



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: July 7, 2020

UNFINISHED BUSINESS

SUBJECT: CONSIDERATION OF A REQUEST BY THE HISTORIC SITE PRESERVATION BOARD FOR A HISTORIC RESOURCES REPORT EVALUATING A DEMOLITION REQUEST OF THE FORMER ARENAS LODGE, A CLASS 4 HISTORIC SITE, LOCATED AT 239 WEST ARENAS ROAD, A PART OF AN APPLICATION BY NEW CHURCH II, LLC, OWNER, FOR REDEVELOPMENT OF THE SITE AS PART OF THE ORCHID TREE INN; A MIXED-USE HOTEL PROJECT. (CASE 5.1345 CUP, HSPB 23, HSPB 72 & 3.0678 MAJ) (KL)

FROM: Department of Planning Services

SUMMARY

At its March 3, 2020 public meeting, the HSPB considered a request for approval by New Church II, LLC for alterations and selective demolition of structures related to the redevelopment of the Orchid Tree Inn and Community Church. The project included proposed demolition of all buildings at 239 West Arenas Road, collectively referred to as “the former Arenas Lodge”, a Class 4 historic site by virtue of its dates of construction.

The HSPB requested a historic resources report be initiated to evaluate the potential historic significance of the former Arenas Lodge before taking action on the application. The City contracted with the firm Historic Resources Group (“HRG”) and a historic resources report (“the report”) was prepared dated April 28, 2020, which is the basis of this staff report.

The report concludes that the property is not eligible for designation as a Class 1 or 2 historic site.

RECOMMENDATION:

Take no further action and allow the demolition of the buildings associated with former Arenas Lodge at 239 West Arenas Road.

BACKGROUND AND SETTING:

As part of a proposed redevelopment and adaptive reuse of the Orchid Tree Hotel and Community Church, the applicant recently acquired the property at 239 West Arenas Road to add to the proposed project. The project proposes to demolish all buildings on the subject site to make way for the hotel redevelopment project.

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
10/26/15	The Architectural Advisory Committee (AAC) recommended approval of a proposal to restore the Orchid Tree bungalows and construct seven hotel buildings on the 2.13-acre site to operate a 47-room hotel (“Orchid Tree Hotel”).
11/10/15	The Historic Site Preservation Board (HSPB) issued a certificate of approval for the proposed Orchid Tree Hotel project.
11/18/15	The Planning Commission approved the Orchid Tree Hotel project.
02/16/16	The AAC tabled a proposal to restore the Community Church as a 12-room hotel with accessory restaurant and spa (“Community Church Hotel”).
03/07/16	The AAC recommended approval of the Community Church Hotel.
03/08/16	The HSPB issued a certificate of approval for the Community Church Hotel project.
03/09/16	The Planning Commission approved the Community Church Hotel.
10/3/16	The AAC recommended approval for a revised 3.1-acre project, involving the adaptive re-use of the Community Church and Orchid Tree bungalows and combining adjacent properties into one hotel development with accessory commercial uses.
11/08/16	The HSPB issued a certificate of approval for a revised 3.1-acre project, involving the adaptive re-use of the Community Church and Orchid Tree bungalows and combining adjacent properties into one hotel development with accessory commercial uses.
11/09/16	The Planning Commission approved a revised 3.1-acre project, involving the adaptive re-use of the Community Church and Orchid Tree bungalows and combining adjacent properties into one hotel development with accessory commercial uses.
02/18/20	The AAC recommended approval of the revised 3.65-acre project that is currently under consideration, subject to conditions.
3/3/20	HSPB considered a request for approval of alterations and demolition of various buildings related to the Orchid Tree Hotel and Community Church redevelopment and voted to initiate further study of 239 West Arenas to inform itself of any possible historic significance of the site.

BELOW A VIEW OF 239 WEST ARENAS ROAD



The former Arenas Lodge consists of a single parcel improved with four (4), one-story residential buildings designed in a simplified Spanish Colonial Revival style and constructed between 1928 and 1953. Originally developed as a private residence with detached garage, the property has functioned as a motor court hotel / residential inn since the 1930's. The historic resources report provides a full analysis of the site relative to the City's historic preservation ordinance.

ANALYSIS:

Applications for the demolition of Class 4 sites are processed pursuant to Municipal Code Section 8.05.130 ("Demolition or Alteration of Class 3 and Class 4 Buildings").

Evaluation of the Application. Pursuant to Municipal Code Section 8.05.130 (C,4,d) the HSPB shall evaluate the application for demolition or alteration of a Class 4 site and make findings in conformance with the following criteria:

1. *That the Class 3 or Class 4 building possesses exceptional historic, architectural, archaeological, cultural or aesthetic significance to warrant redesignation as a Class 1 or Class 2 historic resource;*

As noted in the attached historic resources report beginning on page 28, HRG evaluated the subject property against the seven criteria for Class 1 or Class 2 historic designation.

Conclusion on Criterion I and iii. (events and period of significance).

The report notes that, “...*the subject property does not represent a good and intact example of 1920’s single family residential development due to substantial alterations over time,...*”. With respect to the site’s potential to reflect significance as a 1930’s motor court / residential inn, the report found that it is neither a rare or excellent example of development patterns from this period. The report notes that because the subject property was not originally designed as a multi-unit hotel / inn, but rather was a conversion from a single family residence to hotel use with numerous incremental modifications over time, it does not retain historic integrity from the 1930’s. It does not display the intentional site planning and landscaping typical of the 1930’s hotel / resort development in Palm Springs and no longer resembles the motor court hotel developed on the site by Walter and Ruth Martin in the 1930’s. Furthermore, there was no evidence discovered that the site was associated with any specific event that had made a meaningful contribution to the nation, state or community

Conclusion on Criterion ii (association with persons).

On page 34, the report identifies various individuals associated with the site, most notably Henry C. Pearson, however Pearson did not reside at 239 West Arenas during the time that he rose to prominence in the rubber industry. The Arenas parcel was not Pearson’s primary place of residence during his productive period and thus is not eligible as a historic site under Criterion ii.

Conclusion on Criterion iv and v (Architecture, work of a master, high artistic value).

As noted on page 36 of the report, none of the buildings at 239 West Arenas either separately or collectively represent excellent or rare examples of their style or method of construction. The report also concludes that none of the buildings on the site possess high artistic value and no known architect whose genius influenced his age is associated with the buildings on the site. On the contrary, all structures on the site appear to have undergone substantial alterations over time as described on page 36 of the report and thus collectively are not eligible for consideration as a historic site under Criterion iv and v.

Conclusion on Criterion vi & vii (historic district, or archaeological significance).

The buildings at 239 West Arenas are not part of a historic district nor do they appear eligible as contributors to a potential historic district. Archaeological investigation was not a part of the work of HRG and thus no evidence was found that would suggest the site has archaeological significance.

The buildings at 239 West Arenas Road do not meet the criteria necessary for redesignation as a Class 1 or 2 historic resource. Thus this finding cannot be met.

2. That the Class 3 or Class 4 building retains sufficient historical integrity relative to its original configuration, architectural features, or character.

Beginning on page 39 of the report, HRG evaluated the integrity of the buildings at 239 West Arenas Road. As noted on page 41, it found the site retains only integrity of location and setting. Due to substantial alterations over time, the property's integrity has been degraded and does not retain the essential physical elements that would reflect its historic design, materials, or workmanship, nor does it convey the feeling of a particular time and place for any historic association. Thus, HRG has concluded that this finding also cannot be met.

ENVIRONMENTAL ASSESSMENT

The proposed demolition of the buildings at 239 West Arenas is a project as defined by the California Environmental Quality Act ("CEQA"). The City has evaluated the project relative to the CEQA guidelines and determined that it is Categorically Exempt from further analysis under CEQA based on Section 15301 ("Existing Facilities") which under subsection (l) allows for exemption of projects involving the demolition and removal of small structures. The project was also evaluated under CEQA Section 15064.5 ("Determining the Significance if Impacts to Archeological and Historic Resources") however it was determined based on the findings of the historic resource report that the site does not meet the definition of a historic resource as defined by CEQA. Thus no further evaluation of the project as a historic resource is warranted.

CONCLUSION:

The former Arenas Lodge, located at 239 West Arenas Road does not meet the findings required to re-designate the property as a Class 1 or Class 2 historic site. Therefore the HSPB shall take no further action and refer the application to the Director for further administrative processing of the demolition permit.



Ken Lyon, RA
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Historic Preservation Officer

Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map.
2. Historic resources report dated April 28, 2020.



HISTORIC RESOURCES ASSESSMENT REPORT

239 W. Arenas Road, Palm Springs

April 28, 2020

HISTORIC RESOURCES GROUP

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HISTORIC RESOURCES ASSESSMENT REPORT

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1. INTRODUCTION

At the request of the City of Palm Springs Planning Department, Historic Resources Group (HRG) has completed this historic resources assessment report for the former Arenas Lodge property, located at 239 W. Arenas Road in the City of Palm Springs, California (“Subject Property”). The Subject Property consists of a single residential parcel improved with four one-story residential structures, designed in a simplified Spanish Colonial Revival style and constructed between c.1928 and 1953. Originally developed as a private residence with detached garage, the Subject Property has served as a motor court hotel/residential inn since the 1930s, formerly known as Arenas Lodge.

This report evaluates the Subject Property for potential eligibility for local designation as a City of Palm Springs Historic Resource per the Palm Springs Municipal Code, Chapter 8.05. This evaluation is based upon field inspection of existing conditions; a review of previous evaluations and designations; primary and secondary source research related to the Subject Property and surrounding area; review of relevant historic contexts and themes; comparative analysis of similar or related properties in Palm Springs; and an analysis under the eligibility criteria and integrity thresholds for local designation.

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2. PROPERTY LOCATION

The Subject Property is located at 239 W. Arenas Avenue, Palms Springs, California (APN 513-151-039).¹ It is situated on the south side of the street, mid-block between S. Belardo Road on the east and S. Cahuilla Road on the west. The site is composed of a rectangular parcel measuring approximately 116 feet wide along the street and 150 feet deep. The site occupies generally flat terrain.

The Subject Property is surrounded primarily by one- and two-story residential and hotel/resort properties, as well as surface parking lots that serve the commercial businesses along S. Palm Canyon Drive. The Subject Property is flanked by a two-story apartment building at 205 S. Belardo Road to the east, and a one-story residential inn (most recently occupied by “Desert House”) at 200 S. Cahuilla Road to the west. It is located immediately north of the former Orchid Tree Inn site (HSPB-72).

The Subject Property is located in the Tahquitz Park neighborhood (also known as the Historic Tennis Club neighborhood) in the central part of the city. The larger vicinity is both residential and commercial in use. The Subject Property is one block south of E. Tahquitz Canyon Way, a major east-west thoroughfare; and one and a half blocks west of S. Palm Canyon Drive, one of two north-south thoroughfares (along with Indian Canyon Drive) that define Palm Springs’ commercial downtown.

[For Location Map, see Figure 2 below.]

¹ Some building permits list the parcel number as 513-151-013 or 513-152-002.

FIGURE 1: Location Map



3. ASSESSMENT METHODOLOGY

The Subject Property is being evaluated for potential eligibility for local designation as a City of Palm Springs Historic Resource, using the eligibility criteria and integrity thresholds outlined in Chapter 8.05 “Historic Preservation” of the Palm Springs Municipal Code. Research, field inspection, and analysis are based upon guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historic resources. Tasks performed in the preparation of this report include:

- A site visit conducted on April 2, 2020 to inspect and document existing conditions of the Subject Property
- Review of previous evaluations of the Subject Property
- Research on the Subject Property and surrounding area, including building permits, Sanborn fire insurance maps, historic photographs, aerial images, newspaper articles, city directories, and other published sources
- Review of relevant historic contexts and themes as outlined in the City of Palm Springs Citywide Historic Context Statement (December 2018)
- Comparative analysis of similar or related properties by architectural style, building type or use, or historic association in Palm Springs
- Review of technical guidance relating to the evaluation of historic resources at the federal, state, and local level, including Palm Springs’ Historic Preservation Ordinance (PSMC Chapter 8.05)

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; Kari Fowler, Senior Preservation Planner; and Robby Aranguren, Planning Associate; all of whom are qualified professionals who meet or exceed the *Secretary of the Interior’s Professional Qualification Standards*.

