In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number Additional APNs 2016 Status Code 5S3

Address 457 Direction N Prefix Street Palm Canyon Suffix Dr

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research 1947

Date Source Desert Sun, March 28, 1947

Architect

Architect Source

Builder Rubin, I.

Original Owner

Other Owner(s)

Historic Name Palm Springs Arcade

Common Name Galleria

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 Regency Revival Additional Style

CHARACTER DEFINING FEATURES

Symmetrical façade

Low-pitched gable roof

Painted concrete masonry construction

Rectangular plan; two-story massing; recessed second story balcony; shallow pilasters framing façade; exaggerated entrance (primary) with marble surround; bay windows; wood drop siding at balcony; decorative wrought iron; steel casement windows; neoclassical architraves and hoods; stone planters

GENERAL ALTERATIONS

No major alterations

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of a Regency Revival-style commercial arcade building. It exhibits quality of design with distinctive features including its symmetrical façade, exaggerated entrance with marble surround, second-story balcony with decorative wrought ironwork, bay windows, and framing pilasters.

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. The Regency Revival style incorporates elements of Neoclassical and French Empire design with influences of the Modern Movement. The style is characterized by symmetrical, largely blank primary façades; exaggerated entrances, and eccentrically detailed, unconventionally proportioned Classical columns and ornamentation.

Assessor Parcel Number: 513082034

Additional APNs: []

2016 Status Code: [6Z] [6Z] [6Z]

Address: 463 Direction: N Prefix: [] Street: Palm Canyon Suffix: Dr

Location: []

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

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

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: Other Additional Style: []

CHARACTER DEFINING FEATURES

[]

[]

[]

[]

[]

[]

[]

[]

[]

[]

GENERAL ALTERATIONS

Addition to primary facade, Balcony added, Decorative elements added, Door (primary) replaced, Extensively altered, Wall cladding replaced, Windows replaced - all

CUSTOM ALTERATIONS

Completely altered with addition of superimposed arcades and tower to primary facade

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development along Palm Canyon Drive. However, it has been substantially altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number 513082002
 Additional APNs
 2016 Status Code 5S1
 Address 483 Direction N Prefix Street Palm Canyon Suffix Dr
 Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1921 Date from Research
 Date Source
 Architect
 Architect Source
 Builder
 Original Owner Peppers, Dr. C.H.
 Other Owner(s)
 Historic Name
 Common Name
 Dr. C.H. Peppers and Dr. Smith Building

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

Multiple empty text input boxes for character defining features.

GENERAL ALTERATIONS

Empty text input box for general alterations.

CUSTOM ALTERATIONS

Empty text input box for custom alterations.

2016 Status Code

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

Designated, did not re-evaluate (HSPB-29A).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

7R

HSPB No.

58

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-58).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of post-World War II commercial development, 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

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

12

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-12).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 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. 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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of 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/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 Williams designed a number of prominent Modern buildings in the city, including the first iteration of the Palm Springs Aerial Tramway (with Clark and Frey, 1949), the master plan (1955) and several buildings at Palm Springs High School, and Palm Springs City Hall (with Clark, Frey and Chambers, 1955). After Harry's death in 1957, the brothers continued in practice as Williams and Williams.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The building has been substantially altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number **Additional APNs** **2016 Status Code**
Address **Direction** **Prefix** **Street** **Suffix**
Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor **Date from Research**
Date Source
Architect
Architect Source
Builder
Original Owner
Other Owner(s)

Historic Name
Common Name

RESOURCE INFORMATION

Original Use **Stories**
Current Use **Tract/Neighborhood**
Resource Attribute **Located in a District?** **District**
Architectural Style **Additional Style**

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Demolished

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Demolished

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Demolished. This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, the commercial plaza on the property has been demolished. Therefore, it does not appear eligible for listing in the National Register of Historic Places, the California Register, or as a Class 1 historic site.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as a good example of a Mid-century Modern commercial building designed by prominent architect William Krisel. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging folded canopy, scored concrete masonry 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 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. William Krisel, AIA, 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, AIA. 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, motels, 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 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.

Assessor Parcel Number **Additional APNs**

2016 Status Code

Address **Direction** **Prefix** **Street** **Suffix**

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor **Date from Research**

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use **Stories**

Current Use **Tract/Neighborhood**

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

Architectural Style **Additional Style**

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an early utility building, serving as the Palm Springs Gas Company and the Southern California Gas Company starting in the 1930s. Although there have been some alterations, it still conveys its historic significance as the 1930s gas company building.

Notes/Additional Information

1534 N Palm Canyon Drive is listed in the City Historic Resources Database as "Palm Springs Gas Company." The parcel that comprised what is referred to as the "Southern California Gas Company" in the 1962 Sanborn contained four one-story buildings fronting N Palm Canyon; these four buildings are now on four separate parcels. This evaluation is for 1534 N Palm Canyon, which appears in historic photographs as the gas company building. In the 1939-1952 City Directories this property is listed as the Southern California Gas Company.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Door (primary) replaced, Windows replaced - all

CUSTOM ALTERATIONS

This property originally housed a 1930s bungalow court, the remnants of the 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.

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II multi-family residential development, reflecting an important period of growth and transition. However, the bungalow court overall and the remaining bungalows have been altered; therefore the property does not appear eligible for historic designation.

Notes/Additional Information

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.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Expressive roofline

Abstract shape

Clear expression of materials, including wood, glass, and stone

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

GENERAL ALTERATIONS

No major alterations

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as a good example of a Googie-style, post-World War II commercial building. The building exhibits quality of design with distinctive features including the eye-catching roof with upswept, overhanging canopy.

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. Mirroring the trend in suburban, car-oriented districts of Los Angeles, restaurants and other commercial buildings along Highway 111 entering and leaving the center of Palm Springs were designed in the Googie style, a Modern style using boldly expressed structural elements and signs reflecting the scale of the automobile and meant to be noticeable through the windshields of passing cars.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of 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

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. Born in Dayton, Ohio, H. Roger Williams (1912-1990) was the son of Harry Williams, and a partner in the firms Williams, Williams & Williams from 1946-1957. Donald Wexler (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1946

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

1946

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

Statement of Significance

This property was re-evaluated 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 a post-World War II commercial development, reflecting the northward expansion of the commercial district along Palm Canyon Drive. It is a good example of Mid-century Modern commercial architecture, with expressed post-and-beam construction, angled projections, and modulated wall planes.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent local architects of the period. Earliest advertisements (1946) show this to be a commercial suite. It housed the Amy Nelson real estate office in the 1940s and 1950s. In 1954, Anthony Bros., Inc. established a Palm Springs office here. At the time, Anthony Bros. was the largest swimming pool contractor in Southern California.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of post-World War II hotel development, reflecting the growth of the tourism industry during the postwar era and the corresponding northward expansion of the city's commercial center.

Notes/Additional Information

The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of a post-World War II commercial development, reflecting the northward expansion of the commercial district along Palm Canyon Drive; and as good example of Mid-century Modern commercial architecture. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with overhanging canopies, and extensive glazing.

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.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The gas station has been attributed to William F. Cody; however, the William F. Cody papers housed at the Kennedy Library at Cal Poly San Luis Obispo cannot confirm this attribution. At the time of the survey, a detailed evaluation of the building was underway; this evaluation should be updated pending the conclusions of that report.

Notes/Additional Information

With the growing car culture in the postwar era, the construction of gas and service stations – particularly along major thoroughfares – became increasingly important. Palm Springs has a collection of postwar stations that were designed by prominent local architects. William F. Cody, FAIA, was born in Dayton, Ohio in 1916. He trained in progressive Modernism at the USC School of Architecture and graduated in 1942. Following his graduation Cody apprenticed at several California firms, moving to Palm Springs in 1946. In Palm Springs, 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. It is through these many projects that Cody is credited with the country club subdivision concept in the West. 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), L'Horizon Hotel (1952), Shamel Residence (1961), Abernathy Residence (1962), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center (1972-1975).

Assessor Parcel Number 504040001 Additional APNs 2016 Status Code 1S 1CS 5S1
Address 2901 Direction N Prefix Street Palm Canyon Suffix Dr
Location

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

RESOURCE INFORMATION

Original Use Commercial Stories 1
Current Use Commercial Tract/Neighborhood
Resource Attribute HP6. 1-3 story commercial building Located in a District? District
Architectural Style Mid-century Modern Additional Style

CHARACTER DEFINING FEATURES

[Empty text input area for character defining features]

GENERAL ALTERATIONS

[Empty text input area for general alterations]

CUSTOM ALTERATIONS

[Empty text input area for custom alterations]

2016 Status Code

1S

1CS

5S1

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code 5S3

Address
Direction S **Prefix**
Street 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**

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

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/Neighborhood** The Mesa

Resource Attribute HP39. Other Located 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

No major alterations

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as a remnant of the original gatehouse of Tahquitz Desert Estates, an important pre-World War II residential development in Palm Springs.

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 a remnant of the gatehouse of Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number 513092004 **Additional APNs** **2016 Status Code** 5S1

Address 100 **Direction** S **Prefix** **Street** Palm Canyon **Suffix** Dr

Location

2016 FIELD PHOTO



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

RESOURCE INFORMATION

Original Use Civic **Stories** 1

Current Use Civic **Tract/Neighborhood**

Resource Attribute HP13. Community center/social hall **Located in a District?** **District**

Architectural Style ADE **Additional Style**

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-3).

Notes/Additional Information

This property was erroneously listed on the Citywide Historic Resources Database at 100 N. Palm Canyon Drive. The correct address is 100 S. Palm Canyon Drive.

Assessor Parcel Number 513143009 Additional APNs [] 2016 Status Code [] [] 5S1
Address 101 Direction S Prefix [] Street Palm Canyon Suffix Dr
Location 101-121 S. Palm Canyon Dr

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1948/1952 Date from Research []
Date Source []
Architect Williams, Williams & Williams
Architect Source []
Builder []
Original Owner []
Other Owner(s) []
Historic Name []
Common Name
The Oasis Commercial Building

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 Mid-century Modern

CHARACTER DEFINING FEATURES

[]
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[]

GENERAL ALTERATIONS

[]

CUSTOM ALTERATIONS

[]

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

55

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-55).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-10).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

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 [] Street 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 INFORMATION

Original Use Commercial Stories []
Current Use [] Tract/Neighborhood Commercial Corridor
Resource Attribute HP6. 1-3 story commercial building Located in a District? District []
Architectural Style Mid-century Modern Additional Style []

CHARACTER DEFINING FEATURES

[]
[]
[]
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[]
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[]
[]

GENERAL ALTERATIONS

[]

CUSTOM ALTERATIONS

[]

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The Bullock's store on the property has been demolished.

Notes/Additional Information

In 1947, Bullock's, one of Los Angeles' fashionable department stores, moved out of its boutique at the Desert Inn and into a new building by Los Angeles architects Walter Wurdeman and Welton Becket, with landscape design by Ruth Shellhorn. It reflected the Late Moderne style the pair used the same year at Bullock's Pasadena to attract a stylish, suburban clientele. Bullock's was demolished in 1996.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development along Palm Canyon Drive. However, it has been substantially altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

186-198 South Palm Canyon Dr was constructed around the same time as La Plaza, but was not part of that development. Sam Maloof purchased the building in 1943, and he operated a department store at 186-190. In 1973, Maloof's son Gerry assumed management of the store, which was downsized to specialize in menswear. Tony's Menswear is currently located here. (PSTN pg 33 Photos)

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as a good example of a Mid-century Modern, post-World War II commercial building. The building exhibits quality of design with distinctive features including its horizontal massing, flat roof with curvilinear canopy, prominent angled pier, and extensive glazing.

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. Leo Baker and Sam Stewart acquired the property and demolished the house originally located here. They built a retail gift and liquor store called The Cantina.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Two-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves

Wood, glass, and stone used as exterior wall panels or accent materials

Flush-mounted metal frame fixed windows

Rectangular plan; flat canopies over sidewalk supported on slender metal posts; stone veneer at base and planters; wood lap siding at second story

GENERAL ALTERATIONS

No major alterations

CUSTOM ALTERATIONS

Storefronts may be altered

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern commercial building designed by prominent Palm Springs architect William F. Cody. The building exhibits quality of design with distinctive features including its horizontal massing, flat canopy supported on slender steel posts, extensive glazing, and use of wood and stone as exterior accent materials.

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. William F. Cody, FAIA, trained in progressive Modernism at the USC School of Architecture and graduated in 1942. During his time at USC, Cody worked with Cliff May. Following his graduation from USC, Cody apprenticed at several California firms, moving to Palm Springs in 1946. Cody was first employed as staff architect for the Desert Inn Hotel before setting out on his own to design the Del Marcos Hotel (1947). A subsequent project, the conversion of the 1936 Thunderbird Ranch to Thunderbird Country Club, led to design commissions for clubhouses at Tamarisk, Eldorado, Seven Lakes and seven other country clubs in the area. Cody's career included a wide variety of commercial and residential projects. Notable works in Palm Springs include the Spa Bath House (along with Wexler & Harrison and Phillip Koenig), and the adjacent Spa Hotel, the Perlberg Residence (1952), Shamel Residence (1961), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.

Assessor Parcel Number
Additional APNs
2016 Status Code 6Z

Address 201 **Direction** N **Prefix** **Street** Palm Canyon **Suffix** Dr

Location

<u>2016 FIELD PHOTO</u>	<u>CONSTRUCTION INFORMATION</u>
	Date from Tax Assessor <input type="text"/> Date from Research <input type="text"/>
	Date Source <input type="text"/>
	Architect <input type="text"/>
	Architect Source <input type="text"/>
	Builder <input type="text"/>
	Original Owner <input type="text"/>
	Other Owner(s) <input type="text"/>
	<input type="text"/>
	Historic Name <input type="text"/> Village Theater
	Common Name <input type="text"/>
	<input type="text"/>

RESOURCE INFORMATION
Original Use Commercial **Stories** N/A

Current Use Vacant **Tract/Neighborhood**

Resource Attribute HP6. 1-3 story commercial building Located in a District? **District**

Architectural Style **Additional Style**

CHARACTER DEFINING FEATURES

<input type="text"/>
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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

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number **Additional APNs** **2016 Status Code** 5S3
Address 219 **Direction** S **Prefix** **Street** Palm Canyon **Suffix** Dr
Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor **Date from Research**
Date Source
Architect Wright, Frank Lloyd, Jr.
Architect Source
Builder
Original Owner The Oasis Hotel
Other Owner(s)

Historic Name
Common Name The Oasis Hotel Dining Room

RESOURCE INFORMATION

Original Use Commercial **Stories**
Current Use Other **Tract/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

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Several interior features from the Oasis Hotel were relocated to the ACBCI Cultural museum and the Ice Cream shop at the Village Green Park. These features were not evaluated in the survey, as interiors are outside the scope of the project; however, the City could consider local designation.

