



## **HISTORIC SITE PRESERVATION BOARD STAFF REPORT**

DATE: November 2, 2021 NEW BUSINESS

SUBJECT: REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 4 SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE INITIATED BY AN APPLICATION BY DON GOTTFELD, OWNER, REQUESTING APPROVAL TO DEMOLISH THE DWELLING LOCATED AT 1057 EAST BUENA VISTA DRIVE (APN 507-223-003), CASE 3.4292 MAA. (KL).

FROM: Department of Planning Services

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### SUMMARY

The property owner is requesting approval to demolish a single-family dwelling built in 1946. The dwelling by virtue of its date of construction prior to 1978 is a Class 4 site.

Pursuant to Municipal Code Section 8.05.130 (Demolition or Alteration to Class 3 and 4 sites), in considering a request to demolish the structures on the site, the Board must determine whether the site possesses sufficient historic significance to warrant possible re-designation to a Class 1 or Class 2 historic resource and thereby issue a stay on demolition or alteration permits on the site.

The property owners are not seeking historic designation of the site.

### RECOMMENDATION:

That the HSPB take no action and allow the processing of a demolition permit.

### BACKGROUND AND SETTING:

The dwelling at 1057 East Buena Vista Drive built in 1946 and is listed as 1,874-square feet according to the County tax assessor's records. The home is located on a 0.23-acre parcel and appears to be in poor condition.

From review of the building permit history and application materials, numerous alterations have been made to the home over time including several that appear to have been made without permits.

The current owner purchased the property in June 2021.

**BELOW AN AERIAL VIEW OF THE SUBJECT PARCEL.**



**BELOW IS A STREET VIEW OF THE SITE.**



**BELOW LEFT: BACK OF HOUSE, RIGHT SIDE OF HOUSE.**



<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
October,2021	Site inspection by HSPB members accompanied by City Staff.

ANALYSIS:

Requests for demolition of Class 4 sites are processed according to Municipal Code Section 8.05.130.

Criteria and Findings for Possible Re-designation of a Class 4 Building.

If the HSPB finds that the site warrants possible re-designation, it may direct and authorize the processing of an application to re-designate the site as a Class 1 or Class 2 historic resource, which will then be considered by the HSPB and the City Council as provided in Chapter 8.05 of the Municipal Code. Any demolition/alteration permit shall be automatically stayed for a period of up to one-hundred twenty (120) days pending a re-designation decision. In making its review, the HSPB must make the following findings:

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 in accordance with the criteria set forth in Section 8.05.070 above; and*
2. *That the Class 3 or Class 4 building retains sufficient historical integrity relative to its original configuration, architectural features, or character.*

If the HSPB cannot affirmatively make these findings, then it shall take no action and refer the permit to the Director of Planning who shall thereafter approve the application for submittal to the Building Department for appropriate demolition or building permits.

Staff analyzed the site relative to the criteria in 8.05.070 as follows:

- a. *The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The property at 1057 East Buena Vista does not appear to exhibit exceptional historic significance. It is further evaluated below.

- (i) *The resource is associated with events that have made a meaningful contribution to the nation, state or community; or*

The information provided by the applicant does not indicate that any significant event was associated with the site, thus it does not qualify under Criterion i.

- (ii) *The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history; or*

According. The application identified several subsequent owners none of whom appear to have made a meaningful contribution to national, state or local history. Thus it does not qualify as a historic resource under Criterion ii.

- (iii) *The resource reflects or exemplifies a particular period of national, state or local history; or*

The dwelling at 1057 East Buena Vista is a non-descript single-family dwelling with no particular architectural style. The home is located in a fully developed single family neighborhood. There is nothing distinctive about the home that would reflect a particular period in history. The property does not qualify as a historic site under Criterion iii.

- (iv) *The resource embodies the distinctive characteristics of a type, period or method of construction; or*

The dwelling was constructed as a conventional frame and stucco structure with a flat composition roof. It does not exhibit any particularly distinctive construction characteristics. Building permits provided in the report suggest several additions were made to the home, none of which appear to be significant or unique. Therefore the property does not qualify as a historic site under Criterion iv.