4. REGULATORY FRAMEWORK

Palm Springs Historic Preservation Ordinance

The City of Palm Springs has adopted a Historic Preservation Ordinance which establishes regulations and procedures for identifying, evaluating, designating, and preserving historic properties within city limits, as outlined in Chapter 8.05 “Historic Preservation” of the Palm Springs Municipal Code. The stated purpose of this chapter is to “[preserve] areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history.”²

The City’s historic preservation ordinance defines a *historic resource* as “any site, structure, building or object not located on Tribal Trust or Allotted Trust Land which has been designated Class 1 or Class 2 status, or any identified contributing resource within a designated historic district.”³ The ordinance defines a Class 1 and Class 2 historic resources as follows:

“Class 1 historic resource” means any site, structure, building or object not located on Tribal Trust or Allotted Trust Land designated by resolution of the City Council as having historic, architectural, archaeological, cultural or aesthetic significance that contributes to an understanding and awareness of the community’s history. A Class 1 historic resource may include a structure, building or object on the site, or may include all or a portion of the site itself.

“Class 2 historic resource” means a site, structure, building or object not located on Tribal Trust or Allotted Trust Land that does not qualify for Class 1 historic resource designation under this chapter, but is otherwise deserving of official recognition as having historic, architectural, archaeological, cultural or aesthetic significance and is designated as a Class 2 historic resource by resolution of the City Council. A Class 2 historic resource may lack some aspects of historic integrity, or may include a site where the structure, building or object of historic significance has been lost, damaged or removed.⁴

The Historic Preservation Ordinance defines the following eligibility criteria for local designation:

1. Criteria for the Designation of Class 1 Historic Resources. A site, structure, building or object may be designated as a Class 1 historic resource, provided the following findings are met:
 - a. The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:

² PSMC Section 8.05.010.

³ PSMC Section 8.05.020.

⁴ PSMC Section 8.05.020.

- (i) The resource is associated with events that have made a meaningful contribution to the nation, state or community; or
- (ii) The resource is associated with the lives of persons who made a meaningful contribution to national, state, or local history; or
- (iii) The resource reflects or exemplifies a particular period of national, state or local history; or
- (iv) The resource embodies the distinctive characteristics of a type, period or method of construction; or
- (v) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value; or
- (vi) The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or
- (vii) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.

- b. The site, structure, building or object retains one or more of the following aspects of integrity as established by the Secretary of Interior's Standards: integrity of design, materials, workmanship, location, setting, feeling, or association.
2. Criteria for the Designation of Class 2 Historic Resources. A site, structure, building or object may be designated as a Class 2 historic resource, provided the site, structure, building or object exhibits significance and meets one or more of the criteria listed in subsection (C)(1)(a) above. A Class 2 historic resource shall not be required to meet the findings for integrity as described in subsection (C)(1)(b) above.⁵

Integrity

In order to be eligible for local designation as a City of Palm Springs Historic Resource, the City's local ordinance requires an analysis of a property's historic integrity. Historic integrity is the ability of a property to convey its significance. It is defined by the National Park Service as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."⁶

⁵ PSMC Section 8.05.070.

⁶ U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Registration Form* (Washington, D.C.: National Park Service, 1997).

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The National Park Service recognizes seven aspects or qualities that comprise integrity: Location, Setting, Design, Materials, Workmanship, Feeling, and Association. These aspects of integrity are defined as follows:

- **Location** is the place where the historic property was constructed or the place where the historic event took place.
- **Setting** is the physical environment of a historic property.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.⁷

⁷ U.S. Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, revised 2002).

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5. PREVIOUS EVALUATIONS & DESIGNATIONS

Current Historic Status

The Subject Property is not currently designated as a City of Palm Springs Historic Resource, nor is it located within the boundaries of a locally designated historic district.⁸ Additionally, it is not listed in Palm Springs' Citywide Historic Resource Inventory of potentially eligible properties.⁹

Historic Context Statement & Survey Update

In 2014, the City of Palms Springs commissioned a citywide historic context statement and historic resources survey update of buildings constructed through 1969. This context and survey were conducted by Historic Resources Group. In this survey update, the Subject Property was evaluated as ineligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or for local designation. Identified as the former Pearson Residence/Arenas Lodge, the Subject Property was evaluated as having been substantially altered. The property's Statement of Significance reads:

This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). This property has been altered and therefore does not appear eligible for individual designation.¹⁰

The Subject Property was assigned a California Historical Resources Status Code of 6Z ("Found ineligible for NR, CR or Local designation through survey evaluation").

[For the Subject Property's complete survey form from the 2016 Citywide Survey Update, see Appendix E.]

Previous Surveys & Listings

The City of Palm Springs initiated its first comprehensive historic resources survey in 1976 as a result of the community's desire to identify and document its rich architectural heritage. During that effort, primarily Native American sites were identified. Citywide surveys undertaken in 1983 and 1987 resulted in the creation of a base list of potential architectural and historical resources throughout the city. These surveys were updated in 2001 and 2004. As a

⁸ "Class 1 and Class 2 Historic Sites, Historic Districts, and Properties Listed on the National Register of Historic Place," City of Palm Springs, revised February 3, 2020.

⁹ "Citywide Historic Resource Inventory – Eligible," City of Palm Springs, revised January 2019.

¹⁰ "239 W Arenas Rd," survey form, prepared by Historic Resources Group, 2016.

result of these previous surveys and a variety of other efforts, the City had compiled a list of more than 700 properties that comprised the Citywide Historic Resources Database. The Subject Property was included in the database in 2014 (ID #704). It was identified as the Arenas Lodge site, constructed c.1928. However, the listing does not reference any previous evaluations or designations or include any information regarding the property's potential historic significance or integrity.¹¹

¹¹ Note, the 2014 Citywide Historic Resources Database erroneously lists the address for the Arenas Lodge property as 339 W. Arenas Road.

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6. PROPERTY DESCRIPTION

Existing conditions of the Subject Property are based on a site visit conducted on April 2, 2020.

[For complete set of Existing Conditions Photographs, see Appendix F.]

Site Description



Subject Property, view from W. Arenas Road. *(South view)*

The Subject Property is located at 239 W. Arenas Avenue, in the Tahquitz Park neighborhood (also known as the Historic Tennis Club neighborhood) in central Palm Springs. It is situated on the south side of the street, mid-block between S. Belardo Road on the east and S. Cahuilla Road on the west.

The property is a rectangular parcel measuring approximately 115 feet wide along the street and 150 feet deep. The site occupies flat terrain and is developed with four detached buildings. The site's ground cover is primarily compacted dirt, including

in the front yard, side yards, and central and rear courtyards. Linear and curvilinear scored concrete walks provide access to individual unit entrances. At-grade planter beds along the base of the buildings have rock ground cover and are planted with shrubbery. Other landscaping includes a mature palm tree in the rear yard and multiple privacy hedges. A privacy hedge with metal fencing and gates encloses the main courtyard. A painted brick wall with metal security fencing and central gate extends along the front (north) property line at the sidewalk.

Architectural Description

The four residential buildings on the property include a former single-family residence at the front (north) center portion of the site (Building A); an expanded and converted garage building along the western edge of the site (Building B); a third building immediately adjacent to Building A in the northeastern portion of the site (Building C); and a rear building in the southeastern portion of the site (Building D).

[For a Site Map identifying the location of each building, see Figure 2, below.]

Building A



Building A, north and west façades. (*Southeast view*)

Building A is a one-story former single-family residence, constructed around 1928 in the Spanish Colonial Revival style. It contains four residential units. The former residence has an irregular plan and asymmetrical composition and is of wood-frame construction. It has a low-pitched, dual-slope cross-gable and shed roof with clay “S” tile roofing, open eaves, exposed rafter tails, and an interior plaster chimney. Exterior walls are clad in cement plaster, with metal louvered attic vents in the gable ends. Unit entrances consist of flush doors

with metal security screens. Entrances are set at grade with a concrete landing or raised slightly with a two-step concrete stoop. Fenestration consists of fixed and horizontal sliding vinyl replacement windows with simulated divided lights, set in original wood frames.

The residence’s original main entrance (Unit A) is asymmetrically located on the primary (north) façade and sheltered beneath a shed roof with clay “S” tiles, supported on wood knee braces. Additional unit entrances are located on the original building’s west façade (Unit S), and on the west and east façades of the shed-roofed rear addition (Units B and C). Additional building features include in-wall air conditioning units, metal gutters and downspouts, and wall-mounted light fixtures and security cameras.

Building B



Building B, north façade. (*South view*)

Building B is a one-story former garage constructed around 1928 in the Spanish Colonial Revival style. It was expanded and converted to three residential units between 1939 and 1953. It has an irregular plan and asymmetrical composition and is of wood-frame construction. It multiple low-pitched, double-slope cross gable roofs with clay “S” tile roofing, open eaves, exposed rafter tails, and two brick chimneys, one interior and one exterior. Exterior walls are clad in cement plaster. Unit entrances consist of flush doors with metal security screens, set at grade with

concrete landings. Fenestration consists of fixed and horizontal-sliding vinyl windows with simulated divided lights.

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The primary (north) façade is asymmetrically composed, with a unit entrance (Unit D) and an at-grade concrete patio with a wood pergola. Two additional unit entrances are located on the east façade (Units L and M). Additional building features include window-mounted air conditioning units, metal gutters and downspouts, and wall-mounted light fixtures and security cameras. Unit interiors feature hardwood flooring and painted wood paneling (vertical tongue-and-groove planks or board-and-batten). One unit has a flat, textured plaster ceiling and corner beehive fireplace with insert. Another unit has an open wood beamed ceiling and painted brick fireplace.

Building C



Building C, north façade. (*South view*)

Building C is a one-story, one-unit residential building constructed in 1936 in the Spanish Colonial Revival style. It has a rectangular plan and asymmetrical composition and is of wood-frame construction. It has a low-pitched shed roof with clay “S” tile roofing, open eaves, and exposed rafter tails on the west façade. Exterior walls are clad in cement plaster.

The unit entrance (Unit E) is asymmetrically located on the primary (north) façade and consists of a flush door with a metal security screen, set at grade and accessed by a concrete patio. Fenestration consists of fixed and horizontal-sliding vinyl replacement windows with simulated divided lights, set in original wood frames. Additional building features include in-wall air conditioning units, metal gutters and downspouts, and wall-mounted light fixtures and security cameras.

The unit entrance (Unit E) is asymmetrically located on the primary (north) façade and consists of a flush door with a metal security screen, set at grade and accessed by a concrete patio. Fenestration consists of fixed and horizontal-sliding vinyl replacement windows with simulated divided lights, set in original wood frames. Additional building features include in-wall air conditioning units, metal gutters and downspouts, and wall-mounted light fixtures and security cameras.

Building D



Building D, south and east façades. (*Northwest view*)

Building D is a one-story, one-unit residential building constructed between 1939 and 1953 in the Spanish Colonial Revival style. It has an irregular plan and asymmetrical composition and is of expressed brick masonry construction. It has a combination roof of low-pitched gables, hips, and sheds with clay “S” tile roofing, open eaves, exposed rafter tails, and an exterior brick chimney on the rear (south) façade. The south gable is clad in vertical wood siding.

The unit entrance (Unit F) is asymmetrically located on the east façade. It consists of a flush door with a metal security screen set at grade, accessed by a concrete patio. Fenestration consists of fixed and horizontal-sliding vinyl replacement windows with simulated divided lights, set in original wood frames. Additional building features include window-mounted air conditioning units, metal gutters and downspouts, and wall-mounted light fixtures and security cameras.