Notes/Additional Information

The success of the Desert Inn inspired the development of two equally remarkable hotels in the 1920s and cemented the town's growing reputation as one of the country's premier luxury 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 McCallum family homestead. Pearl McCallum had in 1914 married Pasadena real estate mogul Austin G. McManus; as Palm Springs grew McManus encouraged and guided his wife as she evolved into an astute businesswoman, developing or subdividing the McCallum acreage piece by piece. But Pearl kept the McCallum homestead, and in 1923 the McManuses became the first patrons of Modern architecture in Palm Springs when they hired Lloyd Wright to design a 20-room hotel on the property and incorporate the family's adobe into the complex as a memorial to Pearl's father. The Oasis Hotel was the first of many innovative Modern concrete buildings in Palm Springs and is an original and significant example of Modern architecture in the United States. Author and historian Alan Hess has called the Oasis "one of the great neglected buildings of California architecture," and "one of the first defining statements about a Modern architecture in the desert."

Assessor Parcel Number 513153017 **Additional APNs** _____ **2016 Status Code** _____ 5S1

Address 221 **Direction** S **Prefix** _____ **Street** Palm Canyon **Suffix** Dr

Location _____

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1884; 1893 **Date from Research** _____

Date Source _____

Architect Cody, William F. (alteration - 1954)

Architect Source Cody Archives

Builder _____

Original Owner McCallum, John

Other Owner(s) Murray, Welwood; White, Cornelia

Historic Name _____

Common Name Village Green Heritage Center: Miss Cornelia's Little House; Murray Residence; McCallum Adobe

RESOURCE INFORMATION

Original Use Single-family residence **Stories** 1

Current Use Institutional **Tract/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

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

Statement of Significance

Designated, did not re-evaluate (HSPB-4 and HSPB-5).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-6).

Notes/Additional Information

Assessor Parcel Number	Additional APNs	2016 Status Code			5S1					
513204005	513204008									
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	Palm Springs Art Museum (current); Santa Fe Federal Savings and Loan (historic)		

RESOURCE INFORMATION

Original Use	Commercial	Stories	1
Current Use	Civic	Tract/Neighborhood	
Resource Attribute	HP6. 1-3 story commercial building	<input type="checkbox"/> Located in a District?	District <input type="checkbox"/>
Architectural Style	Mid-century Modern	Additional Style	

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

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CUSTOM ALTERATIONS

--

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-54).

Notes/Additional Information

Assessor Parcel Number 513203013 **Additional APNs** **2016 Status Code** 5S1
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 J.W. Robinsons Building; Robinson's Department Store

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**

CHARACTER DEFINING FEATURES

[Empty text entry boxes for character defining features]

GENERAL ALTERATIONS

[Empty text entry box for general alterations]

CUSTOM ALTERATIONS

[Empty text entry box for custom alterations]

2016 Status Code

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

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-84).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

California Register

3CS

Local

5S3

Period of Significance

1956

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

International 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.

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
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Decorative elements added, Windows replaced - all

CUSTOM ALTERATIONS

Some storefronts replaced; awnings added on primary façade

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of post-World War II commercial development along Palm Canyon Drive. However, it has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number 513213005
Additional APNs
2016 Status Code 5S1
Address 499 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 CHRD
Builder
Original Owner
Other Owner(s) JPMorgan Chase Bank National Association
Historic Name
Common Name Coachella Valley Savings & Loan No. 2; Chase Bank

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

CHARACTER DEFINING FEATURES

Empty text area for character defining features.

GENERAL ALTERATIONS

Empty text area for general alterations.

CUSTOM ALTERATIONS

Empty text area for custom alterations.

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-53).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1968

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Late Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an excellent example of a Late Modern commercial building designed by the prominent Palm Springs architectural firm of Kaptur-Lapham and Associates. The building exhibits quality of design with distinctive features including its bold geometric volume, low-pitched hipped roof with wide eave soffits and decorative fascia, tapered plaster piers, and recessed glass 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 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
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-52).

Notes/Additional Information

Assessor Parcel Number Additional APNs 2016 Status Code

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Demolished

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1954

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

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 a large-scale commercial development, reflecting the postwar expansion of the commercial center along Palm Canyon Drive; and as a good example of Mid-century Modern commercial architecture designed by the prominent firm of Wexler & Harrison. The building exhibits quality of design with distinctive features including its horizontal massing, overhanging precast channel slab roof, and extensive glazing. Wexler & Harrison employed a similar precast channel slab roof on several commercial projects in Palm Springs.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

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

1954

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

1954

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 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.

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, 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), Abernathy Residence (1962), and the L'Horizon Hotel (1952), St. Theresa's Catholic Church (1968), and the Palm Springs Library Center, (1972-1975). Cody was inducted into the College of Fellows of the AIA in 1965.

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

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The Cameron Center has been demolished.

Notes/Additional Information

A Desert Sun article about the Cameron Center notes that the "Beauty of design was coupled with simplicity of function by architect William F Cody, AIA, of Palm Springs." (Desert Sun, April 18, 1955) Construction began on December 6, 1955. There were a few mishaps along the way, and the doors of the first restaurant (The Huddle Springs, designed by William Cody) at the center opened over a year later on December 19, 1956.

Assessor Parcel Number 505243003 **Additional APNs** 505243006; 508292001 **2016 Status Code** 6Z 6Z 6Z

Address 1100 **Direction** S **Prefix** **Street** Palm Canyon **Suffix** Dr

Location

2016 FIELD PHOTO



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
Bigley's 76 Service Station

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 **Additional Style**

CHARACTER DEFINING FEATURES

Multiple empty text input boxes for character defining features.

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

Windows and doors infilled

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The property has been altered, and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Door (primary) replaced, Windows replaced - some

CUSTOM ALTERATIONS

Most windows replaced and some openings appear altered; security screen door and window grilles added

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II commercial development along Palm Canyon Drive. However, this property has been altered and therefore does not appear eligible for designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

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

Theme

Post-World War II Modernism

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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

553

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 553

Period of Significance

1965

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

1965

Criterion

C/3/4

Context

Architectural Styles & Local Practitioners

Theme

Post-World War 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 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. Mirroring the trend in suburban, car-oriented districts of Los Angeles, restaurants and other commercial buildings, particularly along Highway 111 entering and leaving the center of Palm Springs, were designed in the Googie style, a Modern style using boldly expressed structural elements and signs reflecting the scale of the automobile and meant to be noticeable through the windshields of passing cars.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

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

Statement of Significance

Designated, did not re-evaluate (HSPB-73).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3S

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1929

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1929

Criterion

C/3/4

Context

Architectural Styles & Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated 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 as an excellent example of Spanish Colonial Revival residential architecture. It exhibits quality of design with distinctive features including the board-formed concrete exterior walls, wood-sash casement windows, and second story belvedere.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. The house was constructed for Stephen H. Willard, an early Palm Springs artist. Willard was raised in Corona and learned photography in high school. After graduating in 1912 he made photographic trips through the Sierra Nevadas and the deserts of the Southwest. In 1922 he and his wife Beatrice settled in Palm Springs and opened a studio and gallery, and Willard continued his travels to photograph the Colorado and Mojave deserts. His photos were donated to the Palm Springs Desert Museum in 1999. The Willards lived in the house, with its sprawling plan, exterior staircase, and second-story wood balcony, until 1947. Patricia and Chester (Cactus Slim) Moorten lived in the house in the 1950s. The couple did the landscaping for many celebrity homes, as well as for the tram and Frontierland at Disneyland. The property is now the site of the Moorten Botanical Garden.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

5S3

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/3/5

Context

Architectural Styles & Local Practitioners

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; and as the work of prominent local builder Lee Miller.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. Robert Lee Miller was born in Hill, Texas in 1887. After serving in World War I, Miller was trained in civil engineering, but ultimately decided to become a carpenter. In 1931, Miller moved to Palm Springs, where he worked as a subcontractor, most often working for Alvah Hicks. Miller was a skilled woodworker, and designed many of the elaborated exposed wood detailed trusses in the city's early mansions. With no formal training, Miller studied the Spanish style by observing existing adobes and pattern books.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property 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 Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Two-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging eaves and cantilevered canopies

Wood screens and decorative panels

Unadorned wall surfaces with little decorative detailing

Wood, glass, plaster, stucco, concrete, steel, brick or stone used as exterior wall panels or accent materials

Plaster walls with stone accents

Flush-mounted metal frame sliding windows

Two buildings with C-shaped plans around interior garden court and pools; asymmetrical composition; wood box frames around windows; continuous belt course at second floor; entrance passages to court

GENERAL ALTERATIONS

Windows replaced - some

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

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

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

Sub-theme

Statement of Significance

This property is significant as a good example of Mid-century Modern, post-World War II multi-family residential architecture in Palm Springs, and as an early condominium conversion. It exhibits quality of design and distinctive features including its asymmetrical composition around a central garden court and pool, flat roof with wide overhanging eaves and cantilevered canopies, and decorative wood screens and panels.

Notes/Additional Information

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. In 1956 developer Roy Fey built the Desertaire Apartments, a 38-unit apartment building on S. Palm Canyon Drive. At a cost of \$420,000, the two C-shaped, Mid-century Modern style buildings created a patio with pools. Fey's original intent was to market the units with one-year leases; however, in 1957 he changed his mind and renamed the building "The Desert Skies Apartment Hotel." In 1963, Fey decided to convert the apartment building into co-operative apartments. When sales began in the summer of 1963, the price for one-bedroom units was \$14,495. In a 1980 interview, Roy Fey claimed he was "...the first person to introduce the concept of condominium building to the area by converting Desert Skies." This is a bit of an exaggeration as several other projects were built in 1960 specifically as condominiums, including the Royal Hawaiian Estates (1960, Wexler and Harrison; HSPB-73) at 1774 South Palm Canyon Drive. Palm Springs-based Claude A. Powell is best known for his Mission Revival-style Blessed Sacrament Catholic Church (1948) in Twentynine Palms. In 1940, Powell was an artist for an advertising agency in Los Angeles. By 1948, Powell was a draftsman in the office of H.W. Burns.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Palos Verdes Tract, which has a concentration of 1930s single-family residences. It was initially subdivided by Harriet Dowie Cody and Reta McDowie with Prescott T. Stevens as mortgage holder. Harriet Dowie Cody was the wife of architect Harold Bryant Cody. Harold Bryant Cody had respiratory ailments, so the couple moved to Palm Springs in 1916 for the favorable climate. In the 1920s, Harriet began to engage in profitable Palm Springs real estate deals and eventually used the money to build an inn, Casa Cody, at 175 South Cahuilla Road (HSPB-59).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

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Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

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

Door (primary) replaced, No major alterations

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

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Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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

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Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

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

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

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Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

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

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Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Addition to rear/side facade, Carport added, Decorative elements added, Door (primary) replaced, Extensively altered

CUSTOM ALTERATIONS

Large rear addition visible on primary façade; resulting alteration of roofline; decorative ceramic tile door surround added

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

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

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Demolished

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). 275 E Palo Verde was not found in the field; it appears that the original property identified on the City list has been demolished and the parcel combined with the neighboring property.

Notes/Additional Information

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Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

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Context

Theme

Sub-theme

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2016 Status Code

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Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and shed roofs with clay barrel tiles

Plaster veneered exterior walls

GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

Not fully visible from public right-of-way

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

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2016 Status Code

1S

1CS

5S1

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of Regency Revival residential architecture by noted designer James McNaughton. It exhibits quality of design and distinctive details including its domed entrance pavilion, vertically exaggerated entrance doors flanked by stylized, attenuated columns, and large, exaggerated lanterns.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. The Regency Revival style combines attenuated and exaggerated Neoclassical elements with the simple surfaces and flat roofs of the Modern movement. James McNaughton was an art director and set designer for early television programs in the 1950s, including Pulitzer Prize Playhouse and The United States Steel Hour. In the 1960s and 1970s he turned to residential design and designed a number of houses in Palm Springs, primarily in the then-fashionable Regency Revival style.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
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Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3S

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1959

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect William F. Cody, with alterations by Albert Frey. It exhibits quality of design and distinctive features including its horizontal massing, unadorned slumpstone wall surfaces, and recessed entrance atrium.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents 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 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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by architect Michael Black. It exhibits quality of design and distinctive features including its expressed post-and-beam construction, slumpstone screen walls, roof canopy supported on cantilevered beams, and entrance atrium.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents 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." Edna Root Shapiro was a San Francisco heiress, artist, and art collector. The residence at this address is attributed to William F. Cody according to a list in the Palm Springs Historical Society archives, but the finding aid for the Cody papers did not corroborate this information. According to Marvin Roos (correspondence with City staff March 23, 2015) the residence at 711 W. Panorama Road is the Edna Root Residence and the architect was Michael Black; this has been confirmed through other sources, including the MIT Library. Palm Springs-based architect Michael Allan Black, AIA, graduated from the USC School of Architecture in 1961. His work in Palm Springs included residential, commercial, and institutional buildings. Prominent commissions include the Moore Residence (1968), the Strube-Gibson Residence (1969), and the Ajalon Baptist Church (1969). In 1971, Black was appointed to the city's architectural advisory committee.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3S

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1940

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

1940

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 was re-evaluated 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.

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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. 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." Patrick McGrew lists this house as a speculative residence for John and Fannie Hamrock designed by John Porter Clark and constructed in 1940. Per Patrick McGrew, John and Fannie Hamrick, who owned and operated theaters in their home town of Seattle as well as in Tacoma, and Portland, began vacationing in Palm Springs beginning in the 1930s. In 1940, they purchased three lots in Little Tuscany Estates, including the site of their main residence at 875 W. Chino Canyon Road (HSPB-50). On the lot to the west, the Hamricks built and sold a speculative 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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is individually significant as an excellent example of post-World War II, Japanese-influenced Ranch style residential architecture. It exhibits quality of design and distinctive details including its wood entrance pergola with torii-style gateway, low-pitched gable-on-hip roof with flared ridge and open eaves, and carved wood ridge beams.