- (v) *The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his or her age, or that possesses high artistic value; or*

The application does not identify an architect or designer associated with 1057 East Buena Vista and no information was found in the building permit records indicating the designer nor the original general contractor. Thus the home would not be eligible as a historic resource under this Criterion v.

- (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*

The property does not qualify under Criterion vi.

- (vii) *The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.*

There is no known information associated with the property relative to the pre-historic period.

#### Evaluation of Historic Integrity.

Historic Integrity is evaluated based on seven qualities: location, design, setting,

materials, workmanship, feeling and association in accordance with guidelines of the United States Department of the Interior, National Park Service's National Register Bulletin titled: "How to apply the National Register Criteria for Evaluation" as revised from time to time.

Staff evaluated the property's integrity as follows:

*Location.*

The house remains in its original location on the property.

*Design.*

As mentioned previously, the home is a simple flat-roofed non-descript dwelling with no particular architectural style. Alterations to the home include various additions some of which were not legally permitted. The home possesses poor design integrity.

*Setting.*

The setting of the home is one of a modest dwelling on a typical lot in a fully developed neighborhood of other single-family dwellings.

*Materials.*

The home is a conventional wood frame and stucco structure. There are no unusual or unique materials evident on the exterior of the dwelling.

*Workmanship.*

The home is conventional in its workmanship, with nothing particularly noteworthy.

*Feeling.*

The dwelling conveys the feeling of a modest-sized dwelling from the post-World War II period.

*Association.*

There is no known significant association of this dwelling with any persons, period or events.

## ENVIRONMENTAL ASSESSMENT

The proposed demolition is considered a project pursuant to the guidelines of the California Environmental Quality Act ("CEQA"). The City has considered the project and determined a Categorical Exemption is appropriate because CEQA section 15301(I,1) ("Existing Facilities") allows for a Class 1 Categorical Exemption for demolition and removal of individual small structures including one single-family residence.

## CONCLUSION:

The property at 1057 East Buena Vista Drive is a non-descript frame and stucco dwelling

from the post-World War II era. The home is not particularly noteworthy from a historical perspective and does not appear to meet the criteria necessary to be eligible for re-designation as a Class 1 or Class 2 site. Therefore, it is recommended that the HSPB take no action and direct staff to administratively process the permits for demolition of the home.