FIGURE 2: Site Map



ALTERATIONS

The Subject Property has been substantially altered over time. Most notably, the site was originally developed with a single-family residence centered at the front of the site, and a detached garage to the rear and west of the residence. Over time, the property evolved into a four-building motor court hotel/residential inn. This change in use required the subdivision and expansion of the two original structures, as well as the construction of two additional buildings on the site. When the property was first converted to the Arenas Lodge in the 1930s, it appears to have had just three buildings and three to four units. Today, the property has four buildings accommodating a total of nine units.

Building A, originally a single-family residence, has been subdivided into four separate units. This conversion included the construction of a rear addition, and the creation of three non-original entrances to provide access to individual units. The building's interior has also likely been substantially modified from its original configuration.

Building B, originally a garage with a rear room, has been enlarged and converted into three separate units, also requiring the creation of non-original unit entrances. The original garage bay door has been replaced with a standard window opening. A wooden pergola has been added to the primary façade. An original window opening in the rear portion of the east façade has been removed and infilled. The building's interior has been substantially modified from its original appearance as an unfinished garage, including the addition of wood tongue-and-groove and board-and-batten paneling and two fireplaces.

Buildings C and D are later additions to the site. Alterations common to all four structures include the replacement of all original windows with fixed and horizontal-sliding vinyl windows with simulated divided lights; the addition of new window openings; modification of some original openings; the addition of metal security doors on all unit entrances; installation of in-wall and window-mounted air conditioning units; gutters and downspouts; and wall-mounted light fixtures and security cameras. The roofing on all four buildings has been replaced. The existing roofing material is a contemporary clay "S" tile, whereas the original roofing was likely clay barrel tiles.

Original site features, including the driveway to the garage and an expansive backyard, are no longer extant. Numerous concrete walks have been added throughout the site to provide access to individual unit entrances. Privacy hedges have also been added at unit entrances and between structures. A privacy hedge with metal fencing and gates has been added across the front of the main courtyard. The painted brick wall with metal security fencing and central gate at the front (north) property line also appears to be a later addition.

According to available building permits, additional alterations include the reconstruction of one of the structures due to fire damage (specific building not indicated); the enclosure of two patios to form a new living area (specific building is not indicated); the conversion of a patio into a bathroom, laundry and closet (specific building is not indicated); and the reconstruction of the block wall with metal fencing along the east property line.

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7. SITE HISTORY

The following site development history has been compiled from various sources, including tract maps, Sanborn maps, building permits, aerials photographs, city directories, and newspaper articles. The early history of Palm Springs and Tahquitz Park have been excerpted and adapted from the City of Palm Springs Citywide Historic Context Statement (December 2018).

Palm Springs Townsite

The area containing the Subject Property was first subdivided as part of the original townsite for Palm Springs, recorded by the Palm Valley Land & Water Company in October 1887. The Palm Valley Land & Water Company was a joint venture of John Guthrie McCallum, the Coachella Valley's first permanent Anglo settler, along with Los Angeles businessmen O.C. Miller, H.C. Campbell, and Dr. James Adams. In 1887, the company surveyed and platted 320 acres for the establishment of a new townsite. This area corresponds to today's downtown area, known locally as "the Village." An auction on November 1, 1887 sold 137 parcels for a total of more than \$50,000. Houses were built, orchards planted, and more visitors and seasonal residents arrived each winter. Although McCallum called the place Palm Valley, it soon came to be known as Palm Springs.¹²

Palm Spring's first residential subdivisions were recorded in the early 1920s on tracts largely concentrated on land immediately surrounding the existing Village and the resorts. Several tracts were subdivided by Prescott T. Stevens, along with other prominent early Palm Springs settlers including Pearl McManus, Raymond Cree, and Harriet Cody.¹³ The first three tracts were Las Hacienditas, Vista Acres, and Tahquitz Park, all subdivided in 1923.¹⁴

Tahquitz Park Neighborhood

Palm Springs' transition from resort to residential development began in earnest in 1923. In January of that year, Prescott T. Stevens developed Vista Acres, a 27-parcel subdivision west of Palm Canyon Drive along W. Chino Drive. This was quickly followed in March by the subdivision of Las Hacienditas, immediately to the south of El Mirador, developed by Dr. J.J. Kocher. Las Hacienditas was bordered by Tachevah Drive to the north, Tamarisk Road to the south, N. Indian Canyon to the west, and N. Via Miraleste to the east. Today, Las Hacienditas is part of what is known as the Movie Colony. Today's Tahquitz Park neighborhood (known colloquially as the Tennis Club neighborhood) originated with the subdivision of two tracts, "Tahquitz Park" in 1923, and "Tahquitz Park No. 2" in 1936.

In March of 1923, Pearl McCallum McManus, daughter of early Palm Springs settler John Guthrie McCallum, subdivided the first Tahquitz Park tract. This tract was bordered by the

¹² "City of Palm Springs Citywide Historic Context Statement," prepared by Historic Resources Group, December 2018, 38-39.

¹³ "City of Palm Springs Citywide Historic Context Statement," 50.

¹⁴ "City of Palm Springs Citywide Historic Context Statement," 62.

north side of Arenas Road on the north, Tahquitz Drive on the west, Baristo Road on the south, and Patencio Road on the east. Tahquitz Park No. 2 tract was bounded by Baristo Road on the north, Patencio Road on the west, Ramon Road on the south, and Cahuilla Road on the east. The Subject Property is situated two blocks west of Tahquitz Park No. 1, and one block north of Tahquitz Park No. 2.

McManus built a Mediterranean villa-inspired home, “The Pink House” at 281 S. Tahquitz Drive (demolished) that was a noted local landmark. However, development activity was generally slow. To boost sales at the tract, McManus and her husband built a speculative house known as “The Tahquitz Park Demonstration House” (a.k.a. Tahquitz House; 1937-38, Charles O. Matcham) on Valmonte del Norte. Interiors were furnished by Barker Brothers “in the soft subtle shades of desert color.” The Minimal Traditional-style house was featured in the November 1938 issue of *Arts + Architecture* magazine along with ads by the McManus Realty Co. for its sale. There are a number of architecturally significant residences in Tahquitz Park, including the Roberson Residence (1926, 385 W. Tahquitz Drive, HSPB-21); the Bourne Residence by Wallace Neff (1933, 486 W. Patencio Lane, altered); and the Burnham Residence by H. Palmer Sabin (1929, 147 S. Tahquitz Drive).¹⁵

Pearl McManus and Prescott Stevens would both go on to shape residential development in Palm Springs through the 1920s. Pioneer Properties, the real estate sales company founded by McManus, “played a major role in Palm Springs’ development.” Austin McManus, Pearl’s husband, had been a realtor in Pasadena. By 1929, the McManus Realty Co. was the “largest owner and developer of fine business and residential properties...and had built many fine homes, an apartment and one of the beautiful hotels.” Pearl McManus had a great deal of power, and “ruled the roost in the sale of anything she owned with an iron glove—insisting that plans for development had to have her approval.” According to more than one account, “[Pearl] scrutinized the people and the plans—for purchase or construction—turning them down if she didn’t like them for any reason.” As a result, builders and real estate brokers went to see her “with fear and trembling” when presenting sales offers.¹⁶

239 W. Arenas Road

The Subject Property was originally developed around 1928 as a winter residence for Henry C. Pearson. Pearson, a prominent scientist and author, first came to Palm Springs from Los Angeles in 1926 to establish a secondary residence to spend the winter months. Pearson initially purchased a defunct ranch property south of town, where he drilled what would be the deepest well in the Coachella Valley. Having secured water for the site, he erected a ranch house and named the property Deep Well Ranch.

However, Pearson soon decided to move closer to town, and around 1928 he purchased the Subject Property at 239 W. Arenas Road. Pearson improved the site with a modest, one-story

¹⁵ “City of Palm Springs Citywide Historic Context Statement,” 63.

¹⁶ “City of Palm Springs Citywide Historic Context Statement,” 66.

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single-family residence (Building A) and a detached garage with rear room (Building B). Due to the size of the property, which spans over one third of an acre, it would have had a generous rear yard. In fact, it is said that upon moving to the Arenas Road site, he brought with him two Washingtonia Filifera palms (named Mutt and Jeff) which he had originally planted at Deep Well Ranch, replanting them in his garden. Pearson remained at the Arenas Road property for just two years before erecting a larger home on Chino Drive in the Vista Acres neighborhood, taking his beloved palm trees with him.



“Arenas Lodge,” advertisement. (*Desert Sun*, March 29, 1949)

In 1930, the Subject Property was purchased by retired financier Walter J. Martin and his wife, Ruth, who converted the property into a seasonal motor court hotel/residential inn. The Martins divided their time between California and Colorado, operating their Glenwood Springs resort in the summers and their Palm Springs property in the winters. The earliest known reference to the “Arenas Lodge” appears in the *Desert Sun* newspaper in April 1935. For the next seventeen years, the Martins hosted visitors from all over the United States. The property would typically open in early November. Guests would stay for a week or a month or the entire season, with some returning year after year.

Throughout the 1930s and 1940s, the opening of Arenas Lodge for the season was noted or advertised in the local newspaper, as was customary for seasonal tourist accommodations in Palm Springs. In 1936, the Martins erected “a new cottage containing two rooms with baths and dressingrooms” (Building C). The new building featured a tile roof and stucco walls, in keeping with the existing structures on the site. Site improvements included “private porches with attractive garden space...in order to carry out the idea of complete seclusion and privacy for the guest.”¹⁷ In 1937, the Martins planted four twenty-foot-tall palm trees in front of the property.¹⁸ These trees are no longer extant. In 1941, a building permit was issued for the enlargement of an existing porch.¹⁹ Sometime between 1939 and 1953, the original garage building (Building B) was enlarged and converted to two residential units. During this same

¹⁷ “Arenas Lodge,” *The Desert Sun*, December 4, 1936.

¹⁸ “Stately Palms Trees Are Planted At Arenas Lodge,” *The Desert Sun*, November 5, 1937.

¹⁹ It is unknown which building this refers to.

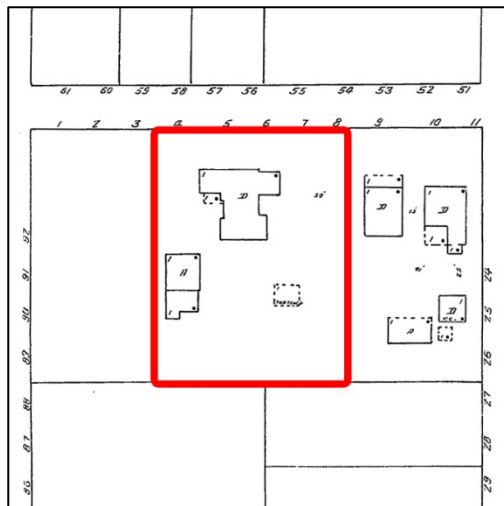
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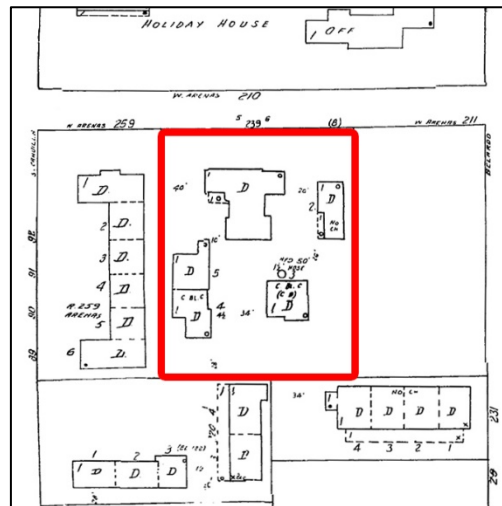
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period, a new one-unit structure was erected on the site (Building D), just east of the original residence.