Notes/Additional Information

Deep Well Ranch Estates had its origins in the Deep Well Guest Ranch, opened in 1928 on a former working ranch and improved in 1930 with new hacienda-style buildings by Paul R. Williams. By 1951 residential subdivisions began to encroach on the surrounding area and William Grant, a local builder, purchased a significant portion of Deep Well Ranch and subdivided it for a custom home development that became Deep Well Ranch Estates. The 231-parcel development was subdivided in ten units between 1951 and 1955. Grant formed an architectural review committee for the development that included architects Cliff May and Phil Boyd. The ensuing long, low, one-story houses were a mixture of Spanish Colonial Revival, Ranch, and Mid-century Modern styles. Deep Well Ranch Estates attracted its share of prominent residents and significant architecture, including houses designed by Hugh Kaptur, Wexler & Harrison, and E. Stewart Williams. The Ranch house became one of the most popular styles of the post-World War II era. It was more conservative than other modern residential architecture of the period, often using decorative elements based on historical forms and capitalizing on the national fascination with the "Old West." The underlying philosophy of the Ranch house was informality, outdoor living, gracious entertaining, and natural materials, making it ideally suited to Palm Springs. Other stylistic elements, such as flared roof ridges, decorative chinoiserie-style fretwork screens, and double doors with over-scaled round escutcheons, resulted in Asian-inspired variations.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

553

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 553

Period of Significance

1941

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1941

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

The Influence of the Entertainment Industry (1919-1941)

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 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 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. Eddie Cantor (c. 1892-1964) was an American comedian, dancer, singer, actor, and songwriter known for hits including "Makin' Whoopee," "Yes! We Have No Bananas," and "If You Knew Susie." He wrote songs such as "Merrily We Roll Along," and served as the second president of the Screen Actors Guild (1933-1935). Cantor was awarded an honorary Academy Award in 1956 for his distinguished service in the film industry.

Assessor Parcel Number Additional APNs 2016 Status Code
Address Direction Prefix Street Suffix
Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research
Date Source
Architect
Architect Source
Builder
Original Owner
Other Owner(s)
Historic Name
Common Name

RESOURCE INFORMATION

Original Use Stories
Current Use Tract/Neighborhood
Resource Attribute Located in a District? District
Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Extensively altered, Wall cladding replaced, Windows replaced - all

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is an example of Mid-century Modern residential architecture by prominent local architect Albert Frey. However, it has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Demolished

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). Frey House I has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3S

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

2016 EVALUATION

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

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)

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 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. 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.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Hipped 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 windows replaced on main house, openings possibly altered, and veranda enclosed

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival architecture. However, the property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." The house was built by C.W. Clune in 1937 with landscaping done by Millard Wright and Desert Trees. In the 1940s, it became the residence of Herbert F. "Hib" Johnson, president of S.C. Johnson & Son, based in Racine, WI.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

7R

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1935

Criterion

B/2/2

Context

Architectural Styles & Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance**Criterion****Context****Theme****Sub-theme****Statement of Significance**

This property appears significant as an example of 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway. It may also be significant for its Spanish Colonial Revival architecture. However, it is not fully visible from the public right-of-way; therefore additional information is needed about its integrity to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here." This property was built by Western star Charles F. "Chuck" Morrison and his heiress wife, Lee Burroughs Morrison, and the house was a social center of Palm Springs society in the 1930s. Silent screen star Clara Bow and her husband Rex Bell stayed at the Morrison home in 1935. (via Steve Vaught)

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

1941

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1941

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 may be 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; and as the work of noted architect Charles O. Matcham. The property is not visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. 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
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of Mid-century Modern residential architecture designed by the prominent architectural firm Jones & Emmons. Although it is not fully visible from the public right-of-way, no major alterations are evident.

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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3S

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

5S3

HSPB No.

2016 EVALUATION

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1924

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

1924-1937

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Association with Important People

Sub-theme

Period of Significance

1924

Criterion

C/3/4

Context

Architectural Styles & Local Practitioners

Theme

Moorish Revival

Sub-theme

Statement of Significance

This property was re-evaluated 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/Additional Information

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.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an excellent example of Mid-century Modern residential architecture designed by San Diego architect Richard Wheeler, with an addition by Albert Frey. It exhibits quality of design and distinctive features including its circular organization around a central swimming pool, prominent porte-cochere, and perforated concrete block screen walls.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents 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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. 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. Los Angeles-based architect W.C. Pennell was a long-time associate of architect John C. Austin. By 1936, Pennell had established his own practice. He worked in the popular styles of the day from traditional styles in the 1920s to Spanish Colonial Revival and Art Deco during the 1930s.

Assessor Parcel Number 513193034 Additional APNs _____ 2016 Status Code _____ 7R

Address 486 Direction S Prefix _____ Street Patencio Suffix Rd

Location _____

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1925 Date from Research 1933

Date Source _____

Architect Neff, Wallace

Architect Source _____

Builder _____

Original Owner Bourne, Arthur Keeler

Other Owner(s) Bigelow, Upham; Fulton, Muriel; Balshe, Albert; Cain, Byron A.

Historic Name Bourne Residence

Common Name Ranchoa; Bourne Residence; Villa Patencio

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 _____ Additional Style _____

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Addition to primary facade, Addition to rear/side facade, Carport added, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Windows replaced - all

CUSTOM ALTERATIONS

Substantially altered; porte-cochere and multi-car carport added to primary facade; multiple additions at secondary facade; door (primary) replaced; all windows replaced

2016 Status Code

7R

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

7R

Period of Significance

1933

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

1933

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is a prominent example of pre-World War II residential development, 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 was designed by master architect Wallace Neff for Arthur K. Bourne, head of the Singer Sewing Machine Company. This property has been substantially altered and did not appear eligible for historic designation; however, it is currently undergoing rehabilitation and should be re-evaluated when the project is complete.

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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3S

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1968

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 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, AIA, 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, AIA. 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, motels, 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 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.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-86).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Demolished

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Originally built for comedian Robert Woolsey and designed by prominent Los Angeles architect Harley S. Bradley. During the early 1950s, the home was rented by the Bob Howard family. Howard was owner of the Howard Manor Hotel, formerly the Colonial House (presently Colony Palms). In 1956, the property was converted by Agnes Hubbard into a small hotel called Desert Paradise. In the 1990s, it became the gay resort, The Abbey Palm Springs. The property was demolished in the 2000s and replaced by a new multi-family complex. Historic address: 172 Prescott Drive SE. (via Steve Vaught)

Assessor Parcel Number Additional APNs

2016 Status Code

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). 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 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 Racquet Club Colony, which was developed beginning in 1935 on a forty acre tract located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills, who was heavily involved in Southern California real estate development for decades. Marks was also an avid tennis player and one of the original founding members of the Racquet Club. Shortly after the club's opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had this ornamental gateway constructed at the tract entrance just off Indian Canyon Drive. This residence was built by Marks for character actor and Racquet Club founding member Charles Butterworth. In 1950-1951, the house was rented to Academy Award-winning actress Jane Wyman. Puerta del Sol was originally known as La Puerta del Sol. (via Steve Vaught)

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of postwar civic development; and as an excellent example of Mid-century Modern institutional architecture designed by prominent architect Hugh Kaptur. It exhibits quality of design and distinctive features including its simple geometric volumes, horizontal massing, flat roof with cantilevered canopies, and brick veneer with in-and-out bond at corners.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. A Detroit native, Hugh Kaptur, AIA, attended Lawrence Technical College in Michigan, working toward a degree in engineering. After serving in the Marines during the Korean War, Kaptur moved to Palm Springs in 1954. He first worked briefly for Wexler & Harrison. Skilled at free-hand drawing, he made artist's renderings of buildings for Wexler, Albert Frey, and other local architects. Beginning in the late 1950s, during a period of rapid large-scale development in Palm Springs, Kaptur designed a number of notable post-and-beam houses and commercial projects that display his unique aesthetic.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO

CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Demolished

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

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

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database).The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number **Additional APNs**

2016 Status Code

Address **Direction** **Prefix** **Street** **Suffix**

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor **Date from Research**

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use **Stories**

Current Use **Tract/Neighborhood**

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

Architectural Style **Additional Style**

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

A large, roughly rectangular parcel with mobile home sites arranged on an irregular pattern of paved streets, surrounding a central community/recreation center and swimming pool.

GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

Clubhouse, library, workout facility, and pool not visible from public right-of-way

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

The Ramon Trailer Park is significant as the first comprehensively planned trailer park development in Palm Springs. It is an important early example of the influence of automobile tourism which had a particular significance in the resort community of Palm Springs, and at the time it was lauded as the finest trailer park on the Pacific Coast. It has distinctive design and planning characteristics, including the street pattern, landscape features, and other amenities for residents.

Notes/Additional Information

Trailer and mobile home parks were largely a post-World War II phenomenon, but they have their roots in prewar America. The growth in automobile ownership, combined with a post-World War I restlessness led to the rise of family "autocamping" trips as a popular pastime during the mid-1920s. Nationally, many citizens reacted to the trailer parks and courts as unsightly and argued they were occupied by people of questionable character. In Palm Springs, the travel trailer's early identity as a vacation vehicle and the city's popularity as a vacation destination were a natural match. Here, trailer parks were far from reviled, and instead the trend of autocamping was embraced from the earliest days of the small "Mom and Pop" parks through the later establishment of planned trailer parks. In 1936 the city established Ramon Trailer Park (1441 E. Ramon Avenue), which was the city's first comprehensively-designed trailer park development. It was touted as the "first modern stopping place for those that have their home on wheels," and regaled as the equal of the best trailer camps in the United States and "the finest one on the Pacific Coast." The Ramon Trailer Park was established by Jack Williams on two-and-one-half acres with 50 trailer lots. A Desert Sun ad from 1937 touts Ramon Trailer Park as the "most modern and up-to-date park on the Pacific Coast." In 1938, the Ramon Trailer Park was awarded "The Finest Trailer Park in Western America" by Travel Data, a national travel organization.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an excellent example of Mid-century Modern multi-family residential architecture. It exhibits quality of design and distinctive features including its expansive landscaping, clustered organization around central garden courts and pools, and expressed post-and-beam construction.

Notes/Additional Information

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Villa Riviera is a 6.5-acre development consisting of 30 units clustered in two circular patterns of ten buildings each with a swimming pool at the center of each "circle," and lushly landscaped grounds. An atrium is incorporated into the design of some of the two-bedroom/two-bath units.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Multiple buildings occupying a large campus bounded by E Ramon Road on the south, E Baristo Road on the north, S Pavilion Way on the west and S Farrell Drive on the east.

GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

All buildings are not visible from the public right-of-way; evaluation done using aerial photographs and Sanborn maps

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). Palm Springs High School is significant as an important example of both pre- and post-World War II institutional development, reflecting the city's periods of growth in the 1930s and in the postwar years; and for its association with a number of important architects including G. Stanley Wilson, Harry J. Williams, and Donald Wexler, and the firms of Williams, Williams and Williams; Clark, Frey and Chambers; and Wexler and Harrison.

Notes/Additional Information

Based on review of historic aerial photographs and the 1962 Sanborn map it appears that eight potentially significant buildings/features remain on the campus. These include the original classroom building (1938, G. Stanley Wilson); the cafeteria/home economics/library building (1947, Harry J. Williams, remodeled 1965 by Donald Wexler); the auditorium and music buildings (1956, Williams, Williams & Williams with Clark, Frey & Chambers); the steel classroom building (1957, Wexler & Harrison); the library (1958, Williams, Williams & Williams with Clark, Frey & Chambers); the stadium, field house, and lockers/showers building (1965, Donald Wexler); and a multi-purpose building (1967, Donald Wexler).

Assessor Parcel Number 502240008
 Additional APNs
2016 Status Code 3S 3CS 5S3

Address 2800 **Direction** E **Prefix** **Street** Ramon **Suffix** Rd

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor **Date from Research** 1968

Date Source

Architect Cody, William F.

Architect Source

Builder

Original Owner Roman Catholic Diocese of San Bernardino

Other Owner(s) Rev. Michael Nolan (Cody Archives)

Historic Name St. Theresa Catholic Church

Common Name St. Theresa Catholic Church

RESOURCE INFORMATION

Original Use Institutional **Stories** 1

Current Use Institutional **Tract/Neighborhood**

Resource Attribute HP16. Religious building Located in a District? **District**

Architectural Style Late Modern **Additional Style** Expressionist

CHARACTER DEFINING FEATURES

- Bold geomteric 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 wood brackets and beams
- 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 decorative perforated metal straps and elongated pulls

GENERAL ALTERATIONS

No major alterations

CUSTOM ALTERATIONS

2016 Status Code

3S

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1968

Criterion

A/1/3

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Late Modern/Expressionist

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 Late Modern/Expressionist institutional architecture designed by prominent architect William F. Cody. It exhibits quality of design and distinctive features including its concave battered perimeter wall, Gunite cladding, concave pyramidal roof and spire, and leaded stained glass windows.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. 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. Essentially cruciform in shape, the church is surrounded by a curved wall of solid Gunite. Cody designed all the main furnishings: pews, baptismal font, sanctuary furniture, and altar; artist Joe Maes of Laguna Beach worked with Cody to create the stained glass. (Source: Palm Springs Preservation Foundation, "The Architecture of William F. Cody: A Desert Retrospective")

Assessor Parcel Number Additional APNs 2016 Status Code 6L

Address Direction W Prefix Street Ramon Suffix Rd

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

Skyline Trail

RESOURCE INFORMATION

Original Use Other Stories

Current Use Other Tract/Neighborhood

Resource Attribute HP37. Highway/trail Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6L

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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

Statement of Significance

This property was re-evaluated 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 recreational trail, and may warrant special consideration in local planning.

Notes/Additional Information

Skyline Trail is a hiking trail that begins at W. Ramon Road that comprises a portion of the Cactus to Clouds Trail. It runs from Palm Springs to the San Jacinto Peak and reportedly has the greatest elevation gain of any trail in the United States.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

25

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-25).