Ken Lyon, RA, Associate Planner  
Historic Preservation Officer



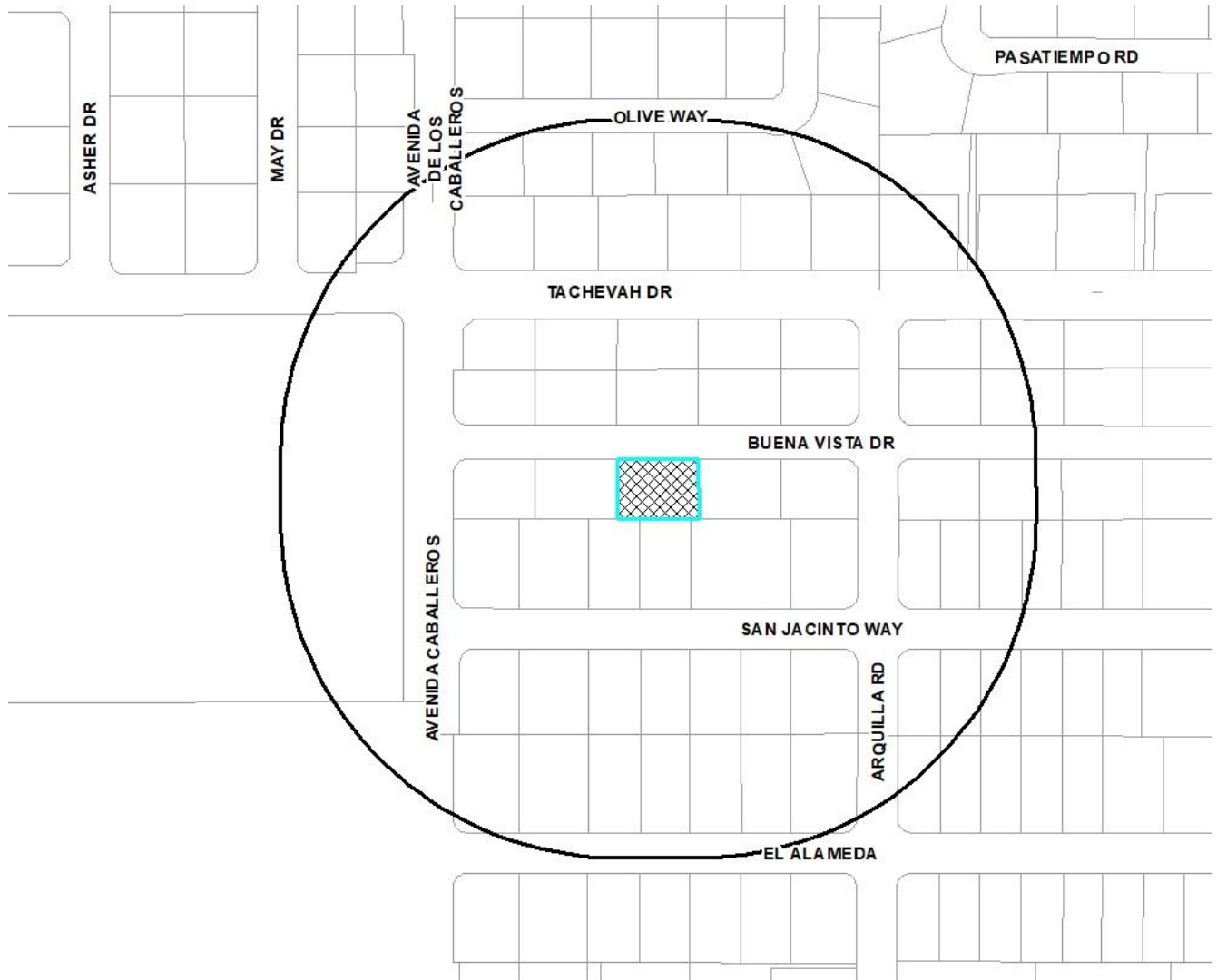
Finn Fagg, AICP  
Development Services Director

Attachments:

1. Vicinity Map.
2. Application, related background materials, photos.



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS  
1057 E Buena Vista

Don Gottfeld  
48 57th Place  
Long Beach, CA 90803

October 4, 2021

City of Palm Springs - Department of Planning Services  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

RE: Minor Architectural Application - 1057 E. Buena Vista Dr.

This letter is in addition to the Minor Architectural Application (MAA) for the "Full demolition of a Class 4 Site" located at 1057 E. Buena Vista Drive, Palm Springs.

On June 17, 2021, we closed escrow for 1057 E. Buena Vista Drive in Palm Springs. As the new owner and Architect, the intent was to immediately remodel and add on to the house that is in disrepair.. The subject property consists of a one story single family home on a 10,018 square foot lot. The house has an existing footprint square footage of 2,237 plus an attached carport (see attached Site Plan and Photos).

Recently, plans were submitted for permitting a remodel and an addition of 433 square feet. After review by the City of Palm Springs, it was determined that there are permits to justify only 1,250 square feet, instead of the current 2,237 square feet. Also, the existing carport was found to be un-permitted and located in the front yard setback (see attached Permit History - page 4 comments from the Plans Examiner).

Due to the extent of "un-permitted and illegal construction" (see attached Existing Floor Plan) and the current condition of there home, we came to the conclusion that the most appropriate direction is to demolish the existing structure (see attached Demolition Plan). As the owner and Architect, I am looking forward to designing and building a new Mid-Century Modern home at this location.

Based on the following list of previous owners of 1057 E. Buena Vista Drive, I could not find evidence of any exceptional historic significance:

John Hollinger. 1946-1953

George Goldberg. 1953-1957

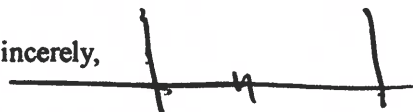
Jack Boyer. 1957-1963

Joe Smith. 1963-1972

Donald & Arlene Warburton. 1972-2021

Additional research through the Palm Springs Historical Society and the California Digital Newspaper Collection did not find any criteria or findings that would re-designate the property to a Class 1 or 2 site.