FIGURE 3: Sanborn Maps



Subject Property, 1929.



Subject Property, 1962.

Walter and Ruth Martin remained the owner/operators of Arenas Lodge until Walter's death in 1952, at which point Ruth became the property's sole owner. In 1958, she married Edward D. Jones, who had recently retired from Standard Oil of California, and the couple became joint owner/operators of Arenas Lodge. By this time, the property had six units. In 1979, one of the structures suffered substantial fire damage which required the reconstruction of the floor and roof.²⁰ As late as the mid-1980s, the Arenas Lodge property was not connected to the municipal sewer system. This led to some back-and-forth between Ruth Martin-Jones and the Building & Safety Department, before all fixtures in all units were ultimately connected with the city's sewer system.²¹ Edward and Ruth Jones remained joint owner/operators of Arenas Lodge until Jones' death in 1985. At this time, Ruth Martin retained Alfred Koch to be the caretaker for Arenas Lodge. It appears she retained sole ownership of the property until her death in 1989.

By 1990, Arenas Lodge had a new owner in Marin Ursescu. At this time, the property still had six units: four units (Units A, B, D and E) measured 450 square feet each; one unit (Unit C) measured 390 square feet; and one unit (Unit F) measured 830 square feet. At this time, all of the units were re-wired and a new electrical panel was installed. In 1993, two existing patios on the former single-family residence (Building A) were enclosed to create a new living area. In

²⁰ It is unknown which building this refers to.

²¹ Letter from Ruth M. Jones to the City of Palm Springs Building & Safety Department, January 11, 1985.

2003, the existing wall along the east property line, which had been damaged, was replaced with a 150-foot-long block wall with intermittent wrought-iron sections. In 2016, an existing patio was converted to create a new bathroom, laundry and closet.²² The following year, the Subject Property was put up for sale. By this time, it had nine residential units.

Property Owners

The only persons known to have had a substantial association with the Subject Property are its owners. As a motor court hotel/residential inn accommodating seasonal visitors to Palm Springs, occupants tended to stay for limited periods of time, and thus are not considered to have an association with the property that would meet eligibility criteria for potential significance. Biographical information about each of the property owners is compiled below.

FIGURE 4: Property Ownership

DATE	OWNER
1928-1930	Henry C. Pearson
1930-1952	Walter J. and Ruth Martin
1952-1958	Ruth Martin
1958-1985	Edward D. and Ruth (Martin) Jones
1985-1989	Ruth Martin
1990-2016	Marin (and Geta) Ursescu

Henry C. Pearson (1858-1936)

Henry Clemens Pearson was born in Leroy, Minnesota on February 13, 1858. In 1885, he married Adelaide E. French (1852-1907). According to U.S. census records, he was living in Suffolk, Massachusetts in 1900, in New York in 1910, in Los Angeles in 1920, and in Pasadena in 1930. By the mid-1930s, he and his daughter, Esther, were primarily residing at their home “Friendly Walls” in Altadena.

Pearson was at one time the nation’s leading authority on the subject of rubber. He was a renowned chemist, writer and publisher who devoted his entire professional life to the study of rubber and its uses. He established the India Rubber Publishing Co. and was the founder and publisher of *India Rubber World*, a trade magazine of the industry. He authored numerous books, pamphlets, and magazine articles on rubber, and was responsible for the citation for India rubber in the Encyclopedia Britannica. He served as a rubber expert for the 1900 Paris Exposition and the 1904 St. Louis World’s Fair. He helped to develop great rubber plantations in tropical regions around the world. In 1920, when the rubber industry was still concentrated in the East, he correctly predicted that Los Angeles would become a great manufacturer of

²² It is unknown which building this refers to.

rubber products; indeed, rubber would become one of Los Angeles major industries in the early 20th century. In 1935, Pearson donated his personal library—a collection of over 700 volumes, considered one of the world’s finest on the subject of rubber—to the Los Angeles Public Library. He was a lifelong member of the Sons of the Revolution, a thirty-second-degree Mason, and a fellow of the Royal Geographical Society of Great Britain.

Pearson first came to Palm Springs in 1926 with his daughter, Esther, to establish a winter residence. Initially, he purchased the former George Fitch property at the south end of town which had been abandoned by Fitch, and later by Oliver McKinney, due to a lack of water. The site contained the remnants of an apricot orchard and vineyards that had long since died out. Upon acquiring the property, Pearson commenced drilling a well and found water at 100 feet. Curious to see how many water strata there were, he continued to drill, ultimately reaching a depth somewhere between 600 and 700 feet, making his the deepest well in the Coachella Valley.²³ Having secured a reliable source of water for the property, Pearson named it Deep Well Ranch.

Pearson soon began planting a number of *Washingtonia Filifera* palms. Each palm tree was given a name, including Mutt and Jeff, Uncle Bim, and Aunt Het. He planted many other trees and shrubs as well, gradually transforming the sandy lot into a lush desert landscape. Also at this time, Pearson engaged Palm Springs master carpenter Alvah Hicks to erect a board-and-batten ranch house (with a living room, kitchen, two bedrooms, and small library), as well as screened ramada with palm thatching. Despite the successful transformation of the formerly defunct ranch property, Pearson soon decided to move closer to town. He sold Deep Well Ranch to Philip Boyd who continued to develop the site, ultimately opening it to visitors as the Deep Well Guest Ranch.

Around 1928, Pearson purchased the Subject Property at 239 W. Arenas Road. As detailed above, Pearson improved the third-of-an-acre site with a modest, one-story residence and detached garage, leaving the rest of the property for his garden. Notably, he is said to have replanted two of the Deep Well Ranch palms, Mutt and Jeff, on the property. Pearson remained at the Arenas Road property for just two years before moving once again. This time he relocated to a property on Chino Drive in the Vista Acres neighborhood, where he built a larger residence and again replanted his beloved palms trees.

As early as 1930, Pearson revealed plans to build yet another home in the Merita Vista tract. The new residence was to be designed by his nephew, architect John Bernard of Boston, Massachusetts. By 1935, Pearson and his daughter were primarily residing in Altadena, and spending their winters at their Palm Springs home “Twin Palms.” It is unclear if Twin Palms refers to Pearson’s residence in the Merita Vista tract, or to yet another new house—a 7-room stone-tile residence—Pearson was planning in Las Palmas Estates. What is clear is that Pearson developed no fewer than four residential properties in just a decade of winters in Palm Springs, never residing at any of them for an extended period of time. Despite Palm Springs never having

²³ Sources differ as to the actual depth of Pearson’s well.

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been his primary residence, Pearson was quite generous to the community, paying for needed repairs to the Palm Springs Library and donating many volumes to its collection. Henry Pearson died on June 10, 1936 in Pasadena, California, at the age of 78.

Walter J. Martin (1881-1952)

Walter Jarvis Martin was born on March 3, 1881 in Pittsfield, Massachusetts. In 1922, he married Ruth Miller in Glenwood Springs, Colorado. Martin spent his career as a financier for the Mortgage Guarantee Company of Los Angeles. The couple came to Palm Springs in 1930, when they purchased the former Henry Pearson property at 239 W. Arenas Road. Over time, they converted the site into what would become the Arenas Lodge, subdividing and expanding the existing structures and adding new buildings. The couple also owned and operated Canyon Cottages and Rockledge Cabins in Glenwood Springs. Thus, they divided their time between Colorado and California, running their Glenwood Springs properties in the summers, and Arenas Lodge in the winters. They would typically arrive in Palm Springs in October, making improvements and opening Arenas Lodge for the season in early November. Martin served as a director of the Palms Springs Chamber of Commerce and in 1935 was elected its president. Walter Martin died in Glenwood Springs in 1952.

Ruth Martin (1884-1989)

Ruth C. Miller was born in St. Peter, Minnesota in 1884. In 1906, she married Frederick Sperry; they divorced in 1915. In 1922, she married Walter J. Martin in Glenwood Springs, Colorado. As noted above, the couple came to Palm Springs in 1930, when they purchased the former Henry Pearson property at 239 W. Arenas Road. They converted the property into a multi-unit motor court hotel/residential inn. The couple split their time between Palm Springs and Glenwood Springs, Colorado, where they also ran resort properties. Walter and Ruth Martin remained the owner/operators of Arenas Lodge until Walter's death in 1952, at which time Ruth became the property's sole owner. During her years in Palms Springs, Ruth Martin had become a columnist for the *Desert Sun* newspaper and a prominent member of the Palm Springs Women's Club. On August 13, 1958, she married Edward D. Jones of San Francisco, who had recently retired from Standard Oil of California. The two jointly owned and operated Arenas Lodge until Jones' death in 1985. It appears Ruth Martin retained sole ownership of Arenas Lodge until her death in Palm Springs in 1989.

Edward Jones (1895-1992)

Edward D. Jones was born in Long Beach, California in 1895. He had a 43-year career with Standard Oil of California in San Francisco. In 1958, shortly after his retirement, he married Ruth Martin and the two became joint owner/ operators of Arenas Lodge. Jones died in Palm Springs in 1985.

Spanish Colonial Revival Architecture in Palm Springs²⁴

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of Spanish Baroque-inspired buildings designed by chief architect Bertram Grosvenor Goodhue. The style lent itself to monumental public edifices, churches, and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For those, architects drew inspiration from provincial Spain, particularly the arid southern region of Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate “grand tour” of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, decorative details of iron, wood, and glazed ceramic tile, and a sprawling, horizontal orientation. It was a deliberate attempt to develop a “native” California architectural style and romanticize the area’s colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the simple missions and rustic adobe ranch houses that comprised the state’s actual colonial-era buildings.

In Palm Springs in the 1920s and 1930s the Spanish Colonial Revival style was often simplified and reduced to its most basic elements for residential, commercial, and institutional buildings. The result was a more rustic style reminiscent of traditional southwestern adobes and haciendas that was believed to be better suited to the desert climate and casual, resort lifestyle. These tended to be informal one- or two-story buildings finished in plaster, with simple rectilinear plans, low-pitched gable or hipped roofs clad in barrel tile or wood shakes, wood or steel sash windows, and little or no ornamentation. This minimalist Spanish trend continued into the post-World War II years; the city has houses and commercial buildings from the 1940s that feature red clay tile roofing and steel casement windows.

Examples of high-style Spanish Colonial Revival residential architecture in Palm Springs include The Willows (1924, HSPB-34) and Ojo del Desierto (1925, HSPB-19). Commercial examples include the El Paseo Building (1930, HSPB-27) and the La Plaza Center and Theatre (1936, HSPB-22). An example of the more typical simplified Spanish Colonial Revival style in Palm Springs is the single-family residence (c. 1930) located at 545 S. Calle Santa Rosa.

Character-defining features of Spanish Colonial Revival architecture include:

- Asymmetrical façade
- Irregular plan and horizontal massing
- Varied gable or hipped roofs with clay barrel tiles; occasionally flat roofs
- Plaster veneered exterior walls forming wide, uninterrupted expanses
- Wood-sash or steel casement or double-hung windows, typically with divided lights
- Round, pointed, or parabolic arched openings

²⁴ “City of Palm Springs Citywide Historic Context Statement,” 344-345.

- Arcades, colonnades, or *corredores*
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work

8. EVALUATION OF ELIGIBILITY

This report evaluates the Subject Property for potential eligibility for designation as a City of Palm Springs Historic Resource. This evaluation is based upon field inspection of existing conditions; a review of previous evaluations and designations; primary and secondary source research related to the Subject Property and surrounding area; review of relevant historic contexts and themes as defined in the City of Palm Springs Citywide Historic Context Statement (December 2018); comparative analysis of similar or related properties in Palm Springs; and an analysis under the eligibility criteria and integrity thresholds for local designation as outlined in Chapter 8.05 “Historic Preservation” of the Palm Springs Municipal Code.