Notes/Additional Information

Alternate historic addresses: 499 S Belardo Rd; 482 S Cahuilla Rd. The Historic Marker is incorrect in that the Ingleside Inn was opened in 1940 not 1939. Many stars and other notables stayed at the inn including opera star Lily Pons. Carrie Humphrey Birge, widow of George K. Birge, the wallpaper and Pierce-Arrow magnate, was the original owner of this property. (via Steve Vaught)

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Stone retaining/garden wall on driveway

GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

Not visible from public right-of-way

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs 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 is the residence of noted photographer/lecturer Fred Clatworthy and his family. The Clatworthy property originally included an old cabin from the pioneer days that was thought to have been one of the Carl Eytel cabins. The historic Tahquitz Ditch also passed along through the property. (Historic address: 698 W Ramon Rd) (via Steve Vaught)

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles

Brick veneered exterior walls forming wide, uninterrupted expanses

Upslope hillside property; detached garage at street level

GENERAL ALTERATIONS

Addition to rear/side facade, Unknown/not visible, Windows replaced - some

CUSTOM ALTERATIONS

Not fully visible from public right-of-way; garage door replaced

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is one of the first constructed in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924. This was one of the original homes built in Tahquitz Desert Estates. Original architect unknown. Prominent interior designer Tom Douglas owned the house from 1937, purchasing it from the Abbotts, the original owners. During his time, he personally redecorated and expanded it until it was declared by the Desert Sun to be one of the "showplaces" of Palm Springs. He owned it until 1943 when he sold it to Al Wertheimer. The house was featured in California Arts and Architecture in February 1939.

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is as an example 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway. The studio, which the Desert Sun states was personally designed by Goulding, burned in a fire in 1943. It was rebuilt, and what is there today is not the original structure.

Notes/Additional Information

This residence is the studio that was part of the Goulding property on Ridge Road. Aerials show that the main house at 1752 Ridge Road was extant as early as 1928. The original owner is unknown. Sources claim it was silent screen star Anita Stewart (Converse) but this has not been verified. Noted MGM director Edmund "Eddie" Goulding purchased the main house in 1936 and set about an expansion program. He engaged Davis Co. contractors to build the large swimming pool. He also purchased 15 additional lots surrounding the property and built a set of guest houses/studio on a total of five acres. The estate became a nucleus for members of the Hollywood community and it can be verified that such major figures as Greta Garbo, Marlene Dietrich, Loretta Young, Gary Cooper, Cole Porter, Cary Grant, Irving Thalberg & Norma Shearer, Clifton Webb, as well as notables such as Lady Chaytor and Lady Mendel, were entertained there during Goulding's ownership. In 1967, the estate was purchased by Jerry & Joanna Jakway who split the property into individual homes/homesites. The main house (1752) was purchased by L. Wallace Berinoff & J.J. Conti, who entertained such friends as Debbie Reynolds and Magda Gabor as well as adding a funicular that ran to/from the pool below. In 1975, when the house was again for sale, the Desert Sun wrote "Perhaps the hillside house will be just a distant memory of that heyday era when tinseltown flourished with spotlights and footprints in cement. But to Palm Springs and those few who are still living, the Goulding estate exudes a memory of romantic charisma never to be forgotten." (via Steve Vaught) The studio, which the Desert Sun states was personally designed by Goulding, burned in a fire in 1943. It was rebuilt, and what is there today is not the original structure.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property appears significant as an example 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway; and for its association with the Goulding estate, which became a nucleus for members of the Hollywood community visting Palm Springs. However, it is located on a private road and therefore additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

This residence is the main house of the Goulding property on Ridge Road. Aerials show that it was extant as early as 1928. The original owner is unknown. Sources claim it was silent screen star Anita Stewart (Converse) but this has not been verified. Noted MGM director Edmund "Eddie" Goulding purchased the main house in 1936 and set about an expansion program. He engaged Davis Co. contractors to build the large swimming pool. He also purchased 15 additional lots surrounding the property and built a set of guest houses/studio on a total of five acres. The estate became a nucleus for members of the Hollywood community and it can be verified that such major figures as Greta Garbo, Marlene Dietrich, Loretta Young, Gary Cooper, Cole Porter, Cary Grant, Irving Thalberg & Norma Shearer, Clifton Webb, as well as notables such as Lady Chaytor and Lady Mendel, were entertained there during Goulding's ownership. In 1967, the estate was purchased by Jerry & Joanna Jakway who split the property into individual homes/homesites. The main house (1752) was purchased by L. Wallace Berinoff & J.J. Conti, who entertained such friends as Debbie Reynolds and Magda Gabor as well as adding a funicular that ran to/from the pool below. In 1975, when the house was again for sale, the Desert Sun wrote "Perhaps the hillside house will be just a distant memory of that heyday era when tinseltown flourished with spotlights and footprints in cement. But to Palm Springs and those few who are still living, the Goulding estate exudes a memory of romantic charisma never to be forgotten." (via Steve Vaught)

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property appears significant as an example 1930s residential development, during a period that saw Palm Springs blossom as more celebrities made it their winter weekend getaway; and for its association with the Goulding estate, which became a nucleus for members of the Hollywood community visting Palm Springs. However, it is located on a private road and therefore additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

These residences are guests houses associated with the Goulding property on Ridge Road. Aerials show that the main house at 1752 Ridge Road was extant as early as 1928. The original owner is unknown. Sources claim it was silent screen star Anita Stewart (Converse) but this has not been verified. Noted MGM director Edmund "Eddie" Goulding purchased the main house in 1936 and set about an expansion program. He engaged Davis Co. contractors to build the large swimming pool. He also purchased 15 additional lots surrounding the property and built a set of guest houses/studio on a total of five acres. The estate became a nucleus for members of the Hollywood community and it can be verified that such major figures as Greta Garbo, Marlene Dietrich, Loretta Young, Gary Cooper, Cole Porter, Cary Grant, Irving Thalberg & Norma Shearer, Clifton Webb, as well as notables such as Lady Chaytor and Lady Mendel, were entertained there during Goulding's ownership. In 1967, the estate was purchased by Jerry & Joanna Jakway who split the property into individual homes/homesites. The main house (1752) was purchased by L. Wallace Berinoff & J.J. Conti, who entertained such friends as Debbie Reynolds and Magda Gabor as well as adding a funicular that ran to/from the pool below. In 1975, when the house was again for sale, the Desert Sun wrote "Perhaps the hillside house will be just a distant memory of that heyday era when tinseltown flourished with spotlights and footprints in cement. But to Palm Springs and those few who are still living, the Goulding estate exudes a memory of romantic charisma never to be forgotten." (via Steve Vaught)

Assessor Parcel Number 510160005 **Additional APNs** _____ **2016 Status Code** [] [] 7R

Address 2101 **Direction** [] **Prefix** [] **Street** Rim **Suffix** Rd []

Location _____

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1930 **Date from Research** []

Date Source _____

Architect _____

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/Neighborhood** Araby Tract

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

Architectural Style _____ **Additional Style** _____

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

Not fully visible from public right-of-way

2016 Status Code

		7R
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PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 7R

Period of Significance

1930

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

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 needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Araby tract. In 1925, H.W. Otis and Son, owners/sub-dividers began marketing and selling "Our Occidental Araby at Palm Springs." The 138-parcel tract of irregularly-shaped lots were intended for the development of a community that was "artistic and charming."

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

1S

1CS

5S3

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 Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as 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 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." The Palm Springs First Church of Christ Scientist used simplicity and modern technological materials composed not on a strict grid, but with oblique angles. For the desert climate, direct sunlight was moderated in the main auditorium with small garden courts to filter the light. Albert Frey, FAIA, is known as one of the founders of Desert Modernism. He worked with Le Corbusier in Paris in 1929 before immigrating to the United States. He worked first in New York, but after visiting Palm Springs in 1934 the Swiss-born architect determined to settle there. Though trained in European Modern ideas, he quickly adapted them to the desert conditions which appealed to him, arriving at a varied and original expression of Modernism. While exploring the potential of new materials such as corrugated steel, trusses made of thin pipe, and concrete block, Frey used them to adapt his designs to the desert climate, landscape, vegetation, and colors. Robson Cole Chambers was born in Los Angeles. He earned his B.Arch from the University of Southern California School of Architecture in 1941. In 1946, he began working for Clark & Frey at their Palm Springs office. In 1952, Chambers became a partner in the firm, at which time the firm became Clark, Frey and Chambers. Around that time, the firm took on its largest project, the Palm Springs City Hall (1952-1957). The project was done in collaboration with Williams, Williams & Williams. In 1956, Clark left Clark, Frey & Chambers left to focus on non-residential work; Frey & Chambers remained partners until 1966.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property 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 overhanging eaves and plaster fascia, and exterior wall panels and accent materials of brick, plaster, and vertical wood slats.

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." Stan Sackley graduated from USC with Bachelor of Architecture in 1961. In the early 1960s, prior to forming his own firm, Sackley partnered with Herman Charles Light, FAIA (1911-1971). Sackley was never licensed as an architect, but maintained a successful design firm in Palm Springs. He is best known for his Mid-century Modern speculative homes constructed along Caliente Drive. Although some sources associate him with apprenticeship at Taliesin, email exchanges with Taliesin West archivist Margo Stipe indicate Sackley does not appear on any official Taliesin apprentice lists. By June 1986, Sackley was retired from practice. James Hollowell was a Palm Springs attorney. He received his law degree from the University of North Carolina in 1953, and served with the Judge Advocate General's Corps in Stuttgart, Germany, where he prosecuted and defended Army personnel charged with military and civil crimes, until January 1957. Hollowell was admitted to the California Bar in January 1958, and opened his Palm Springs law office in 1959. Sackley and Hollowell received national press coverage when this residence was featured as a "Playboy Pad" in the April 1966 issue of Playboy. Sackley also designed an office building for Hollowell in 1970, located in the Las Palmas Business Historic District at 655 N. Palm Canyon Drive.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers 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, which was subdivided by local real estate agent John R. Chaffey (1934-36/1945). This property was the residence for silent screen star Dolores Del Rio. (Palm Springs News via Steve Vaught)

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers 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).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

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Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers 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).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, the property has been altered and therefore no longer appears eligible for designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the La Rambla tract, subdivided by local real estate agent John R. Chaffey (1934-36/1945).

Assessor Parcel Number 207243015
Additional APNs _____
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 **Stories** 1
Current Use Single-family residence **Tract/Neighborhood** Desert Sands Tract; Movie Colony East Neighborhood
Resource Attribute HP2. Single family property Located 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

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This address does not correspond to a current street address and the 1935 residence could not be located.

Notes/Additional Information

1250 E San Jacinto does not exist. Photograph is of 1260 E San Jacinto, which was constructed in 1953 and therefore does not appear to relate to the 1935 residence listed in the City Historic Resources Database.

Assessor Parcel Number	Additional APNs	2016 Status Code	<input type="text"/>	<input type="text"/>	<input type="text" value="7R"/>
<input type="text" value="507243012"/>	<input type="text"/>				
Address	<input type="text" value="1324"/>	Direction	<input type="text" value="E"/>	Prefix	<input type="text"/>
Street	<input type="text" value="San Jacinto"/>		Suffix	<input type="text" value="Way"/>	
Location	<input type="text"/>				

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor	<input type="text" value="1937"/>	Date from Research	<input type="text"/>
Date Source	<input type="text"/>		
Architect	<input type="text"/>		
Architect Source	<input type="text"/>		
Builder	<input type="text"/>		
Original Owner	<input type="text"/>		
Other Owner(s)	<input type="text"/>		
	<input type="text"/>		
Historic Name	<input type="text"/>		
Common Name	<input type="text"/>		
	<input type="text"/>		

RESOURCE INFORMATION

Original Use	<input type="text" value="Single-family residence"/>	Stories	<input type="text" value="1"/>
Current Use	<input type="text" value="Single-family residence"/>	Tract/Neighborhood	<input type="text" value="Desert Sands"/>
Resource Attribute	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	District <input type="text"/>
Architectural Style	<input type="text"/>	Additional Style	<input type="text"/>

CHARACTER DEFINING FEATURES

<input type="text"/>
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GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated 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 celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1958

Criterion

A/1/3

Context

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

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1958

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of 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/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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This address does not correspond to a current street address; it appears that the original property identified on the City list has been demolished..

Notes/Additional Information

2016 Status Code

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This address does not correspond to a current street address; it appears that the original property identified on the City list has been demolished.

Notes/Additional Information

2/12/2015 photo # 0649-0652 is 410 W San Rafael

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Decorative elements added, Door (primary) replaced, Extensively altered, Roof cladding replaced (incompatible material), Wall cladding replaced, Windows replaced - all

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

DI

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was nominated for local designation but was determined ineligible. It has been substantially altered, and therefore does not appear eligible for historic designation.

Notes/Additional Information

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property 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 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 Racquet Club Colony, which was developed beginning in 1935 on a forty acre tract located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills, who was heavily involved in Southern California real estate development for decades. Marks was also an avid tennis player and one of the original founding members of the Racquet Club. Shortly after the club's opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had this ornamental gateway constructed at the tract entrance just off Indian Canyon Drive.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

553

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 553

Period of Significance

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

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 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 rare example of Monterey Colonial Revival style residential architecture in Palm Springs. It exhibits quality of design and distinctive features including its low-pitched hipped and gable roofs, second story balcony, and wood 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 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. Katherine Romer named her home "Prin-Tro," which was designed by New York architect F. Nelson Breed with murals by noted New York muralist Daniel MacMorris. (via Steve Vaught) Franklin Nelson Breed, AIA, was born in Hartford, Connecticut in 1890. After he graduated from MIT in 1913, he worked as a draftsman in the offices of Putnam & Cox in Boston. Prior to establishing his own firm in 1922, he worked for Peabody, Wilson & Brown in New York. Breed's residential work was published in Architecture, Architect, Architectural Forum, and House and Garden. Notable works include the Riverside Yacht Club (1928) in Connecticut, the Douglas Burden Residence (1928) in Bedford, New York and the First Church of Christian Science (1953) in New Canaan, Connecticut.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, 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 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-in-law 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, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

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

1940

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

1940

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of 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 an excellent example of Spanish Colonial Revival style residential architecture designed by noted architect Charles O. Matcham. It exhibits quality of design and distinctive features including its low-pitched hipped roof with clay barrel tiles, hooded chimneys, plaster veneered walls, and steel sash casement windows.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs 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
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of Mid-century Modern multi-family residential planning and design. It exhibits quality of design and distinctive features including its corner setback with stylized classical pavilion, landscaped grounds with clipped hedges and olive trees, linear clusters of residential units facing landscaped promenades, raised unit entrances, and perforated concrete block screen walls.