Sincerely,



Don Gottfeld  
Owner/Architect AIA, NCARB



Don Gottfeld  
48 57th Place  
Long Beach, CA 90803

October 22, 2021

Ken Lyon  
Associate City Planner  
Historic Preservation Officer  
City of Palm Springs - Department of Planning Services  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

RE: Minor Architectural Application - 1057 E. Buena Vista Dr.

Dear Ken,


In addition to researching past owners and any possible historical significance relating to 1057 E. Buena Vista Drive, I contacted Renee Brown from the Palm Springs Historical Society on October 20th, 2021.

I informed Renee of my research with regards to the 1057 E. Buena Vista property including published articles and other documentation of past owners, specifically John Hollinger and Jack Boyer. Renee informed me that she was aware of John Hollinger and Jack Boyer's involvement and contributions to Palm Springs. Their past was in alignment with the information I had researched and retrieved.

Renee gave me her opinion that although these two gentlemen were very popular in Palm Springs, she "did not consider them or their accomplishments historically significant to the subject property."

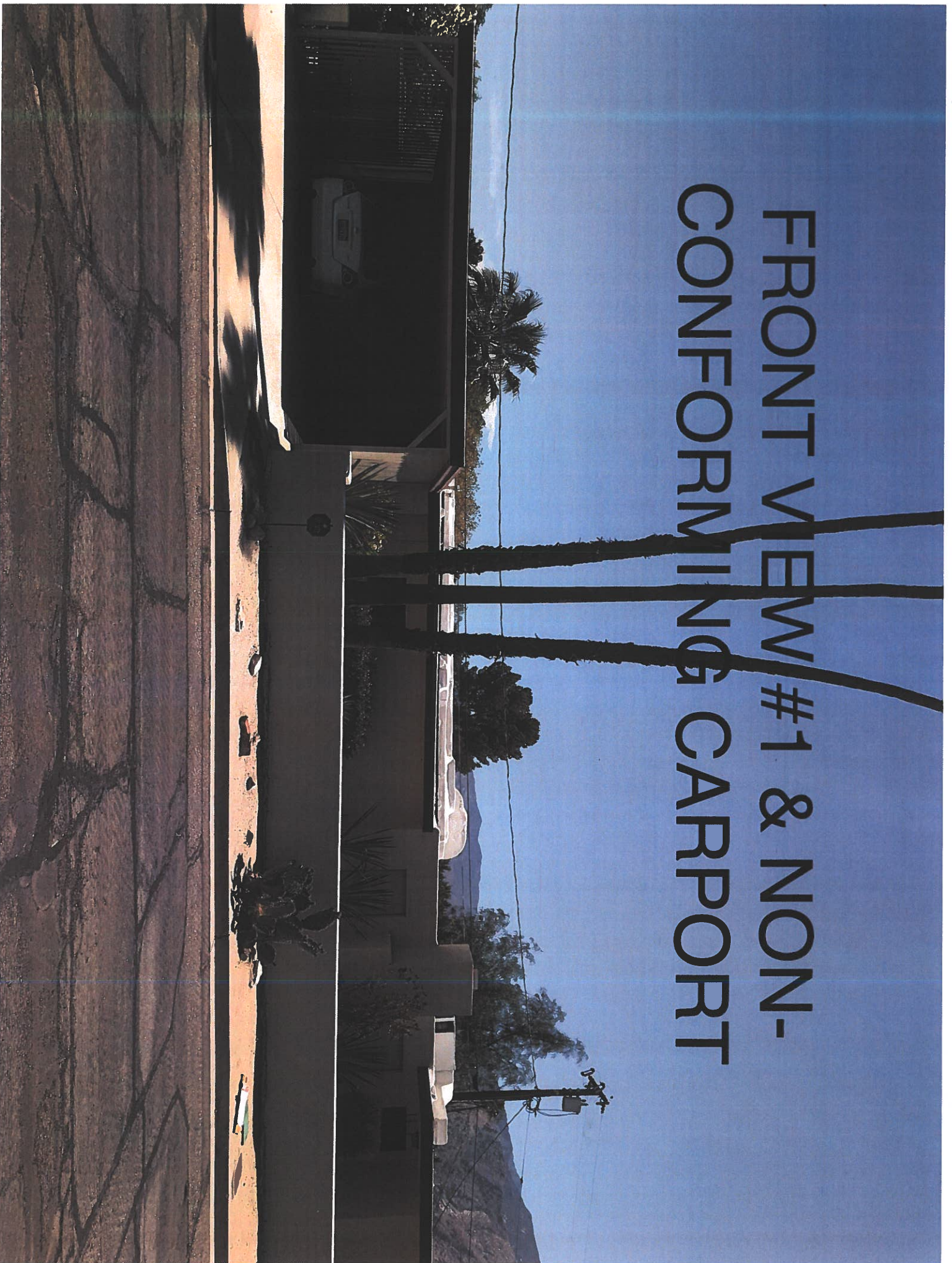
On October the 22nd, 2021, Renee called to inform me that she could not find any additional significant information relating to 1057 E. Buena Vista Drive.