Evaluation of Significance

As outlined above, the City of Palm Springs has adopted a Historic Preservation Ordinance which establishes regulations and procedures for identifying, evaluating, designating, and preserving historic properties within city limits (PSMC Chapter 8.05). The Historic Preservation Ordinance defines eligibility criteria for local designation. The potential significance of the Subject Property is evaluated below under these criteria.

Local Criterion i and iii (Association with events or period of history)

A property may be eligible for designation as a City of Palm Springs Class 1 Historic Resource if it exhibits exceptional historic significance, and it is associated with events that have made a meaningful contribution to the nation, state or community (Criterion i); or it reflects or exemplifies a particular period of national, state or local history (Criterion iii). These criteria align with National Register Criterion A, as defined by the National Park Service. According to guidance from the National Park Service, in order to be considered eligible for designation under this criterion:

...A property must be associated with one or more events important in the defined historic context...The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity...Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property’s specific association must be considered important as well.²⁵

Evaluation of Potential Significance as a 1920s Single-Family Residence

For its original development as a single-family property constructed c.1928, the Subject Property is associated with the theme *Single-Family Residential Development between the Wars*

²⁵ *National Register Bulletin 15*, 12.

(1919-1941), and sub-theme *Single-Family Residential Development (1919-1929)* as identified in the Palm Springs’ citywide historic context statement.

The Subject Property was originally improved around 1928 with a single-family house and detached garage for early Palm Springs villager Henry C. Pearson. It is located in one of Palm Springs’ earliest residential neighborhoods, Tahquitz Park, whose original tract was subdivided in 1923. Thus, the Subject Property is associated with residential settlement patterns of the late 1920s.

Development in all of Palm Springs’ pre-World War II residential tracts was sparse, and in-fill construction continued in virtually all of them throughout the postwar period. As a result, there are relatively few tracts that initially developed in the 1920s and 1930s that have been identified as eligible for historic designation as historic districts. Though the Subject Property was initially developed as a single-family residence in the late 1920s, it was converted for commercial use by 1930. It is not a rare remaining example of development patterns from the period; there is a relatively large number of prewar single-family residences that are extant throughout the city’s early residential subdivisions. Individually eligible examples therefore retain a high degree of historic integrity, including all or most of their original windows, particularly on the primary façade; original exterior wall cladding; and they do not have additions that are visible from the public right-of-way.

The Subject Property does not represent a “good and intact example” of 1920s single-family residential development from this important period of growth and transition in the city.²⁶ Due to substantial alterations over time, most notably its conversion from a single-family property to a motor court hotel/residential inn, the Subject Property does not retain sufficient integrity to convey its association with 1920s single-family residential development in Palm Springs. It does not retain the essential physical features that made up its character as a 1920s single family residence. According to guidance from the National Park Service, a property is not eligible if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.²⁷ A residential property should retain integrity of Location, Design, Materials, Workmanship, and Feeling, at a minimum, in order to reflect the important association with the city’s residential development during this period.²⁸

In this case, the site no longer reads as a single-family property. The former single-family residence (Building A) has been subdivided into four residential units, which required enlarging the building and creating several additional unit entrances. As such, the building no longer retains its original appearance and configuration as a single-family residence. Similarly, the former detached garage (Building B) has been enlarged and converted into three residential units, requiring the addition of several unit entrances and the removal of its original vehicle bay

²⁶ Per eligibility standards developed for evaluating resources from this period in the “City of Palm Springs Citywide Historic Context Statement,” 90.

²⁷ *National Register Bulletin 15*.

²⁸ “City of Palm Springs Citywide Historic Context Statement,” 92.

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door. Therefore, the building is not readily identifiable as a former garage building. Two additional buildings (Buildings C and D) occupy what would have been the residence's expansive side and rear yards. Thus, the Subject Property no longer resembles the single-family residential property as developed by Henry Pearson c.1928. Additional alterations which detract from the property's overall original appearance include the replacement of all fenestration throughout with vinyl windows; and the addition of concrete walkways and privacy hedges throughout the site which alters visual and spatial relations among the buildings.

The Subject Property does not retain integrity of Design, Materials, Workmanship, Feeling or Association, and therefore does not retain integrity as an example of 1920s residential development.

[For a detailed assessment of the Subject Property's integrity, see the "Integrity Analysis" section below.]

Evaluation of Potential Significance as a 1930s Motor Court Hotel/Residential Inn

For its conversion to a motor court hotel/residential inn for seasonal visitors to Palm Springs in the 1930s, the Subject Property is associated with the theme *Commercial Development between the Wars (1919-1941)*, and sub-theme *Hotel & Resort Development* as identified in the Palm Springs' citywide historic context statement.

The Subject Property began its conversion to a multi-unit motor court hotel/residential inn as early as 1930, when it was acquired by Walter J. and Ruth Martin. The property was known as "Arenas Lodge" as early as 1935. The property would retain this use as a seasonal hotel/resort—hosting Palm Springs visitors for a weekend, a month, or the entire season—for the next eight decades. Thus, the Subject Property has a historic association with the development of hotels and resorts and the establishment of the local tourism industry in the 1920s and 1930s, which was an important trend and pattern of development in Palm Springs during this period.

However, in order for the Subject Property to be eligible for local designation for this historic association, it must be an early, excellent, or rare remaining example of commercial development from this important period of growth and transition in the city.²⁹ In the years following World War I, Palm Springs was transformed from a health resort for respiratory patients into an exclusive winter resort for the wealthy. Several resort hotels were constructed in the 1920s and 1930s, cementing Palm Springs' reputation as a first-class resort community. Broad development patterns in the inter-wars period include the continued emphasis on tourism and tourist-related resources. The most prominent examples of hotels and resorts from the pre-World War II period – the Desert Inn, Oasis, and El Mirador - had a significant impact on the overall commercial development in Palm Springs and the continued investment in the city. This resulted in the construction of a number of hotels and apartment hotels within the city's commercial center, along with retail, office, and entertainment-related development

²⁹ "City of Palm Springs Citywide Historic Context Statement," 139.

(represented by a variety of commercial property types), and resources that represent the growing influence of the automobile.

The Subject Property was one of many smaller hotels that developed during this period to capitalize on Palm Springs' growing reputation as a resort community. It does not represent an early example of the type; it is not a rare or excellent example of development patterns from this period; and its construction was not a catalyst for development. See comparative analysis table below for additional information about eligible examples of the motor court hotel property type from the pre- and postwar eras.

Due to the Subject Property's conversion from its original single-family use to a motor court hotel/residential inn, as well as its continued modification over time, it does not retain historic integrity from the 1930s. Following its initial conversion to hotel/resort use, the Subject Property continued to undergo incremental modifications over an approximately 20-year period, as existing structures were enlarged and subdivided—sometimes multiple times—and additional structures were constructed on the site. As a result of this iterative development pattern, the arrangement of building, units, and outdoor spaces on the Subject Property is somewhat ad hoc. Buildings range from one to four units. Unit entrances have various orientations, including some with private porches, rather than a cohesive orientation around a central common area. Because the Subject Property was not originally designed as a multi-unit hotel/inn—but rather evolved into its current configuration over time—it does not display the intentional site planning and landscaping typical of 1930s hotel/resort development in Palm Springs.

In addition, the Subject Property has been substantially altered, even from its 1930s appearance when it was first converted to multi-unit residential use. The former single-family residence (Building A) remained a one-unit structure until at least 1962; it currently contains four units. The former garage building (Building B) was expanded and converted to a two-unit building sometime between 1939 and 1953, and remained a two-unit structure until at least 1962; it currently contains three units. Building C was added to the site in 1936, and has remained a single-unit structure. Building D was constructed sometime between 1939 and 1953, and also remains a one-unit structure. Arenas Lodge began in the 1930s as a three-unit property, expanding to between five and six units in the 1950s and 1960s. The property remained a six-unit hotel/resort as late as 2001; it now has nine units. Thus, the Subject Property no longer resembles the motor court hotel/residential inn developed by Walter and Ruth Martin in the 1930s.

The Subject Property does not retain integrity of Design, Materials, Workmanship, Feeling or Association, and therefore does not retain integrity as an example of 1930s commercial development.

[For a detailed assessment of the Subject Property's integrity, see the "Integrity Analysis" section below.]

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Comparison with Other Motor Court Hotels/Residential Inns

A property may also be eligible for local designation for this historic association if it is a “rare remaining example.”³⁰ However, the 2016 Citywide Survey Update identified approximately two dozen examples of early- and mid-20th century motor court hotels and residential inns in the downtown area as excellent, intact examples of the type. Examples date from the 1920s through the 1950s, are one story in height, and typically display rational site plans with units of similar size oriented around a common courtyard. Typical features include on-site surface parking and a central swimming pool. Some examples are architect-designed. There remains a significant population of these properties in and around the Village that convey the importance of early tourism in Palm Springs. Based on the comparative analysis of this property type undertaken as part of the survey and confirmed by this study, the Subject Property is not an excellent or rare example of 1930s hotel and resort development in Palm Springs, and it is not an excellent or rare example of motor court hotel property type.³¹

Figure 5: Surveyed & Designated Motor Court Hotels/Residential Inns

ADDRESS	DATE	ARCHITECT	NAME	HISTORIC STATUS ³²
370 W. Arenas Rd.	1947	Herbert W. Burns	Town & Desert Apartments (now the Hideaway)	HSPB-90
400 W. Arenas Rd.	1956	Herbert W. Burns	The Four Hundred	5S3
458 W. Arenas Rd.			Andalusian Court	7R
562 W. Arenas Rd.	1955	Herbert W. Burns	The Village Manor (now Orbit In)	HSPB-95
601 W. Arenas Rd.	1955	Herbert W. Burns	Desert Hills	5S3
261 S. Belardo Rd.			Orchid Tree Inn	HSPB-72
359 S. Belardo Rd.				5S3

³⁰ “City of Palm Springs Citywide Historic Context Statement,” 139.

³¹ The 2016 also survey identified a small enclave of small-scale postwar hotels, motels, apartment hotels, and inns along Arenas Road, each of which was either already locally designated or was evaluated as appearing eligible for local designation. The Subject Property was not identified as part of this enclave.

³² An HSPB number indicates the property is locally designated. For undesignated properties, the 2016 Citywide Survey Update assigned a California Register Historic Resource Status Code. 5S3 is defined as “appears to be individually eligible for local listing or designation through survey evaluation.” 7R indicates that there is potential significance, but additional information is needed to complete the evaluation; this was typically applied to properties that are not fully visible from the public right-of-way.

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ADDRESS	DATE	ARCHITECT	NAME	HISTORIC STATUS ³²
175 S. Cahuilla Rd./330 W. Arenas Rd.	1910, 1933, 1937	Harold Bryant Cody; Hunt & Chambers	Casa Cody	HSPB-59
1611 S. Calle Palo Fierro	1954, 1956	Howard Lapham		5S3
783 N. Indian Canyon Dr.			Casa Palmeras	HSPB-82
1020 N. Indian Canyon Dr.	c.1935			5S3
1480 N. Indian Canyon Dr.	1948			5S3
133 E. Ocotillo Ave.	1932			7R
450 E. Palm Canyon Dr.	1932, 1944			7R
610 E. Palm Canyon Dr.	1952	Herbert W. Burns		5S3
1050 E. Palm Canyon Dr.	1952	William F. Cody		7R
1111 E. Palm Canyon Dr.	1956	Palmer & Krisel; Eckbo, Garrett, landscape architect	Ocotillo Lodge	3S/3SC/5S3
1744 S. Palm Canyon Dr.		Wexler & Harrison	Royal Hawaiian Estates	HSPB-73
234 S. Patencio Rd.	1924		Korakia	3S/3CS/5S3
555 E. San Lorenzo Rd.	1958	Hugh Kaptur	Triangle Inn	5S3
275 E. Tamarisk Rd.	1939	Clark & Frey		5S3
120 W. Vereda Sur	1952	Herbert W. Burns		5S3
555 S. Warm Sands Dr.	1933			5S3

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Conclusion Criterion i and iii

The Subject Property is not eligible as an example of 1920s residential development in Palm Springs. It does not represent a good or intact example of an early single-family residence with an important association with development patterns of the period. In addition, it does not retain integrity from the period that it was used as a single-family residence. Further, it is not eligible as an example of a 1930s motor court hotel/residential inn. It is not a rare or excellent example of the type, and it was not a catalyst for commercial development during the period. It no longer retains historic integrity from the 1930s when it was initially converted for commercial use. Moreover, there is no evidence that the Subject Property is associated with any specific event that has made a meaningful contribution to the nation, state, or community; nor does it reflect or exemplify a particular period of national, state or local history. Therefore, the Subject Property at 239 W. Arenas Road is not eligible for designation as a City of Palm Springs Historic Resource under Criterion i or iii.