Notes/Additional Information

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Villa Roma is composed of 62 attached homes, located on a parcel bordered by Avenida Granada on the north, alleys on the south and east, and Sierra Madre on the west. In this development the Mid-century Modern design of the units was contrasted with a classical open columned rotunda with statue and cypress trees at the northwest corner of the parcel. Villa Roma boasted putting greens, pool, Jacuzzi and cabana with showers, as well as the standard year-round maintenance plan. Little is known about the Garden Grove-based firm James Schuler & Associates. In 1964 the firm was responsible for the design of the Jolly Roger Apartments in Paramount, CA.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

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

Designated, did not re-evaluate (HSPB-42).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm Canyon Mesa (a.k.a. Tahquitz Desert Estates), a significant early development nestled in the foothills of the southern end of the city, developed by Edmond T. Fulford in 1924.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Asymmetrical façade

Irregular plan and horizontal massing

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 chimney on primary façade

GENERAL ALTERATIONS

Windows replaced - some

CUSTOM ALTERATIONS

Prominent window on primary façade replaced and opening altered

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). 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, due to alterations it does not appear eligible for historic designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert Ransom, a local realtor who had relocated from Los Angeles to Palm Springs in the early 1930s.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In 1936, Palm Highlands was developed by Robert Ransom, a local realtor who had relocated from Los Angeles to Palm Springs in the early 1930s.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The property has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

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

1967

Criterion

A/1/3

Context

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

Theme

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

Sub-theme

Period of Significance

1967

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

Statement of Significance

This property is significant as an example of post-World War multi-family residential development with planning and design features adapted to a hillside environment; and as a good example of Mid-century Modern residential architecture. It exhibits quality of design and distinctive planning features including its horizontal clusters of residential units terraced up the hillside to maximize views and privacy; lushly landscaped terraced gardens; and prominent hillside site.

Notes/Additional Information

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Tropic Hills Estates/Rimcrest was subdivided by Success Builders, Inc. a partnership between Orange County-based businessmen C.R. Wolven and Kenneth H. Slimmer; it was known by the name Rimcrest as early as 1967. By 1970, Rimcrest was being advertised as "luxurious penthouse condominiums with unsurpassed views of the quite desert." The 51-unit complex consisted of single-story stand-alone and attached homes in groups of one, two, three, and four units as could be clustered onto the rocky ledge. Two master floor plans were developed featuring 1,545 square feet of living space and 275 square feet of deck space. Units were either two-bedroom + den or three-bedroom/two bath. Each unit was terraced to provide maximum view corridors. A terraced stone water feature and swimming pool were centrally located in the complex amid lushly landscaped grounds with dozens of palm trees, a nod to the original name of the development. The original model home for the development, decorated by Arthur Elrod and Eva Gabor Interiors was located at 2110 Southridge Drive.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

1S

1CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

2016 EVALUATION

National Register

1S

California Register

1CS

Local

5S3

Period of Significance

1968

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Late Modern/Expressionist

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The Arthur Elrod House is significant as an excellent example of the Organic- and Expressionist-influenced Mid-century Modern architecture of master architect John Lautner. The Elrod House reflects the stage in Lautner's career during which he was an established and well-recognized architect, known for producing custom-designed residences. The Elrod House exemplifies Lautner's continued experimentation with geometric forms and innovative structural techniques in combination with the Organic principles he learned from Frank Lloyd Wright and his own emphasis on bold geometry, while pushing the boundaries of traditional architectural design and engineering. The Elrod House is exceptionally important as one of Lautner's most iconic and well-known works. It represents his mature style and mastery of concrete construction, and includes several signature design elements. In 2015, it was listed in the National Register of Historic Places as part of the Multiple Property Submission, "The Residential Architecture of John Lautner in Southern California."

Notes/Additional Information

In 1968, Lautner designed a home in Palm Springs for interior designer Arthur Elrod. The Elrod House has several similarities to other Lautner projects, including a difficult, sloping site, extensive use of concrete, prominent roof form, and connection of indoor and outdoor space. In this case, however, Lautner is responding to the desert climate and landscape. The concrete roof was designed to shield the occupants from the harsh desert sun, with a wide overhang and triangular cut-outs accommodating skylights that provide indirect light to the interior. Boulders found on the site are incorporated into the design, and the original floor-to-ceiling, zigzag curtain wall in the living room allowed for a connection with the outdoors. Known mostly for his Expressionistic residential designs, John Lautner, FAIA has been called one of the 20th century's most important American architects. Upon graduating from college, Lautner joined the first group of Taliesin Fellows, remaining an apprentice to Frank Lloyd Wright for six years. In 1937, he supervised the construction of two of Wright's projects, and two years later established his own practice in Los Angeles. His first solo project was a house for his own family, which architectural critic Henry-Russell Hitchcock called "the best house by an architect under 30 in the United States." Later Hitchcock remarked that "Lautner's work could stand comparison with that of his master." At the time of his death in 1994, the 83-year-old Lautner was still working on several large projects.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

1968

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 may be significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect Hugh Kaptur. However, it is located on a private street and is not fully visible from the public right-of-way. Therefore additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. 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." 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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

7R

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

3S

HSPB No.

2016 EVALUATION

National Register

California Register

Local

7R

Period of Significance

1964

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 may be significant as an excellent example of Mid-century Modern residential architecture designed by prominent architect William F. Cody. However, it is located on a private street and is not fully visible from the public right-of-way. Therefore additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. 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.

Assessor Parcel Number Additional APNs 2016 Status Code

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

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

Notes/Additional Information

Assessor Parcel Number	Additional APNs	2016 Status Code	<input type="text"/>	<input type="text"/>	7R				
510260028	<input type="text"/>								
Address	2466	Direction	<input type="checkbox"/>	Prefix	<input type="text"/>	Street	Southridge	Suffix	Dr
Location	<input type="text"/>								

2016 FIELD PHOTO**CONSTRUCTION INFORMATION**

Date from Tax Assessor	1980	Date from Research	<input type="text"/>
Date Source	<input type="text"/>		
Architect	Lautner, John		
Architect Source	Lautner MPS		
Builder	<input type="text"/>		
Original Owner	Hope, Bob and Dolores		
Other Owner(s)	<input type="text"/>		
Historic Name	Hope Residence (III)		
Common Name	Hope Residence (III)		

RESOURCE INFORMATION

Original Use	Single family property	Stories	1
Current Use	Single family property	Tract/Neighborhood	<input type="text"/>
Resource Attribute	HP2. Single family property	<input type="checkbox"/> Located in a District?	District <input type="text"/>
Architectural Style	Organic Architecture	Additional Style	<input type="text"/>

CHARACTER DEFINING FEATURES

<input type="text"/>
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GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

Not visible from the public right-of-way

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

Yes HRI Code 2003 Status Code HSPB No. **2016 EVALUATION**National Register California Register Local Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme Period of Significance Criterion Context Theme Sub-theme **Statement of Significance**

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

Notes/Additional Information

The Bob and Dolores Hope House (Palm Springs, originally designed in 1973 and completed in 1979) was one of the "long and frustrating" episodes in Lautner's career. The house was originally designed in 1973, but it wasn't completed until 1979, due to a fire, lawsuits, and redesign. Dolores Hope was taken with Lautner's design of the Elrod House, and she decided she wanted to work with the architect to design her own getaway and entertaining space in the desert. The Hope House is located in the foothills of Palm Springs, on a prominent site with expansive views of the Coachella Valley below. It was originally conceived as a biomorphic, volcanic form. The residence is perhaps Lautner's most visually striking, due in part to its prominent location and its resemblance to a space ship. When Bob Hope first saw the design in 1973, he remarked "at least when they come down from Mars, they'll know where to go." The Hope House was intended to be constructed of concrete, although cost concerns rendered the final house in steel and cement plaster. At the center of the design is an expansive courtyard with a 60-foot opening. Its organically derived spaces are organized to create an open, social area for receptions and parties, for which the house was primarily intended. The roof forms a canopy that shelters the house from the hot desert sun and creates a welcoming atmosphere. The house is more 23,000 square feet, making it Lautner's largest commission.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

		7R
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PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 7R

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated 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 Chino Canyon Mesa, which was developed by local realtor Rufus J. Chapman (1907-1970). The forty eight-parcel subdivision was developed in two phases during 1935-36. A third phase of the tract consisting of twelve parcels bordered by Chino Canyon Road to the north, Vista Chino to the South, and Via del Norte to the east was subdivided in 1945 by W.J. Reynolds and Charles J. Burket (who at one time served as Palm Springs School Board president).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Addition to rear/side facade, Door (primary) replaced, Extensively altered, Porch altered or enclosed, Wall cladding replaced, Windows replaced - all

CUSTOM ALTERATIONS

Substantially altered

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Chino Canyon Mesa, which was developed by local realtor Rufus J. Chapman (1907-1970). The forty eight-parcel subdivision was developed in two phases during 1935-36. A third phase of the tract consisting of twelve parcels bordered by Chino Canyon Road to the north, Vista Chino to the South, and Via del Norte to the east was subdivided in 1945 by W.J. Reynolds and Charles J. Burket (who at one time served as Palm Springs School Board president).

Assessor Parcel Number 505153006
Additional APNs _____
2016 Status Code 6Z 6Z 6Z
Address 388 **Direction** W **Prefix** _____ **Street** Stevens **Suffix** Rd
Location _____

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1937 **Date from Research** _____
Date Source _____
Architect Brewster & Benedict
Architect Source Desert Sun
Builder _____
Original Owner _____
Other Owner(s) Finchy, Katherine
Historic Name _____
Common Name Villa Palmera; Finchy Residence

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

GENERAL ALTERATIONS

Extensively altered

CUSTOM ALTERATIONS

Not fully visible from public right-of-way; however, a review of aerial photographs reveals that the courtyard has been infilled and there is substantial addition at the rear

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Chino Canyon Mesa, which was developed by local realtor Rufus J. Chapman (1907-1970). The forty eight-parcel subdivision was developed in two phases during 1935-36. A third phase of the tract consisting of twelve parcels bordered by Chino Canyon Road to the north, Vista Chino to the South, and Via del Norte to the east was subdivided in 1945 by W.J. Reynolds and Charles J. Burket (who at one time served as Palm Springs School Board president). 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. The Frances S. Stevens School (HSPB-7) was established on land and with funds donated by Prescott T. Stevens, in memory of his wife and her interest in education. The first two rooms were completed in 1927. Katherine Finchy, who arrived in Palm Springs in 1922, became the school's first administrator.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1937

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Association with Important People

Sub-theme

Period of Significance

1937

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Ranch

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). 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; and for its association with movie studio executive Harry Warner. It is also a good example of Ranch-style residential architecture, exhibiting quality of design and distinctive details including the sprawling plan, low-pitched roof with open eaves, divided light steel sash casement windows, and recessed entrance with molded architrave.

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 York* and *The Jazz Singer* (recognized as the first "talkie"). After Sam died in 1926, Harry became president of Warner Bros. When television began to cut into the film business in the 1950s, Warner gradually retired, dividing his time between Hollywood and New York. He died in 1958.

Assessor Parcel Number 501033001 **Additional APNs** **2016 Status Code** 5S1

Address 3100 **Direction** N **Prefix** **Street** 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 (2 of 7)

RESOURCE INFORMATION

Original Use Single-family residence **Stories** 1

Current Use Single-family residence **Tract/Neighborhood** Steel Houses development

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

Architectural Style Mid-century Modern **Additional Style**

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

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

Assessor Parcel Number Additional APNs 2016 Status Code 5S1

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

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

2016 Status Code

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

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

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

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II institutional development, and as an example of Brutalist architecture in Palm Springs by architect Robert Ricciardi. The building exhibits quality of design with distinctive features including its bold geometric volumes, rough textured concrete walls, and flat roof with overhanging canopy.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. Architect Robert Ricciardi, AIA, was born in Los Angeles in 1935. He studied architecture at UC Berkeley, receiving his degree in 1959. He received his architect's license in 1962. He worked for Welton Becket & Associates, Clarence Mayhew, and Donald Wexler before starting his own firm in 1963.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Extensively altered, Porch altered or enclosed, Windows replaced - all

CUSTOM ALTERATIONS

Substantially altered

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is 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

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, it is not representative of broad patterns of national, state, or local history, was not associated with a significant historical personage, does not appear to be an excellent example of its style or type, and due to substantial alterations, the property does not retain sufficient integrity to convey its historic significance. Therefore, it does not appear eligible for listing in the National Register of Historic Places, the California Register, or as a Class 1 historic site.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Flat roof with wide overhanging plaster eaves and cantilevered canopies with 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

Windows replaced - some

CUSTOM ALTERATIONS

Some storefronts have been replaced

2016 Status Code

553

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 553

Period of Significance

1959

Criterion

A/1/3

Context

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

Theme

Post-World War II Commercial Development (1945-1969)

Sub-theme

Period of Significance

1959

Criterion

C/3/4

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of post-World War II commercial development; and as a good example of a Mid-century Modern commercial architecture. It exhibits quality of design with distinctive features including its horizontal massing, simple geometric forms, unadorned brick wall surfaces and piers, and prominent cantilevered roof canopies with rounded fascias and standing seam metal cornice.

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, grocery stores, 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 and beyond to service new residential developments from the postwar era. 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 date and the architect of this building are unconfirmed; the 1962 Sanborn map did not include Sunrise Road, and a search in the Desert Sun did not provide any information.

2016 Status Code

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
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is not fully visible from the public right-of-way; however, it appears to have some alterations, it does not represent early development and it is not a noteworthy example of a style or type. Therefore, it does not appear eligible for designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs 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.

2016 Status Code

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as multi-family residential development by the Alexander Construction Company, and as a good example of Mid-century Modern multi-family residential architecture. It exhibits quality of design and distinctive features including its clusters of residential units grouped around a central rectangular garden court and pool; pronounced horizontal massing; and prominent A-frame porte-cochere.

Notes/Additional Information

As a result of increased demand for housing, post-World War II multi-family residential development in Palm Springs took a variety of forms including garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers. Desert Lanai represents the Alexanders' foray into the co-op apartment market. It was developed in at least three phases. Models included a two-bedroom/two deluxe baths and a one-bedroom-plus-den configuration. Like other co-op communities, Desert Lanai offered buyers a property that would be "maintained to perfection, whether you are here or not." The model apartment was located at 1707 E. Tachevah Road, at Sunrise Way.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3S

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

c. 1830

Criterion

A/1/3

Context

Early Development (1884-1918)

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

The Tahquitz Ditch is significant as an early 19th century irrigation canal with a direct association with the Cahuilla Indians who were the earliest inhabitants of the Coachella Valley. The Tahquitz Ditch was constructed by the Cahuilla as early as the 1830s.