Sincerely,

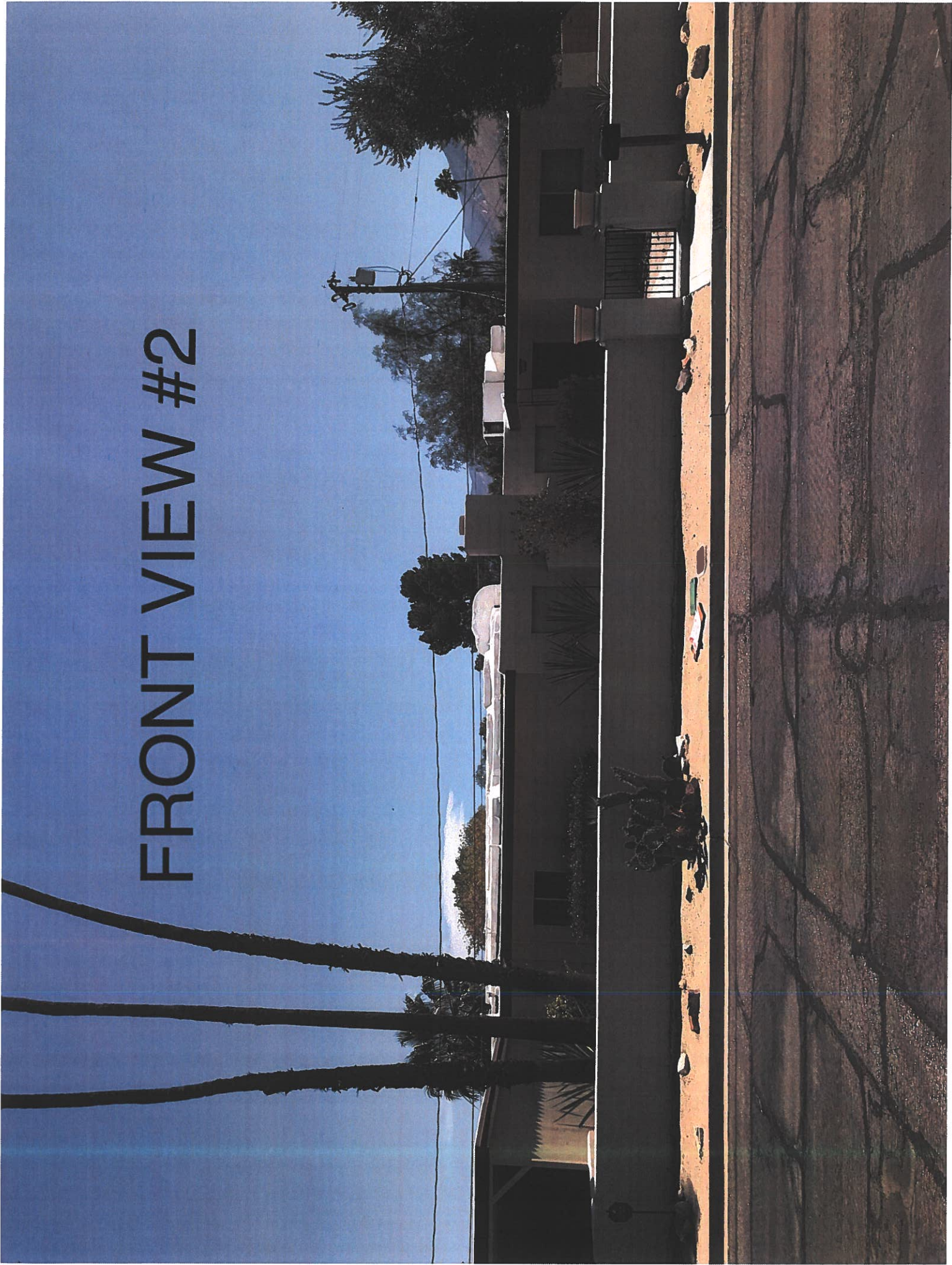


Don Gottfeld  
Owner/Architect AIA, NCARB