Local Criterion ii (Association with persons)

A property may be eligible for designation as a City of Palm Springs Historic Resource if it exhibits exceptional historic significance, and it is associated with the lives of persons who made a meaningful contribution to national, state, or local history (Criterion ii). This criterion aligns with National Register Criterion B, as defined by the National Park Service. According to guidance from the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a national, state or local historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person’s productive life, reflecting the time period when he or she achieved significance.³³

The Subject Property was originally improved around 1928 with a single-family house and detached garage for Pearson and his daughter, Esther. As detailed above, Pearson was a renowned chemist, writer, publisher, and the nation’s leading authority on the subject of rubber and its uses. Based upon his national reputation as an expert in his field, and the widespread circulation of his ideas through his prolific writings and publications, Henry Pearson was a significant person within his profession and whose activities made a meaningful contribution to the nation.

However, in order for the Subject Property to be eligible for local designation for this historic association, it must be associated with Pearson’s productive life, reflecting the time period when he achieved significance. For residential properties, it should be Pearson’s primary residence, his longtime residence, and/or the residence where he lived when he achieved significance in his field. The Subject Property does not meet any of these thresholds. Census records indicate that Pearson lived in various places during his professional life, including Massachusetts, New

³³ *National Register Bulletin 15*, 15.

York, Los Angeles, Pasadena, and Altadena. During his productive period, Palm Springs was never Pearson's primary place of residence.

As described above, during just ten years of spending the winter months in Palm Springs, Pearson lived in no fewer than four residential properties, never residing at any of them for an extended period of time. Among his places of residence in Palm Springs were Deep Well Ranch (1926-1928), the Subject Property at 239 W. Arenas Road (1928-1930), a residence on Chino Drive in the Vista Acres neighborhood (1930-1935), a residence in the Merita Vista tract, and a residence in Las Palmas Estates.³⁴ Of these properties, it is likely the Deep Well Ranch property that is most closely associated with Pearson, as he is credited with transforming this formerly defunct ranch by drilling what was then the deepest well in the Coachella Valley.³⁵ While Pearson was the original owner and builder of the Subject Property, he only resided here for two years before moving on, soon after which the property began its conversion to a motor court motel/residential inn, which has been its use for some eight decades.

Conclusion Criterion ii

The Subject Property is not eligible for its association with original owner Henry C. Pearson. Despite a historic association with Pearson, who is a demonstrably significant person within his profession, the Subject Property is not associated with Pearson's productive life, nor was it his primary or longtime residence. Moreover, there is no evidence that the Subject Property is associated with any other significance persons whose activities made a meaningful contribution to national, state, or local history. Therefore, the Subject Property at 239 W. Arenas Road is not eligible for designation as a City of Palm Springs Historic Resource under Criterion ii.

Local Criterion iv and v (Architecture or work of a master)

A property may be eligible for designation as a City of Palm Springs Historic Resource if it exhibits exceptional historic significance, and it embodies the distinctive characteristics of a type, period or method of construction (Criterion iv); or it presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value (Criterion v). These criteria align with National Register Criterion C, as defined by the National Park Service. According to guidance from the National Park Service, to be eligible under this criterion, a building must clearly contain enough of the "distinctive characteristics" to be considered a true representative of a particular type, period, or method of

³⁴ It is unclear if Pearson actually lived in both the Merita Vista residence and the Las Palmas Estates residence. It appears one of these properties was under construction at the time of his death.

³⁵ Note that the 2016 Historic Context Statement erroneously identifies the founder of Deep Well Ranch as "Henry Parsons."

construction. Distinctive characteristics are those physical features or traits that commonly recur in individual examples of the type, period, or method of construction.³⁶

The National Park Service defines a master architect as “a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.” A property is not eligible as the work of a master only because it was designed by a prominent architect. “The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft.”³⁷

The buildings comprising the Subject Property are designed in a simplified Spanish Colonial Revival style. Three of the buildings (Buildings A, B, and C) are wood frame with stucco cladding; Building D is brick construction. None of these buildings—either separately or collectively—represent excellent or rare examples of their style or method of construction. The Spanish Colonial Revival style is common in Palm Springs, particularly among residential and commercial buildings dating from the 1920s and 1930s. Similarly, brick and wood-frame are typical methods of construction from the period. The Subject Property does not possess high artistic value, and none of its buildings were designed by an architect. Rather, all four buildings are modest and unremarkable in their design, with simple forms and massing and minimal decorative elements. The buildings do not display many of the distinctive characteristics of the style, including arches or arched openings, arcades or enclosed patios, balconies or towers, grilles, wrought iron, or tilework.

Additionally, in order for the Subject Property to be eligible for local designation for its architectural merit, it must retain most of the physical features that constitute its type, style, or technique. Specifically, a residential property significant under these criteria should retain integrity of Design, Materials, Workmanship, and Feeling, at a minimum, in order to be eligible for its architectural merit.

The Subject Property has undergone substantial alterations over time. Most notably, the site has been converted from its original single-family use into a four-structure motor court hotel/residential inn composed of nine residential units. This change in use required the expansion and subdivision of the two original structures (Buildings A and B). Thus, these structures no longer retain their original form and massing. Original fenestration patterns have been disrupted with the addition of non-original unit entries and window openings, as well the removal of some original windows. Building B, originally a garage, has lost its original vehicular bay door. The buildings’ interiors have also likely been substantially modified from their original configuration due to multiple subdivisions. Buildings C and D are later additions to the site which have altered visual and spatial relationships among the original structures and what would have been a spacious rear yard.

³⁶ *National Register Bulletin 15*, 18.

³⁷ *National Register Bulletin 15*, 20.

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Alterations common to all four buildings include the replacement of all original windows with incompatible vinyl windows, alteration of some window openings, and replacement of original clay barrel tile roofing with contemporary “S” tiles.

The Subject Property does not retain integrity of Design, Materials, Workmanship, Feeling or Association, and therefore does not retain sufficient integrity to convey its significance for architectural merit.

[For a detailed assessment of the Subject Property’s integrity, see the “Integrity Analysis” section below.]

Comparison with other local examples of the Spanish Colonial Revival style

The 2016 Citywide Survey Update identified approximately 150 examples of Spanish Colonial Revival architecture, dating from the teens through the early-1940s, many of which were designed by notable architects. As there is a substantial population of these properties remaining in Palm Springs, eligible properties must represent excellent and intact examples of the style. Identified examples typically retain all or most of their original windows, particularly on the primary façade; retain their original exterior wall cladding; and do not have additions that are visible from the public right-of-way.

Figure 6: Designated Examples of the Spanish Colonial Revival Style

ADDRESS	DATE	ARCHITECT	HISTORIC STATUS
151 W. Alejo Rd.	1930	Albert Martin, Richard Harrison	HSPB-15
447 W. Alejo Rd.	1925	William Charles Tanner	HSPB-19
982 N. Avenida Palmas	1927		HPSB-67
261 S. Belardo Rd.	1934, 1938, 1958	Frey & Chambers, William F. Cody	HPSB-72
175 S. Cahuilla Rd./330 W. Arenas Rd.	1916, 1936	Harold Bryant Cody, John Porter Clark	HSPB-59
344 S. Cahuilla Rd.	c.1930		HSPB-69
272 Camino Buena Vista	1924	Alfred Heineman	HSPB-48
875 W. Chino Canyon Rd.	1942	Clark & Frey	HSPB-50
115 S. Indian Canyon Dr.	c.1936	Harry Williams	HPSB-22
136 N. Palm Canyon Dr.	1936	Harry Williams	HSPB-11
180 N. Palm Canyon Dr.	1914, c.1936	Harry Williams	HSPB-9

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ADDRESS	DATE	ARCHITECT	HISTORIC STATUS
230 N. Palm Canyon Dr.	1932		HSPB-16
365 N. Palm Canyon Dr.	1934		HSPB-26
483 N. Palm Canyon Dr.	1921		HSPB-29A
1929 N. Palm Canyon Dr.	1929	Walker & Eisen (attributed)	HSPB-12
128 S. Palm Canyon Dr.	1936	Harry Williams	HSPB-22
630 E. Tachevah Dr.	1934		HSPB-80
385 W. Tahquitz Canyon Wy.	1924	William Charles Tanner, William F. Cody	HSPB-21
412 W. Tahquitz Canyon Wy.	1924	Dodd & Richards	HSPB-34
657 N. Via Miraleste	1930	William Charles Tanner	HSPB-56
1120 N. Via Miraleste	1934		HSPB-81D

Conclusion Criterion iv and v

The Subject Property is not eligible as an example of Spanish Colonial Revival architecture. While it displays some of the basic features of the style, the buildings do not embody many of the style's distinctive characteristics. The four buildings on the property do not possess high artistic value, or represent the work of a master builder, designer, artist, or architect. Moreover, the Subject Property does not retain historic integrity and does not retain significant features of the style. Therefore, the Subject Property at 239 W. Arenas Road is not eligible for designation as a City of Palm Springs Historic Resource under Criterion iv or v.

Local Criterion vi (Historic districts)

As noted above, the Subject Property is located within the Tahquitz Park neighborhood (also known as the Historic Tennis Club neighborhood). This assessment report does not include a detailed evaluation of the Tahquitz Park neighborhood as a potential historic district. However, due to substantial alterations over time, the Subject Property would likely not be considered a contributor to a historic district, should one be identified. Thus, the Subject Property at 239 W. Arenas Road does not appear eligible for designation as a City of Palm Springs Historic Resource under Criterion vi.

Local Criterion vii (Likelihood to yield information)

This criterion typically applies to potential archaeological resources. An archaeological evaluation of the Subject Property at 239 W. Arenas Road is outside the scope of this assessment report.

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Evaluation of Integrity

As noted above, in order to be eligible for local designation as a City of Palm Springs Historic Resource, a property must be exceptionally significant and possess integrity to convey its historic significance. The following integrity analysis is intended to support the conclusions in the report that the Subject Property has been significantly altered. The analysis uses the seven aspects of integrity as defined by the National Park Service and referenced in the City of Palm Springs Historic Preservation Ordinance.