Notes/Additional Information

The Cahuilla constructed the Tahquitz Ditch, a stone-lined canal that carried water for crops and human consumption from the mouth of Tahquitz Canyon to the village at Sec-he, possibly as early as the 1830s. When John Guthrie McCallum arrived in 1884, he expanded the Tahquitz Ditch, increasing its flow by tapping into one of the canyon's springs. McCallum began using water from the ditch to irrigate his ranch, and, as new settlers came, they availed themselves of the water provided by the Tahquitz Ditch. This became increasingly problematic for the Agua Caliente as settlers continued to arrive in Palm Springs. Although McCallum had significantly increased the output of the Tahquitz Ditch, its resources were far from enough to accommodate the influx of new settlement he hoped to generate. In 1887, after forming the Palm Valley Water Company, McCallum embarked on the creation of an extensive new canal that would carry water from the Whitewater River for over eight miles across the rugged desert until it reached the McCallum ranch. In 1911, the Tahquitz Ditch was completely repaired and stone-lined by the Indian Irrigation Service of the U.S. Department of the Interior. (Source: Steve Vaught, Sentinels in Stone)

Assessor Parcel Number [] Additional APNs [] 2016 Status Code [] [] [] 6L
Address [] Direction S Prefix [] Street Tahquitz 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 Rock Walls
Common Name
Rock Walls
[]

RESOURCE INFORMATION

Original Use Other [] Stories []
Current Use Other [] Tract/Neighborhood Tahquitz Park Estates
Resource Attribute HP46. Walls/gates/fences Located in a District? District []
Architectural Style [] Additional Style []

CHARACTER DEFINING FEATURES

[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]

GENERAL ALTERATIONS

[]

CUSTOM ALTERATIONS

[]

2016 Status Code

6L

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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

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

There are remnant rock walls throughout the Tennis Club neighborhood, as documented by Steve Vaught in his book "Sentinels in Stone." Walls and stone features dating from the 1920s and 1930s should be given special consideration in local planning.

Notes/Additional Information

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development 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 Information

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 513120011 Additional APNs 2016 Status Code [] [] 7R
Address 139 Direction S Prefix [] Street Tahquitz Suffix Dr
Location []

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1937 Date from Research []
Date Source []
Architect []
Architect Source []
Builder []
Original Owner Burnham, Daniel
Other Owner(s) Crocker, Francis
Historic Name Burnham Artists Colony
Common Name Villa Amalfi; Colony 29

RESOURCE INFORMATION

Original Use Single-family residence Stories 1
Current Use Commercial Tract/Neighborhood Tahquitz Park Estates
Resource Attribute HP2. Single family property Located in a District? District []
Architectural Style [] Additional Style []

CHARACTER DEFINING FEATURES

[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]

GENERAL ALTERATIONS

Unknown/not visible
[]

CUSTOM ALTERATIONS

Private road; not accessible or visible from public right-of-way
[]

2016 Status Code

7R

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R

HSPB No.

2016 EVALUATION

National Register

California Register

Local 7R

Period of Significance

1937-1969

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1937

Criterion

C/3/4

Context

Architectural Styles & Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated 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 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 Information

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

2016 Status Code

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

7R

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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 between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

1927

Criterion

C/3/4

Context

Architectural Styles & Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated 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 Information

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.

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of pre-World War II residential development 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.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Tahquitz Park tract. In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided Tahquitz Park (colloquially known as the Tennis Club neighborhood). McManus built a Mediterranean villa-inspired home, "The Pink House" at 281 S. Tahquitz Drive (demolished) that was a noted local landmark.

Assessor Parcel Number 513120016 **Additional APNs** **2016 Status Code** 7R

Address 147 **Direction** S **Prefix** **Street** 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 **Stories** 2

Current Use Single-family residence **Tract/Neighborhood** Tahquitz Park Estates

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

Architectural Style Spanish Colonial Revival **Additional Style**

CHARACTER DEFINING FEATURES

Empty text boxes for character defining features.

GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

Private road; not accessible or visible from public right-of-way

2016 Status Code

7R

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

7R; 3S

HSPB No.

2016 EVALUATION

National Register

California Register

Local 7R

Period of Significance

1929-1969

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

1929-1950

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

Association with Important People

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city; as the residence of Daniel Burnham; 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 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. The property is significant as Burnham's house through the 1950s when he sold the property to Francis Crocker.

Notes/Additional Information

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.

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Address does not correspond to a current street address. Nellie Coffman's residence was located on the property of the Desert Inn and was demolished. The residence of Coffman's son, George Roberson, is located at 383 W Tahquitz Canyon Parkway (now Le Valauris restaurant, HSPB-21).

Notes/Additional Information

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an excellent example of a Mid-century Modern, post-World War II commercial building designed by prominent architect Richard Harrison. The building exhibits quality of design with distinctive features including its horizontal massing, expressed post-and-beam construction, tapered plaster-clad columns, flat roof with cantilevered canopy, and exterior staircase.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. Commercial development during this period consisted of both infill development in the original commercial core, and the continued northward and southward expansion of the commercial district along Palm Canyon and Indian Canyon Drives. Many commercial buildings, ranging from small, single- or multi-tenant office and retail buildings to large department stores, were designed by prominent architects of the period. Architect Richard Arnett Harrison, AIA, was born in Los Angeles. He studied aeronautical engineering in the Navy, and went on to study architecture at the University of Southern California. Harrison worked for William F. Cody from July 1951 to February 1953, where he met his soon-to-be partner, Donald Wexler. Wexler and Harrison went on to build custom homes and several tract home developments in Palm Springs. They dissolved their partnership amicably by 1961, as Harrison preferred to concentrate on residential design and Wexler was interested in civic projects.

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property went through the local designation process, but was not designated at the request of the Agua Caliente. It was not re-evaluated as part of the 2015 survey project.

Notes/Additional Information

The cemetery dates from 1915. In the early 1980s a redesign of the cemetery with landscape and a new gate was commissioned by the Agua Caliente Tribals council. The new gate was dedicated in 1983.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II multi-family residential development; and as a good example of a Mid-century Modern courtyard type, with units oriented around a pool. It exhibits characteristic features of the style, including low-pitched shed roofs with wide overhanging eaves, 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 garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

	3CS	5S3
--	-----	-----

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

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 Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).

2016 Status Code

1S

1CS

5S1

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No. 33

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

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Original blue spandrel panels replaced; 1970 rear addition by E. Stewart Williams (per Sidney Williams, E. Stewart Williams, Architect)

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

1962

Criterion

A/1/3

Context

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

Theme

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

Sub-theme

Period of Significance

1962

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 a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect John Porter Clark, with 1970 addition by E. Stewart Williams. It exhibits quality of design and distinctive features including its horizontal massing, expressed post-and-beam construction, and walls of textured cast-in-place concrete and patterned concrete block.

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.

2016 Status Code

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

Statement of Significance

Designated, did not re-evaluate (HSPB-70).

Notes/Additional Information

2016 Status Code

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

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The original property identified on the City list has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

34

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-34).

Notes/Additional Information

The historic marker incorrectly states the date of construction and the name of the architect. The Willows is one of the most historically significant residences in the Coachella Valley and has been the setting for visits by world renowned figures in politics, science, the arts and business. The most famous visitor to The Willows was Dr. Albert Einstein who stayed there three times: 1931, 1932 and 1933. (via Steve Vaught)

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

		5S3
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PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1925

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Single-family Residential Development (1919-1929)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

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. The Willows and Bishop houses were built together as twin properties. Roland P. Bishop was a major Los Angeles business figure who was the head of Bishop & Co., Southern California's largest confectioner and baked goods purveyor (purchased by the National Biscuit Co - NABISCO). His wife, Dorothy, was the daughter of Burton Green, a founder of Beverly Hills. Architect William James Dodd, AIA, was an American architect and designer who worked mainly in Louisville, Kentucky from 1886 to 1912 and in Los Angeles from 1913 until his death in 1930. Dodd was inspired by the First Chicago School of architecture, though he was also influenced by the classical aesthetic of the Beaux-Arts style. Dodd's design work also included functional and decorative architectural glass and ceramics, furniture, home appliances, and literary illustration. William Richards was born in Dewsbury, England in 1873. He studied at Queens College in Cambridge and then began practicing architecture. He immigrated to Los Angeles in 1912. In 1915, he formed a partnership with William J. Dodd, which lasted until Dodd's death in 1930.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

1939

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Multi-family Residential Development between the Wars (1919-1941)

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 tourist residential development in Palm Springs; and as the work of prominent architects Clark & Frey. 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 prewar examples are rare.

Notes/Additional Information

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. 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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Asymmetrical façade

Irregular plan and horizontal massing

Hipped roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

Arcades

One- and two-story massing; multiple buildings on property

GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

Very large estate property; not fully visible from public right-of-way

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

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

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be a significant example of Spanish Colonial Revival residential architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. Al Wertheimer was a member of Detroit's Purple Gang. His reputation included co-orchestrating the Valentine's Day Massacre with Al Capone. In 1934, Wertheimer moved to Palm Springs, and built the Colony Palms Hotel (originally named The Colonial House). He also opened The Dunes club, a popular speakeasy, which was also a brothel and gambling house.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, 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." The original owner of this property appears to be E.T. Shepard of Oregon per 1939 Palm Springs City Directory. An addition was made by new owner George K. Whitney in 1949 (Desert Sun, 12/13/49), and he added a pool in 1950. Whitney was a prominent amusement park operator known as "The P.T. Barnum of the West." He owned Whitney's at the Beach in San Francisco, the Playland Amusement Pal and Cliff House Restaurant in San Francisco. Whitney died in 1958 after living in Palm Springs for 15 years (Desert Sun, January 21, 1958).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions. This property is located in the Las Hacienditas Tract subdivided in 1923 by Dr. J.J. Kocher. Las Hacienditas is now part of the area known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. The original owner of this property was George A. Newhall (1862-1929) per ancestry.com and the 1929 City Directory. The architect may have been Lewis P. Hobart, but that is unconfirmed. Hobart was the family architect for the Newhalls, designing both of their other residences as well as their commercial buildings in San Francisco. Other owners include LeGrand S. DeGraff and wife Norma (1939 City Directory). The New York DeGraffs were fixtures in Palm Springs society for over 10 years. In 1945, Private Elfreda A Schull, a WAC (Women's Army Corps), lived at the house (Desert Sun, 9/21/45). Owners in the mid-1950s were William and Vera H. Tackett. Tackett appears to be an owner of commercial real estate in Palm Springs, served on various business boards and civic committees (including the Palm Springs Art Museum and Chamber of Commerce. (Desert sun 4/29/58).

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers 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.

Assessor Parcel Number Additional APNs

2016 Status Code

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers 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.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

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

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It 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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-87).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

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

Statement of Significance

This property appears significant as an example of Mid-century Modern residential architecture. However, it is not fully visible from the public right-of-way, therefore additional information about its design and integrity are needed to complete the evaluation.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. 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." Arthur J. Coffey was a Palm Springs contractor whose firm is often credited with the design work for many of the homes they built. During the mid-1950s, Coffey was also a building inspector for the City of Palm Springs.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, it has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, it has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Addition to rear/side facade, Unknown/not visible, Windows replaced - some

CUSTOM ALTERATIONS

Not fully visible from public right-of-way

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

Garage door replaced

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, it has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number 507030040
 Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Decorative elements added, Wall cladding replaced, Windows replaced - all

CUSTOM ALTERATIONS

Garage enclosed and added to living space

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, it has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is 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 evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of these early residences remain scattered throughout the pre-World War II subdivisions.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a good example of a Mid-century Modern courtyard apartment, with units oriented around a pool. The primary facade exhibits characteristics of the style, including the wide front gable roof, stone veneer, 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 garden apartments, large low-rise multi-building communities (including early condominium projects), split-level attached townhomes, and attached and semi-attached residences in clusters as small as two and as many as eight. In virtually every configuration, the focus of the design was around the pool (or pools as the scale of the developments increased). Numerous examples from the postwar period are associated with significant architects, designers, or developers.

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

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

1S

1CS

5S1

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Hacienda Ranch-style architecture, exhibiting quality of design and distinctive features including its sprawling U-shaped plan, clay barrel tile roofing, wide porch with brick columns, and steel sash casement windows.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in 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." Per the 1939 Palm Springs City Directory, the property was owned by Lloyd and Amy Simon. Lloyd Simon was an insurance broker and civic leader who came to Palm Springs in 1937. Amy Simon was active in a number of charity organizations (Desert Sun, February 6, 1969).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance and business continued to flock to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It is also significant for its Spanish Colonial Revival-style architecture. It exhibits quality of design and distinctive 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 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." Helen Hurd was a longtime Palm Springs resident and active in the social and philanthropic scene.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance and business 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 Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. In addition to the resort-related development for the entertainers and wealthy industrialists, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. Individual examples of early residences remain scattered throughout the pre-World War II subdivisions. This property is located in Desert Sands, which was developed by real estate broker Edmond F. Lindop in 1935-36. Lindop was also a distributor for General Houses, Inc., a company specializing in prefabricated steel houses. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

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 Mid-century Modern residential architecture designed by prominent architect Donald Wexler as his own home. It exhibits quality of design and distinctive features including the expressed post-and-beam construction, wide overhanging eaves, integration of indoor and outdoor space, and large expanses of glass.

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." Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84). This property was Wexler's own home and was designed to be expanded as his family grew.

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The property has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

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

Statement of Significance

Designated, did not re-evaluate (HSPB-28).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. 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
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

1S

1CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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 Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

International 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 example of International Style architecture designed by the prominent Palm Springs firm Clark & Frey. It exhibits quality of design with distinctive features including its rectangular massing, flat roof with overhanging soffit, steel sash windows, and smooth cement plaster veneer. In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey." Per the nomination: As an early example of Albert Frey's residential work, the Sieroty House is important because it demonstrates Frey's initial use of stucco as an exterior finish in contrast with his preference for corrugated metal or concrete asbestos board cladding requiring little to no maintenance that appeared on his own homes and later residential commissions. The house is clearly a Frey design in its flat roof, deep eaves, metal-framed windows, generous use of plate glass windows and sliding glass doors, and slender pipe roof supports. An absence of applied ornamentation and a rejection of historical references further denote the house as representative of the modern movement.

Notes/Additional Information

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 1952 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

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). The 1936 residence by Albert Frey has been demolished.