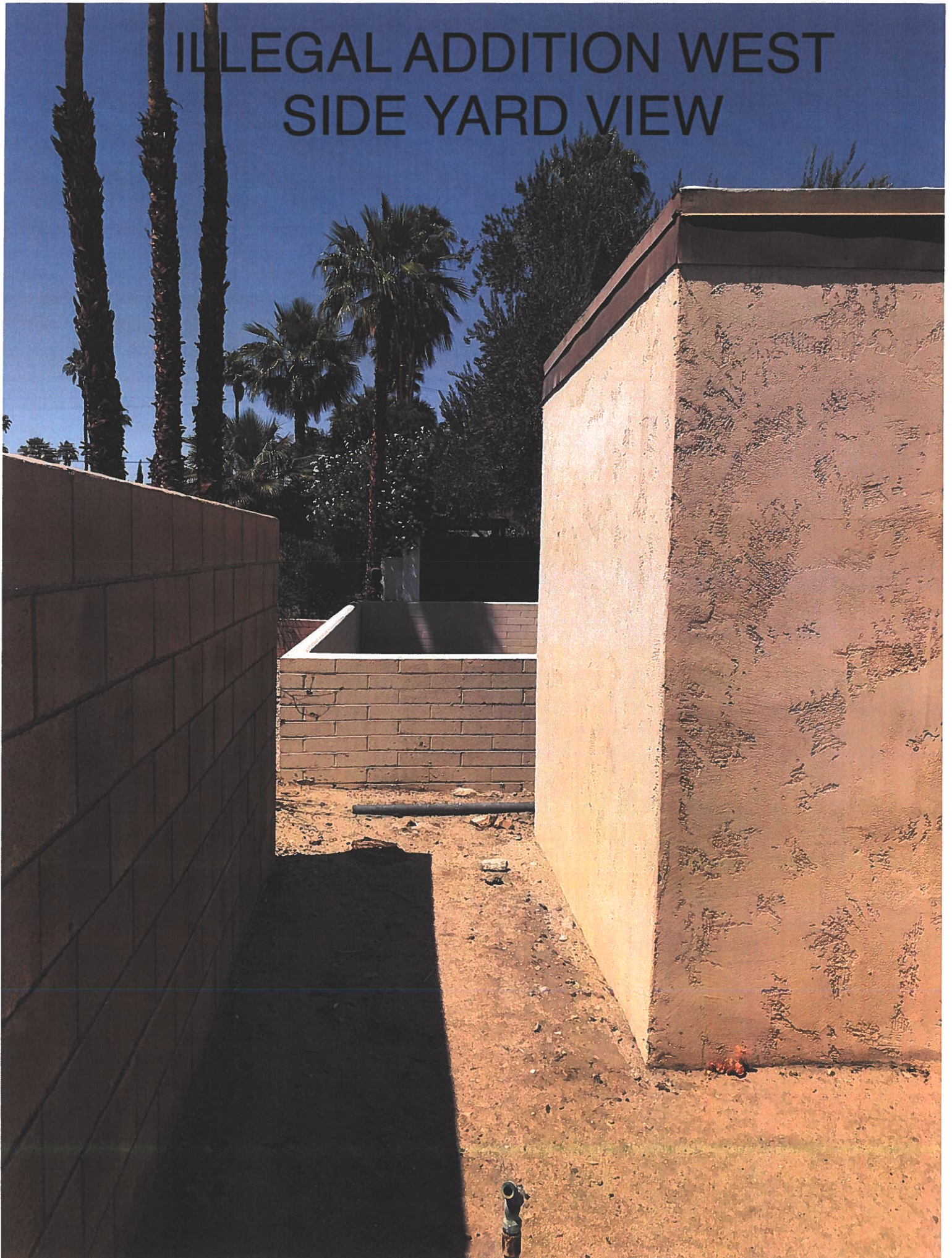
# FRONT VIEW #1 & NON- CONFORMING CARPORT