- **Location** – The buildings on the Subject Property remain on their original site. Therefore, the property retains integrity of *location*.
- **Design** – The Subject Property has been substantially altered over time. As part of its initial conversion in 1930 from a single-family residence into the multi-unit Arenas Inn, the main residence (Building A) was subdivided into multiple units. In 1936, a new building (Building C) was constructed. Between 1939 and 1953 the garage (Building B) was enlarged and subdivided into residential units, and a fourth building (Building D) was added. All four buildings were subsequently altered with additions, incompatible vinyl replacement windows, alteration of some window openings, installation of security screens, and replacement of original clay barrel tile roofing with contemporary “S” tiles. Original site features such as the driveway and an expansive backyard are no longer extant. Numerous concrete walks and privacy hedges have been added throughout the site, altering visual and spatial relations among the buildings. The property therefore no longer retains its original appearance as a single-family residence of the 1920s, and its subsequent appearance as a 1930s motor court/residential inn has been substantially altered. Although the general configuration and spatial relationships of the buildings remain, and the buildings retain a basic features of their original Spanish Colonial Revival appearance, their plans, massing, fenestration, entrances, and roofing have been substantially altered. The property does not retain many of the essential physical features that made up its appearance during the 1920s and 1930s, particularly its wood or steel-sash windows, doors, and clay barrel tile roofing. Therefore, the property does not retain integrity of *design*.
- **Setting** – The Subject Property is located within Palm Springs’ downtown area, known locally as “the Village,” one and a half blocks west of S. Palm Canyon Drive. According to historic Sanborn maps, the single-family residence on the Subject Property predates the development of most of the parcels in its immediate vicinity. However, the area now contains primarily one- and two-story residential and hotel/resort properties dating from the first half of the 20th century, as well as surface parking lots that serve the commercial businesses along S. Palm Canyon Drive. Therefore, the property retains integrity of *setting*.
- **Materials** - As discussed above in the evaluation of integrity of *design*, the property retains some basic materials of its original design, including cement plaster exterior

walls and open eaves with wood rafter tails. However, the original windows, which would have been wood- or steel-sash, have been replaced with incompatible vinyl windows with simulated divided lights; the original roofing, which would have been clay barrel tiles, has been replaced with contemporary “S” tiles; and original doors have been replaced with flush doors. Given the simplicity of the property’s original pared-down Spanish Colonial Revival design and the limited range of historic materials, the replacement of all windows, doors, and roofing materials with incompatible new materials has eliminated most of the essential historic materials and features, both from the property’s original construction in the 1920s and from its initial conversion to a motor court hotel/residential inn in the 1930s. Therefore, the property does not retain integrity of *materials*.

- **Workmanship** – In order to retain integrity of *workmanship*, a property must retain the physical evidence of the craftsmanship and construction techniques from its historic period. As discussed above in the analyses of integrity of *design* and *materials*, the Subject Property no longer retains many of the essential physical features that defined its character in the 1920s and 1930s. In particular, its original wood or steel-sash windows have been replaced with incompatible vinyl windows, and its clay barrel tile roofing has been replaced with contemporary “S” tiles. Given the extreme simplicity of the property’s original character and the limited palette of materials, both in its original configuration as a single-family residence and its immediately subsequent use as a motor court/residential inn, the replacement of these critical features represents a substantial loss in the evidence of vernacular methods of construction and plain workmanship that originally characterized the property. Therefore, the property does not retain integrity of *workmanship*.
- **Feeling** – According to National Park Service guidance, integrity of *feeling* results from the presence of physical features that, taken together, convey the property’s historic character and express the aesthetic or historic sense of particular period of time.³⁸ As demonstrated in the analyses above, the Subject Property does not retain integrity of *design*, *materials*, or *workmanship*, due primarily to the replacement of its original windows, doors, and roofing material. Given the extreme simplicity of the property’s original character and the limited palette of materials, the loss of these features prevents the property from conveying the aesthetic or historic sense of a 1920s single-family residence, or a 1930s motor court hotel/residential inn. Therefore, the property does not retain integrity of *feeling*.
- **Association** – Integrity of association requires the presence of physical features that convey a property’s historic character, and thus its direct link to an important historic event or person.³⁹ As demonstrated in the analyses above, the Subject Property does not

³⁸ *National Register Bulletin 15*, 45.

³⁹ *National Register Bulletin 15*, 45.

retain integrity of *design, materials, workmanship, or feeling*. It does not retain many of the essential physical features that would convey its association with residential development and settlement patterns of the 1920s and 1930s; with the development of hotels and resorts and the establishment of the local tourism industry in the 1920s and 1930s; or with its original owner, Henry C. Pearson. Therefore, the property does not retain integrity of *association*.

Per the above analysis, the Subject Property retains only integrity of Location and Setting. Due to substantial alterations over time, the property does not retain the essential physical elements that would reflect its historic design, materials or workmanship, nor does it convey the feeling of a particular time and place or any historic associations.

Conclusion

The conclusions in this report are based on a review of existing conditions on the Subject Property, primary and secondary source research related to its development, a review of the relevant historic contexts, and an evaluation of potential significance under City of Palm Springs Municipal Code, Chapter 8.05. The property does not exhibit significance under local eligibility Criteria a(i-vi), and it does not retain historic integrity as specified in Criterion b. Therefore, it is not eligible for designation as a City of Palm Springs Class 1 or Class 2 Historic Resource, as defined in Chapter 8.05 “Historic Preservation” of the Palm Springs Municipal Code.

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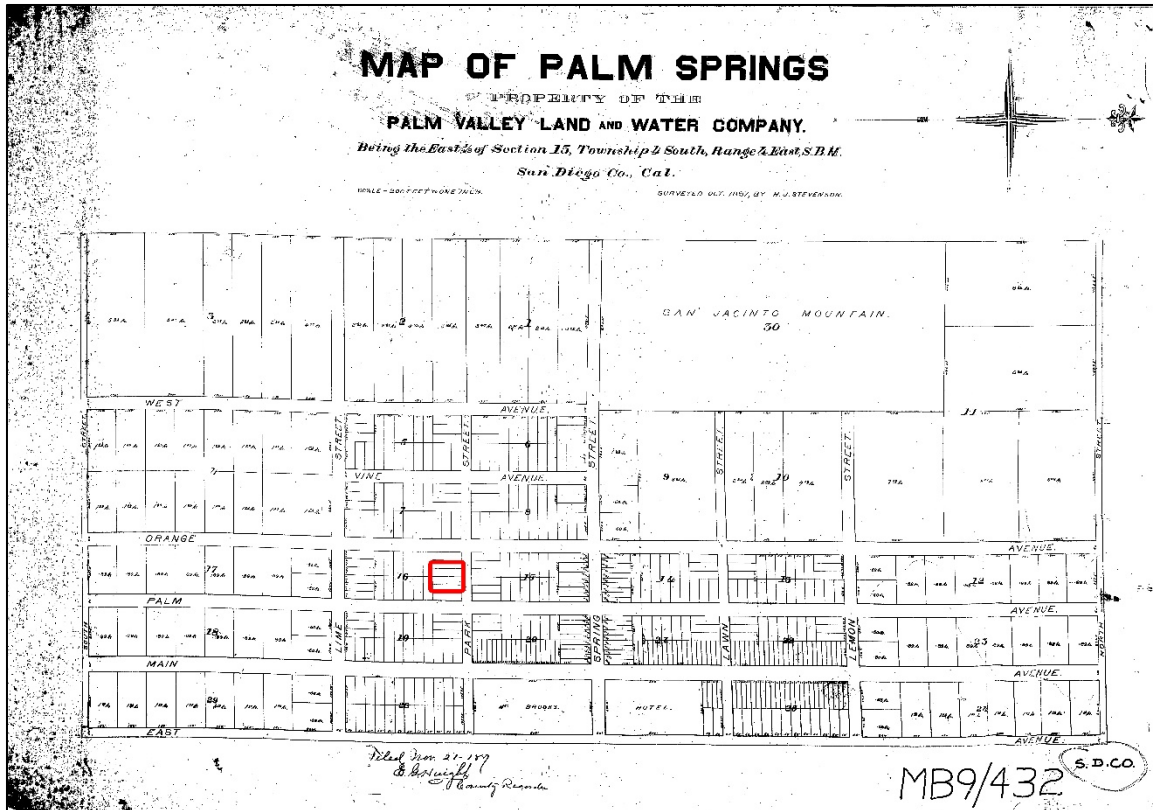
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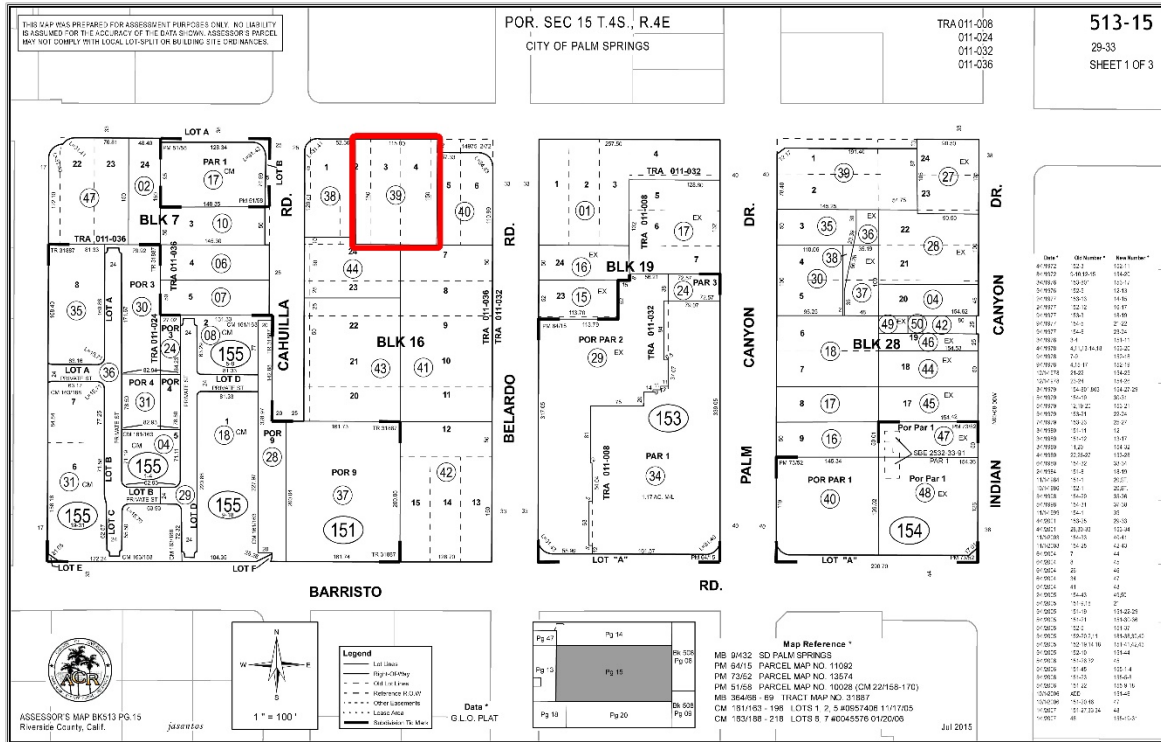
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APPENDIX A. Tract Map