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1952

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

1952

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of post-World War II hotel development, reflecting the growth of the tourism industry in the postwar era; it is one of several examples in this area designed by Los Angeles-based contractor/builder Herbert W. Burns.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, commercial architecture in Palm Springs from this period reflected the acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served two purposes: the need for tourist-oriented buildings for seasonal visitors, and the need for practical daily services, such as banks, shops, and gas stations, for the growing population of permanent residents. The post-World War II tourism boom prompted the development of a number of hotels, motels, apartment hotels, and inns to accommodate the growing demand. Most lodgings for visitors remained relatively small in scale; outdoor spaces to enjoy the sun, air, and scenery were key elements shaping these designs. There is a small enclave of properties developed by Herbert Burns along Arenas Road. Herbert W. Burns was a Los Angeles-based contractor-builder who relocated to Palm Springs after World War II to carry out his design/build work. Burns designed commercial and residential buildings in Palm Springs in the postwar period. Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments. However, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

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

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

Context

Architectural Styles & Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property appears significant as an example of pre-World War II residential development in Palm Springs, when important figures in film, finance, and business flocked to the desert in the winter, helping to cement the village's reputation as one of the nation's top winter resort destinations. It may also be significant for its Spanish Colonial Revival architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be significant as an example of early residential development, representing a significant period of growth and transition in the city. However, it is not fully visible from the public right-of-way and therefore additional information about its integrity is required to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property appears significant as an example of 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 an excellent example of Spanish Colonial Revival style residential architecture. The building exhibits quality of design and distinctive features including its masonry veneered walls, recessed entrance with architrave and cornice, steel sash casement windows, decorative metal grilles, and wood plank door.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1934

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property appears significant as an example of 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 may also be significant for its Spanish Colonial Revival-style architecture by prominent Palm Springs architect John Porter Clark. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Unknown/not visible

CUSTOM ALTERATIONS

Not visible from public right-of-way

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property 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. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

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

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1934

Criterion

B/2/2

Context

Palm Springs between the Wars (1919-1941)

Theme

The Influence of the Entertainment Industry (1919-1941)

Sub-theme

Period of Significance

1934

Criterion

C/3/5

Context

Architectural Styles & Local Practitioners

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; and for its association with the entertainment industry as the residence of Al Jolson. It may also be eligible as the work of architect Charles O. Matcham. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Palm 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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Gable roof with clay barrel tiles

Plaster veneered exterior walls

Steel casement windows

GENERAL ALTERATIONS

Addition to primary facade

CUSTOM ALTERATIONS

Not fully visible from public right-of-way; addition on what is now the street facade

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as a remnant of the El Mirador Golf Course, established by Prescott Stevens in the 1920s to encourage tourism and residential sales in Palm Springs.

Notes/Additional Information

This property is a remnant of the El Mirador Golf Course, which was developed by Prescott Stevens near the El Mirador Hotel in the 1920s to support tourism and residential sales. As a result of the Great Depression the golf course closed and the hotel was sold. In 1935, the El Mirador Estates subdivision was established on the former grounds of the golf course. This property appears to be the golf course clubhouse. (association with El Mirador confirmed via Steve Vaught)

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. The property is located in the Palm Springs Village Tract. The Palm Springs Village Tract was a large tract located to the west of the Racquet Club that was subdivided in 1936-37. Local real estate man John Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

1S

1CS

5S1

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No. 33

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

Designated, did not re-evaluate (HSPB-33). In 2015, this property was listed in the National Register of Historic Places under the Multiple Property Documentation Form, "The Architecture of Albert Frey."

Notes/Additional Information

Assessor Parcel Number 505241005 Additional APNs [] 2016 Status Code [] [] 6Z
Address 212 Direction W Prefix [] Street 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 []
Other Owner(s) []
[]
Historic Name []
Common Name []
[]

RESOURCE INFORMATION

Original Use Single family property Stories 2
Current Use Single family property Tract/Neighborhood Merito Vista
Resource Attribute HP2. Single family property Located in a District? District []
Architectural Style [] Additional Style []

CHARACTER DEFINING FEATURES

[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]
[]

GENERAL ALTERATIONS

[]

CUSTOM ALTERATIONS

[]

2016 Status Code

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, this property has been altered and therefore does not appear eligible for designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in the Merito Vista tract, an important early tract that was advertised for its "natural beauty," its status as a playground for the wealthy, and its subdivision into "small estate parcels" for those who "...do not necessarily care to erect pretentious homes here."

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

One-story, sprawling, L-shaped plan

Low, horizontal massing with wide street façade

Low-pitched gable roof with open overhanging eaves and clay barrel tiles

Plaster veneer exterior walls

Divided light steel sash casement windows

Wide, covered front porch with wood posts

GENERAL ALTERATIONS

Addition to rear/side facade

CUSTOM ALTERATIONS

Not fully visible from public right-of-way; carport added to side façade

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

1940

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

1940

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

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, reflecting an important period of growth and transition. It may also be significant as an example of Hacienda Ranch-style residential architecture designed by prominent local architect John Porter Clark. However, it is not fully visible from the public right-of-way; therefore, additional information about the integrity of the property is needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, 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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

3S

3CS

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

3S

California Register

3CS

Local

5S3

Period of Significance

1959

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an excellent example of Mid-century Modern residential architecture designed by the prominent local architectural firm of Wexler & Harrison. It exhibits quality of design and distinctive features including the flat roof with wide overhanging eaves and cantilevered canopies, and wood and masonry used as exterior wall panels and accent materials.

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." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

1963

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 may be significant as an example of Mid-century Modern residential architecture designed by prominent local architect Hugh Kaptur as his own home. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. 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." 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. This property was designed by Kaptur as his own home. The Desert Sun mentions Mr. and Mrs. Hugh Kaptur living here in 1964. A real estate ad from 1975 says that the house has all steel framing, hand-carved Mexican doors, antique Spanish fixtures, and a colorful tile fountain spilling over into the large pool.

Assessor Parcel Number 507201003 **Additional APNs** **2016 Status Code** 6Z 6Z 6Z

Address 650 **Direction** N **Prefix** **Street** 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

RESOURCE INFORMATION

Original Use Single-family residence **Stories** 1

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

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

Architectural Style **Additional Style**

CHARACTER DEFINING FEATURES

Empty text boxes for character defining features.

GENERAL ALTERATIONS

Windows replaced - some

CUSTOM ALTERATIONS

Located on a large parcel with a deep setback; not fully visible from public right-of-way; rear façade visible, all windows on this façade replaced

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). 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 is not fully visible from the public right-of-way; however, visible alterations indicate that it is not eligible for historic designation.

Notes/Additional Information

Alice Guthrie was a Los Angeles and Palms Springs socialite who used this property as her winter residence until 1954. Edwin J. Morris was a music producer that was living at this address beginning around 1955. It is unclear if this was the original residence or a new residence built by Morris.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

Designated, did not re-evaluate (HSPB-56).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Asymmetrical façade

Irregular plan and horizontal massing

Varied gable and hipped roofs with clay barrel tiles

Plaster veneered exterior walls forming wide, uninterrupted expanses

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 have garage and entrance portico added

2016 Status Code

		7R
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PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 7R

Period of Significance

1934

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

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

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in what is now known as the "Movie Colony." The "Movie Colony" was not a tract development, rather a neighborhood name that developed later to describe the high concentration of Hollywood personages residing in the area around the El Mirador Hotel. This house was originally constructed for promoter Harry Hanbury. It was leased in the 1930s for a period by Franklyn Hutton, father of Barbara Hutton. Barbara herself rented the estate during her honeymoon after marrying Cary Grant in 1942. During the time actor Phil Regan had the estate, many important figures in Democratic Party politics were entertained here, most notably former president Harry S. Truman.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property was originally owned by C.C. Tanner, who was the head of Tanner Motor Livery. It was later purchased by Charles Farrell who made it a guest house adjacent to his Tachevah Drive residence (HSPB-80). 1120 Via Miraleste is HSPB-81, but it was not designated.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

7R

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 7R

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

1936

Criterion

C/3/4

Context

Architectural Styles & Local Practitioners

Theme

Period Revival Styles

Sub-theme

Spanish Colonial Revival

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It may be 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; and as an example of Spanish Colonial Revival architecture. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs 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 well-known for his modern interpretations of the period revival styles that were popular at the time, and for a perfectionism and attention to detail that did not waiver regardless of the size of the commission. In 1957, Williams became the first African-American member of the American Institute of Architects' College of Fellows.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

1949

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as a good example of Mid-century Modern residential architecture designed by prominent local designer/builder Herbert W. Burns. It exhibits quality of design and distinctive features including its pronounced horizontal massing; flat roof with wide overhanging eaves and cantilevered canopies; prominent stone veneered wall planes; and steel sash casement windows.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II institutional development; and as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect John Porter Clark. It exhibits quality of design and distinctive features including its symmetrical composition, low-pitched side gable roof with prominent ridge beam and wide overhanging eaves, brick veneer walls, and clerestory windows.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. John Porter Clark, AIA, studied architecture at Cornell University, and then moved to Pasadena to work for the architectural firm of Van Pelt & Lind. In 1932, he established the firm's office in Palm Springs and designed a number of local buildings for them. Clark met Albert Frey, FAIA when Frey came to Palm Springs in 1934 to supervise construction of the Kocher-Samson building. From 1935 to 1937 Clark and Frey collaborated on a number of projects in Palm Springs under the name and license of Van Pelt & Lind. In 1939 they formed their own partnership, which would last for nearly 20 years and would permanently alter the course of architecture in the Coachella Valley. Although Clark continued to cater to those clients who still favored traditional styles, both partners promoted Modern design and experimented with new materials such as corrugated metal and plastic siding, steel framing, and concrete block, to adapt their designs to the desert climate. They are today regarded as two of the founders of the "Desert Modern" style of architecture. Their influence is seen in the number, quality, and variety of their projects, including houses, schools, a fire station, churches, shopping centers, hospitals, restaurants, hotels, and apartments.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property appears significant as an example of Mid-century Modern residential architecture by the prominent local firm Wexler & Harrison. However, it is not fully visible from the public right-of-way; therefore additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Donald Wexler and Richard Harrison formed a partnership in 1952 after meeting at the office of William Cody, where both worked. Wexler, a graduate of the University of Minnesota architecture school, had worked for Richard Neutra in Los Angeles before moving to Palm Springs. Wexler & Harrison's early house designs show the influence of both Neutra and Cody, but also the beginning of a distinctive approach to design. Wexler's interest in engineering led to simple wood post-and-beam and steel frame designs expressing their structure.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO

CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

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 Resources 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

2016 Status Code

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2

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-2).

Notes/Additional Information

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

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

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

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). However, this property has been substantially altered and therefore does not appear eligible for designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. In addition to the resort-related development for the entertainers and the neighborhoods where the wealthy industrialists started constructing their winter homes, the city has a collection of early residential neighborhoods that developed to accommodate the growing permanent settlement. This property is located in Las Palmas Estates, subdivided by Prescott T. Stevens in 1926. Hollywood celebrities, Los Angeles businessmen, and Eastern and Midwestern snowbirds soon were building homes in Las Palmas Estates. As a result, Las Palmas Estates was referred to by Los Angeles society columnist Joan Winchell as "The Bel-Air section of Palm Springs."

Assessor Parcel Number 504202010 **Additional APNs** **2016 Status Code** 5S1
Address 1860 **Direction** N **Prefix** **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 Dougherty, Paul
Other Owner(s)
Historic Name Dougherty Residence
Common Name
Dougherty Residence

RESOURCE INFORMATION

Original Use Single-family residence **Stories** 1
Current Use Commercial **Tract/Neighborhood** Little Tuscany
Resource Attribute HP2. Single family property **Located in a District?** **District**

Architectural Style **Additional Style**

CHARACTER DEFINING FEATURES

Multiple empty text boxes for character defining features.

GENERAL ALTERATIONS

Empty text box for general alterations.

CUSTOM ALTERATIONS

Empty text box for custom alterations.

2016 Status Code

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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

One-story configuration with simple geometric forms

Horizontal massing

Expressed post-and-beam construction, in wood

Flat roof with wide overhanging eaves and cantilevered canopies

Unadorned wall surfaces

Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows

GENERAL ALTERATIONS

Windows replaced - some

CUSTOM ALTERATIONS

Some security screens added

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1960

Criterion

A/1/3

Context

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

Theme

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

Sub-theme

Period of Significance

1960

Criterion

C/3/4, 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

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

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of post-World War II institutional development; and as a good example of Mid-century Modern institutional architecture designed by prominent Palm Springs architect Donald Wexler. It exhibits quality of design and distinctive features including its horizontal composition, exposed steel post-and-beam constructin, flat roof with wide overhanging eaves and cantilevered canopies, and brick veneer wall panels.

Notes/Additional Information

A post-World War II surge of visitors and seasonal residents, as well as a growing permanent population, coincided with Modernism's rise in popularity. As Palm Springs' population grew, so did the need for civic and institutional buildings. Schools, churches, fire stations, and libraries, many designed by local architects, reflected the progressive symbolism of Modernism and expressed a wide range of Modern interpretations. Architect Donald Wexler, FAIA (1926-2015) graduated from the University of Minnesota School of Architecture in 1950. He moved to Los Angeles and worked as a draftsman for Richard Neutra before moving to Palm Springs, where he worked for William F. Cody. In 1953 Wexler formed a partnership with Richard Harrison, his co-worker in Cody's office. Wexler and Harrison explored the possibilities of steel construction in classroom projects for the Palm Springs Unified School District (1958) and the Calcor Steel Homes project (1962). They also designed residential developments such as the Polynesian-themed Royal Hawaiian Estates (1960). After dissolving the partnership Wexler continued to develop his distinctive personal style with post-and-beam houses in wood and steel, as well as major civic and institutional projects including the Palm Springs Municipal Airport (1965) and Desert Hospital (1969-84).

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

5S3

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1952-1965

Criterion

B/2/2

Context

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

Theme

Association with Important People

Sub-theme

Period of Significance

1952

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated 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.

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." This property was designed by noted Modern architect Edward H. Fickett for developer George Alexander. Edward H. Fickett, FAIA, was an innovative Los Angeles architect who established a highly successful practice, primarily designing moderate-income houses for large-scale builder clients in postwar Southern California. He designed some 60,000 homes and many other buildings over the course of his career and participated in developing housing guidelines for the Federal Housing Administration, Veterans Administration, and the Department of Housing and Urban Development. From the late 1940s through the 1960s, Fickett's house designs evolved from Traditional Ranch to Modern Ranch, using simple forms that were clearly modern and designed for efficient and economical construction. Through the Alexander Construction Company, George Alexander (1898-1965) and his son Robert "Bob" W. Alexander (1925-1965) were prolific Southern California developers of tract homes. Their company was responsible for thousands of homes in the San Fernando Valley and over 1,200 homes in Palm Springs.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

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

Statement of Significance

Designated, did not re-evaluate (HSPB-29B).

Notes/Additional Information

Assessor Parcel Number	Additional APNs	2016 Status Code		
<input type="text" value="504232010"/>	<input type="text"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>	<input type="text" value="6Z"/>
Address <input type="text" value="2232"/>	Direction <input type="text" value="N"/>	Prefix <input type="text"/>	Street <input type="text" value="Vista Grande"/>	Suffix <input type="text"/>
Location <input type="text"/>				

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor	<input type="text" value="1937"/>	Date from Research	<input type="text"/>
Date Source	<input type="text"/>		
Architect	<input type="text"/>		
Architect Source	<input type="text"/>		
Builder	<input type="text"/>		
Original Owner	<input type="text"/>		
Other Owner(s)	<input type="text"/>		
Historic Name	<input type="text"/>		
Common Name	<input type="text"/>		

RESOURCE INFORMATION

Original Use	<input type="text" value="Single-family residence"/>	Stories	<input type="text" value="1"/>
Current Use	<input type="text" value="Single-family residence"/>	Tract/Neighborhood	<input type="text" value="Palm Springs Village"/>
Resource Attribute	<input type="text" value="HP2. Single family property"/>	<input type="checkbox"/> Located in a District?	District <input type="text"/>
Architectural Style	<input type="text"/>	Additional Style	<input type="text"/>

CHARACTER DEFINING FEATURES

<input type="text"/>
<input type="text"/>
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GENERAL ALTERATIONS

Addition to primary facade, Extensively altered, Wall cladding replaced, Windows replaced - some

CUSTOM ALTERATIONS

Skirt roof added to primary façade

2016 Status Code

6Z

6Z

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

6Z

California Register

6Z

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for historic designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers of celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. The property is located in the Palm Springs Village Tract. The Palm Springs Village Tract was a large tract located to the west of the Racquet Club that was subdivided in 1936-37. Local real estate man John Munholland was sales agent for these lots with "100-foot frontage overlooking the entire desert." By November of 1936, half of the parcels were sold out. The tract remained largely unbuilt, however, until after the war.

Assessor Parcel Number 508143001 Additional APNs [] 2016 Status Code [] [] 6Z
Address 504 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) []
[]
Historic Name []
Common Name
Murray Residence
[]

RESOURCE INFORMATION

Original Use Single family property 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

[]

2016 Status Code

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a pre-World War II commercial development along Palm Canyon Drive. However, this property has been altered and therefore does not appear eligible for designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number Additional APNs 2016 Status Code 7R

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

Notes/Additional Information

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Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number Additional APNs 2016 Status Code 7R
Address Direction Prefix Street Suffix
Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research
Date Source
Architect
Architect Source
Builder
Original Owner
Other Owner(s)
Historic Name
Common Name

RESOURCE INFORMATION

Original Use Stories
Current Use Tract/Neighborhood
Resource Attribute Located in a District? District
Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property appears significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

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Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Door (primary) replaced, Roof cladding replaced (incompatible material), Wall claddings replaced, Windows replaced - some

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

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

Notes/Additional Information

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Assessor Parcel Number Additional APNs

2016 Status Code

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

Door (primary) replaced, Windows replaced - some

CUSTOM ALTERATIONS

Metal fence added to porch

2016 Status Code

6Z

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

6Z

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is an example of pre-World War II residential development, reflecting an important period of growth and transition. However, this property has been altered and therefore does not appear eligible for designation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property may be significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city. However, it is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Asymmetrical façade

Irregular plan and horizontal massing

Gable roof with clay barrel tiles and open eaves; plaster eave cornice on central block

Plaster veneered exterior walls forming wide, uninterrupted expanses

Wood-sash casement and double-hung windows, with divided lights

Recessed entrance; wood plank door with metal strap hinges; metal balconets; wood plank shutters

GENERAL ALTERATIONS

Windows replaced - some

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

5S3

Period of Significance

1936

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. Tracy Williams, who purchased 588 Vista Oro in 1938, was known as the designer of Winton motors for speedboats and automobiles. Vista Oro used to be Vista de Oro. (via Steve Vaught)

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

		5S3
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PREVIOUS SURVEY EVALUATION

City Historic Resources Database

Yes

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local 5S3

Period of Significance

1935

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Single-family Residential Development (1919-1941)

Sub-theme

Depression-era Single-family Residential Development (1930-1941)

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of pre-World War II residential development in Palm Springs, reflecting an important period of growth and transition in the city.

Notes/Additional Information

The first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing village and the resorts. In the 1920s, business tycoons, industrialists, and other wealthy businessmen, along with the Hollywood elite, discovered the desert and began to transform Palm Springs into an international resort. While the movie stars primarily stayed at the resort hotels when visiting Palm Springs through the 1920s, other wealthy residents and seasonal visitors started building architect-designed estates and drawing increased attention to the growing resort town. The 1930s saw Palm Springs blossom, as increasing numbers celebrities made it their winter weekend getaway, and more development sprang up to house and entertain them. The popularity of Palm Springs with the Depression-proof movie industry surely provided more economic stability for real estate than in most other cities in the United States, and new subdivision development resumed in earnest in the mid-1930s. This property is located in the Indian Trail tract. Indian Trail (a.k.a. Desert Trails Tract in news accounts of 1936) was subdivided by Pearl McManus and husband Austin McManus in 1933. The tract map for the development shows the design of a bridle path on the median along Indian Trail and large frontage lots along the street. In its first decade, the tract became something of a mini movie colony with an impressive list of important Hollywood figures owning or leasing winter homes in Indian Trail. In Palm Springs, the simpler, more rustic style of traditional southwestern adobe, hacienda, and wood ranch vernacular types were believed to be well-suited to the desert climate and casual lifestyle. These tended to be informal one-story houses finished in plaster, brick, or board-and-batten siding, with irregular or rambling plans, low-pitched tile or wood shake roofs, wood or steel windows, and minimal ornamentation. The Ranch-style house proved particularly popular both before and after the war, combining as it did modernist ideas of space and function with traditional elements of working ranches and Spanish ranchos.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

Asymmetrical façade

L-shaped plans and horizontal massing

Gable roofs with clay barrel tiles and open eaves

Plaster veneered exterior walls forming wide, uninterrupted expanses

Steel-sash casement windows with divided lights

Two L-shaped buildings flanking interior court and pool; exterior plastered chimney on primary façade

GENERAL ALTERATIONS

Addition to primary facade, Wall cladding replaced

CUSTOM ALTERATIONS

Flat roofed lobby addition constructed between original buildings

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of early tourist accommodations in Palm Springs, reflecting the importance of tourism in Palm Springs during the pre-World War II era. Many of these properties were developed to house seasonal residents, and were sometimes referred to as "apartment-hotels." Many early hotels in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare.

Notes/Additional Information

In the years following World War I, Palm Springs was transformed into an exclusive winter resort for the wealthy. Commercial development during this period included facilities that catered to the tourist and seasonal community, along with a growing number of commercial establishments to serve the permanent residents. Broad development patterns in the inter-wars period include the continued emphasis on tourism and tourist-related resources. In the desert environment a simplified, rustic interpretation of the popular Spanish Colonial Revival style was believed to be the appropriate style for the climate and lifestyle, for both residential and commercial buildings.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

-
-
-
-
-
-
-
-
-
-
-

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

Not fully visible from public right-of-way; 1952 addition by Robson Chambers; some wall cladding replaced; carport may have been enlarged

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property is significant as a good example of Mid-century Modern residential architecture designed by prominent local architects Albert Frey and Robson Chambers for Chambers' own residence. It exhibits quality of design with distinctive features including the flat roof with wide overhanging eaves, integration of interior and exterior space, and integrated carport.

Notes/Additional Information

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." This house was designed by Robson Chambers, in collaboration with Albert Frey, as his own residence. Robson Cole Chambers, AIA, was born in Los Angeles and raised in Banning. He earned his B.Arch from the University of Southern California School of Architecture, and was awarded the AIA Medal when he graduated in 1941. During WWII, Chambers was in the U.S. Marine Corps and helped design Camp Pendleton in Oceanside. From 1941 to 1946, Chambers worked as a draftsman for Hunt & Chambers in Pasadena. In 1946, he began working for John Porter Clark and Albert Frey at their Palm Springs office. In 1952, Chambers became a partner in the firm, and the firm name became Clark, Frey & Chambers. Chambers left the firm in 1966.

Assessor Parcel Number
Additional APNs
2016 Status Code

Address
Direction
Prefix
Street
Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor
Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use
Stories

Current Use
Tract/Neighborhood

Resource Attribute
 Located in a District?
 District

Architectural Style
Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

		5S3
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PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

1937

Criterion

A/1/3

Context

Palm Springs between the Wars (1919-1941)

Theme

Multi-family Residential 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 is significant as an example of early multi-family residential development in Palm Springs, reflecting the growth of Palm Springs during the pre-World War II era. Many early multi-family residences in Palm Springs have been demolished to accommodate new development, and therefore extant early examples are rare.

Notes/Additional Information

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. This property was constructed in 1937 as a duplex. There is some evidence that it was built by Warner Brothers producer Bryan Foy, as there is a brief mention in the Desert Sun that Foy was building a "fine duplex" in Chino Canyon Mesa. It was owned through 1941 by Carl Stolle and purchased by Charlotte Gardiner that same year.

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

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-evaluate (NR-73000422).

Notes/Additional Information

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

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO

CONSTRUCTION INFORMATION

Date from Tax Assessor Date from Research

Date Source

Architect

Architect Source

Builder

Original Owner

Other Owner(s)

Historic Name

Common Name

RESOURCE INFORMATION

Original Use Stories

Current Use Tract/Neighborhood

Resource Attribute Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code

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-72000246)

Notes/Additional Information

Assessor Parcel Number **Additional APNs** **2016 Status Code** 5S3
Address **Direction** **Prefix** **Street** **Suffix**
Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor **Date from Research**
Date Source
Architect
Architect Source
Builder
Original Owner
Other Owner(s)

Historic Name
Common Name
Tie Downs

RESOURCE INFORMATION

Original Use **Stories**
Current Use **Tract/Neighborhood**
Resource Attribute **Located in a District?** **District**
Architectural Style **Additional Style**

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

c. 1945

Criterion

A/1/3

Context

Palm Springs during World War II (1939-1945)

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

Statement of Significance

The aircraft tie downs are significant for their association with the World War II war effort in Palm Springs.

Notes/Additional Information

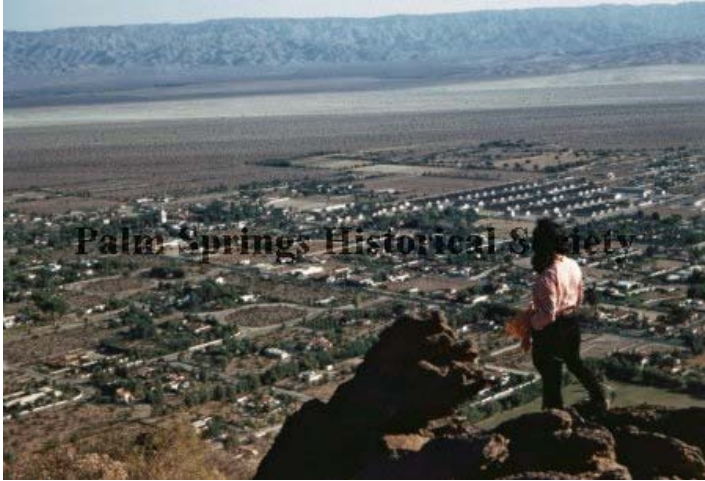
In 1939 the Army Corps of Engineers selected Palm Springs, protected from fog and rain by Mt. San Jacinto, as the location of an Air Corps landing field. The chosen site was east of the village on Cahuilla land, and was leased by the city and subleased to the Federal government. In early 1942, following the attack on Pearl Harbor, the airfield was taken over by the Air Transport Command and a new field with an A-frame terminal building and two runways was completed a half mile from the original site. The Palm Springs Air Base's principal mission was the deployment of aircraft from U.S. manufacturing plants to training facilities and overseas combat theaters. To disperse aircraft away from the field in case of enemy attack, circular concrete parking pads or "tie downs" and taxiways were built in the surrounding area. A surviving tie down on Easmor Circle near the airport has been designated (HSPB-40) and at least seven others remain in the general vicinity.

Assessor Parcel Number Additional APNs 2016 Status Code 6L

Address Direction Prefix Street Suffix

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

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

RESOURCE INFORMATION

Original Use Other Stories

Current Use Other Tract/Neighborhood

Resource Attribute HP39, Other Located in a District? District

Architectural Style Additional Style

CHARACTER DEFINING FEATURES

GENERAL ALTERATIONS

CUSTOM ALTERATIONS

2016 Status Code **PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an early recreational facility directly related to the increase in automobile tourism in the 1930s. It warrants special consideration in the local planning process.

Notes/Additional Information

Inspiration Point is a lookout area on Mount San Jacinto. Inspiration Point "offers an unequalled view from the 5400-foot elevation of the San Jacinto and neighboring mountains and the Coachella Valley." It was completed as part of road improvements offering amenities to sight-seeing motorists. (Desert Sun, November 17, 1936)

2016 Status Code

1CL

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

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

Statement of Significance

Designated, did not re-evaluate (California Point of Interest).

Notes/Additional Information

2016 Status Code

PREVIOUS SURVEY EVALUATION

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

2016 EVALUATION

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Statement of Significance

The entry gates warrant special consideration in local planning as an extant tract feature associated with the Racquet Club Colony, a 1930s development by prominent Southern California developer Walter N. Marks.

Notes/Additional Information

The masonry walls and pillars near the intersection of W. Santa Catalina Road and N. Indian Canyon Drive are the remnants of the original entry gates for the Racquet Club Colony. 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 Racquet Club Colony, which was developed beginning in 1935 on a forty acre tract located directly to the north of the Racquet Club. The developer of the tract was Walter N. Marks of Beverly Hills, who was heavily involved in Southern California real estate development for decades. Marks was also an avid tennis player and one of the original founding members of the Racquet Club. Shortly after the club's opening, Marks purchased the property to the north and laid out streets in a grid. The main thoroughfare was Santa Catalina Road and Marks had this ornamental gateway constructed at the tract entrance just off Indian Canyon Drive.