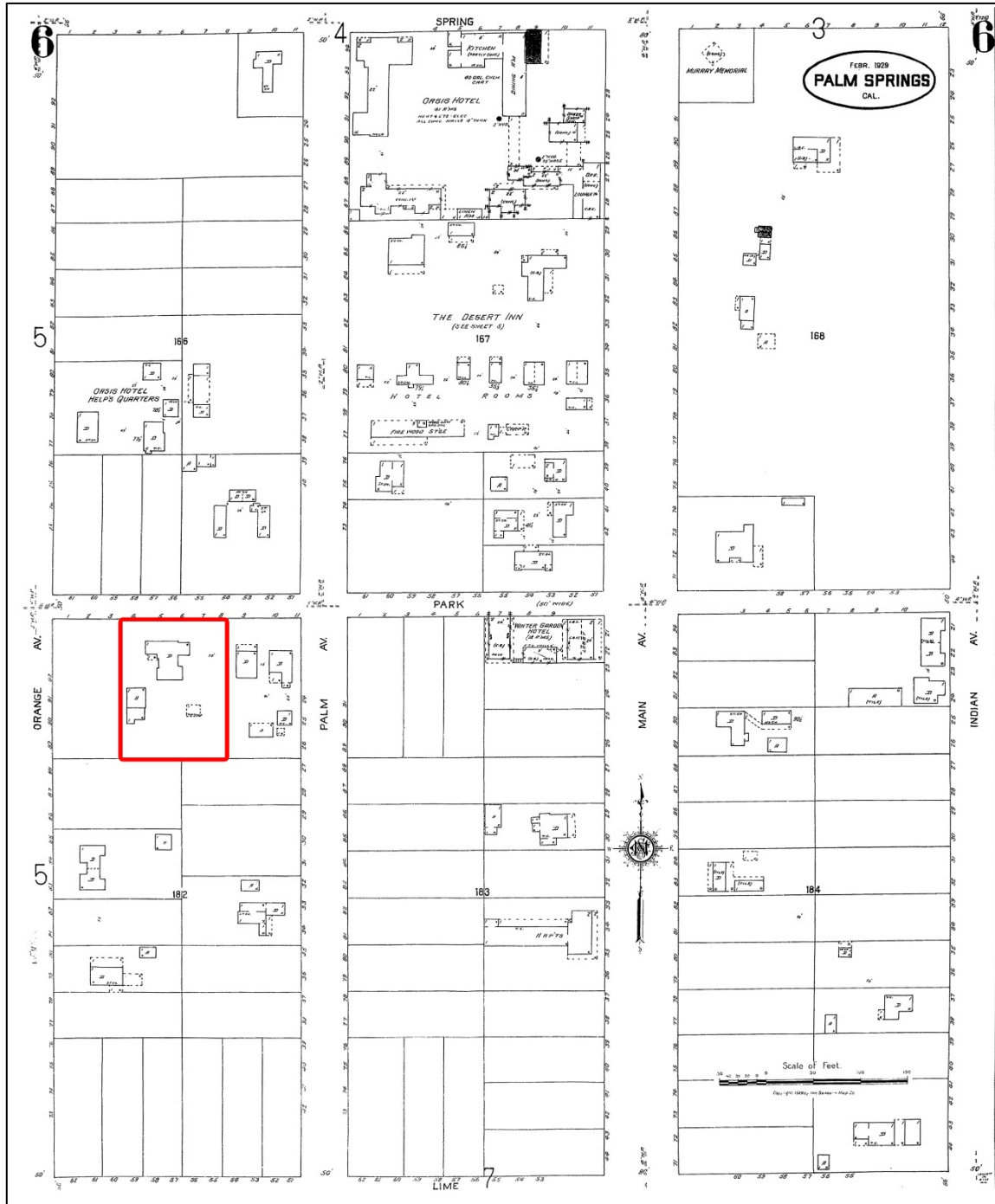
Subdivision map of Palm Springs, October 1887.

APPENDIX B. Tax Assessor Map



Tax assessor map, July 2015.

APPENDIX C. Sanborn Maps

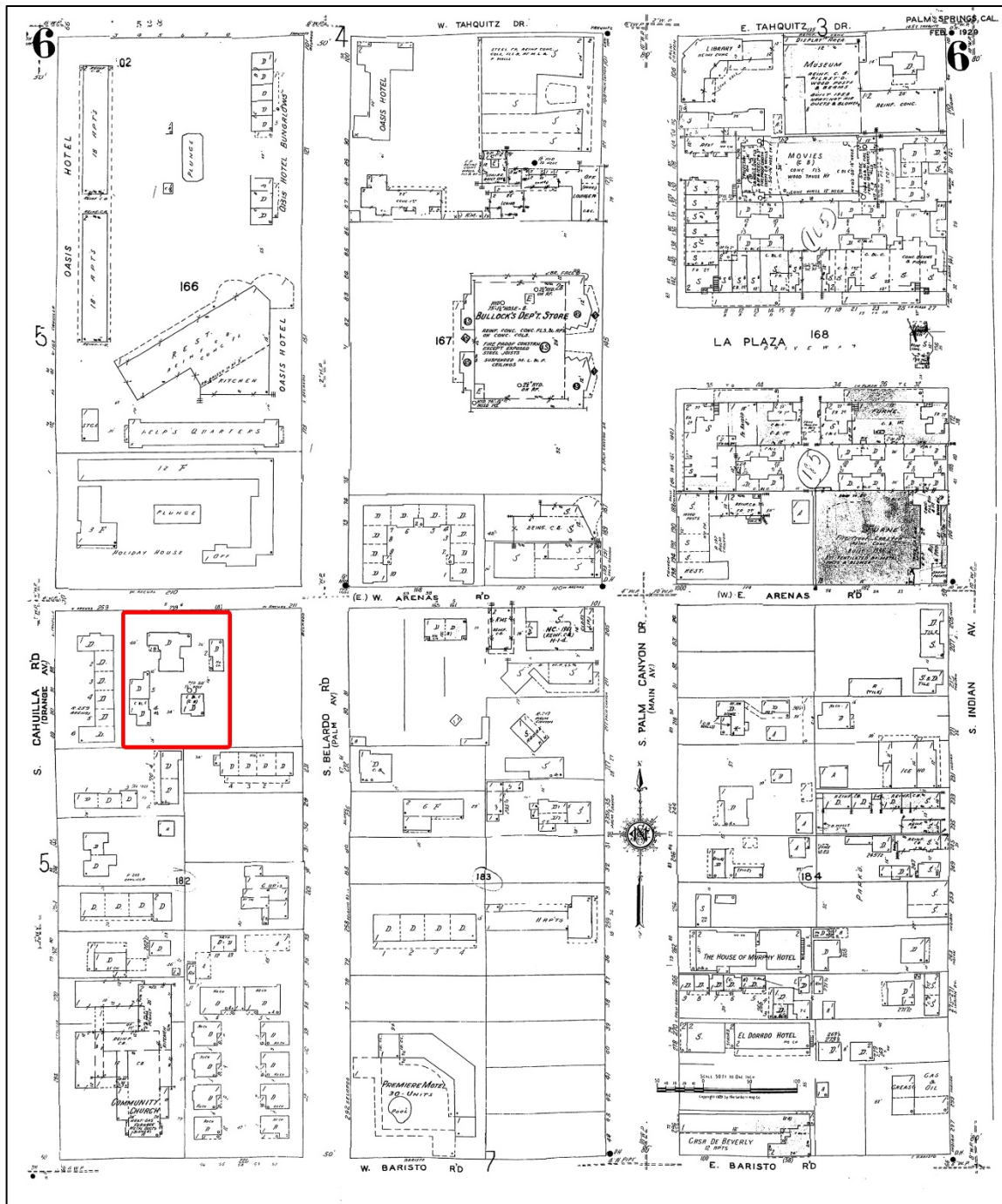


Sanborn map, 1929.

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Sanborn map, 1962.

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APPENDIX D. Historic Aerials



Aerial photograph, Flight ID C-5750, Frame 206-30, January 1, 1939, detail. (*UCSB Library, Special Research Collections*)

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Aerial photograph, Flight ID AXM=1953b, Frame 10k-16, January 1, 1953, detail (*UCSB Library, Special Research Collections*)

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APPENDIX E. Building Permit Chronology⁴⁰

DATE	PERMIT NO.	OWNER	PROPERTY DESCRIPTION	DESCRIPTION OF WORK	ARCHITECT/BUILDER
12/13/1979	B2216	E. Jones	Arenas Lodge	Rebuild (due to fire damage)	Aamis Const.
9/20/1985	B07373	Jones		Demolish fire damage prior to reconstruction permit issuance.	C&J Const.
10/24/1985	B07594	Jones	Cottages	Re-construct fire damaged cottage – new concrete floor, new roof. Must connect all fixtures and all cottages to city sewer before final approval	C&J Const.
11/18/1985	B07714	Jones		Temp use of perm. elec. sew.	C&J Const.
3/8/1990	17570	Marin Ursescu	6 units. Units a, b, d, and e are 450 sf each; unit c is 390 sf; unit f is 830 sf	Install new sub panels for each unit and new 200-amp service with meters. Rewire some outlets; new wiring for AC units and kitchens.	(owner)
5/19/1993	B24885	Ursesco ⁴¹	Single family	Enclose two existing patio covers to form new living area.	(owner)
10/19/2001	C1159	M & G Ursescu	6 units	Connect 6-unit apartment to city sewer.	Alms Underground

⁴⁰ This permit chronology has been compiled using available building records as provided by the City of Palm Springs. There are no permits available prior to 1979.

⁴¹ Appears to be a misspelling.

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DATE	PERMIT NO.	OWNER	PROPERTY DESCRIPTION	DESCRIPTION OF WORK	ARCHITECT/BUILDER
6/20/2003	C5690	Marin Ursescu	Apartments	Replace approx. 150 L. F. of block wall. 6' high stepping down to 5' high at 25' from p/l, stepping down to 4 ½' high at five feet from p/l. Includes six sections of wrought iron. Wall construction per city standard.	(owner)
8/4/2016		Marin & Geta Ursescu		Existing patio to add shower, washer, toilet, sink.	(owner)
8/8/2016	2016-2922	Marin Ursescu	Apartments	Remodel interior to create new bathroom, laundry and closet.	(owner)

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APPENDIX F. Survey Form, 2016 Citywide Survey Update

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Assessor Parcel Number 513151039 **Additional APNs** **2016 Status Code** 6Z 6Z 6Z

Address 239 **Direction** W **Prefix** **Street** Arenas **Suffix** Rd

Location

2016 FIELD PHOTO



CONSTRUCTION INFORMATION

Date from Tax Assessor 1928 **Date from Research** 1928 or earli

Date Source 1928 Palm Springs Telephone Exchange Directory

Architect

Architect Source

Builder

Original Owner Pearson, Henry C.

Other Owner(s) Martin, Walter J.

Historic Name

Common Name Pearson Residence; Arenas Lodge

RESOURCE INFORMATION

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

Current Use Commercial **Tract/Neighborhood** Tennis Club

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

Architectural Style Spanish Colonial Revival **Additional Style**

CHARACTER DEFINING FEATURES

Multiple empty text boxes for character defining features.

GENERAL ALTERATIONS

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

CUSTOM ALTERATIONS

All windows replaced; security door 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 individual designation.

Notes/Additional Information

This property was erroneously listed on the Citywide Historic Resources Database at 339 W Arenas. The correct address is 239 W Arenas. The former Arenas Lodge was originally built as a private residence for internationally-known expert on India rubber, Henry C. Pearson. Although the date of construction is unknown, the main structure and original garage appear on the 1929 Sanborn. Pearson first came to Palm Springs in 1920 and purchased the land that became Deep Well Ranch. It was Pearson who drilled the eponymous deep well at the ranch (at 700 feet) before selling the property. Pearson was considered the foremost authority on India rubber and he was responsible for the citation for India rubber in the Encyclopedia Britannica. He was also the author of numerous other books & pamphlets on the subject. Pearson converted his home into the Arenas Lodge at some point during the early 1930s. The Lodge is listed as early as 1935 in the Desert Sun. B. Pearson had sold the lodge to Walter Martin prior to his death at 78 in 1936. (via Steve Vaught) Arenas Road was known as Park Street prior to 1930.

APPENDIX G. Existing Conditions Photographs



Subject Property, view from W. Arenas Road. (*South view*)



Building A, north and west façades. (*Southeast view*)

HISTORIC RESOURCES ASSESSMENT REPORT

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Building A, north façade, entrance detail. (*South view*)



Building A, north and east façade. (*Southwest view*)

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Building A (left) and Building B (center). *(South view)*



Building A (left) and Building B (right). *(Southeast view)*



Building A, west façade. *(Southeast view)*



Building A, west façade. *(Northeast view)*



Building B, north façade. (*South view*)



Building A (left) and Building B (right). (*Southeast view*)



Building B, east façade, rear detail. (*Southwest view*)



Building B, south and east façades. (*Northwest view*)

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Building A, west and south façades. (*Northeast view*)



Courtyard, Building B (left), Building A (center), and Building D (right). (*North view*)



Building D, west and south façades. (*Northeast view*)



Building D, south and east façades. (*Northwest view*)

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Building D, west façade. *(East view)*



Building A, south and east façades. *(Northwest view)*



Building D (left) and Building B (center). (*West view*)



Building C, west and south façades. (*Northeast view*)



Building C, east and north façades. (*Southwest view*)



Building C, north façade. (*South view*)



Central entrance, Building C (left) and Building A (right). (*South view*)



Building B, unit interior.



Building B, unit interior.