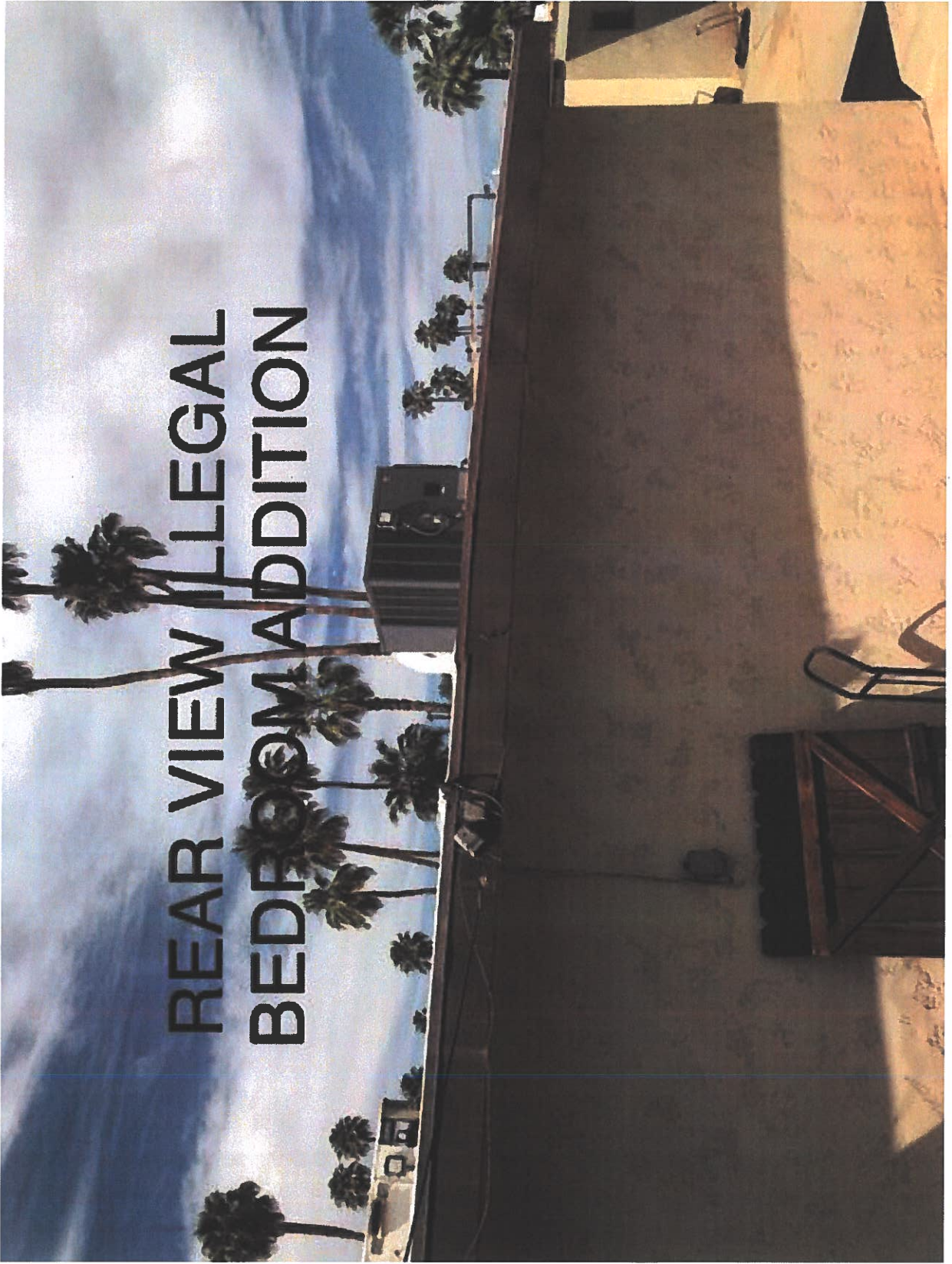
# FRONT VIEW #2



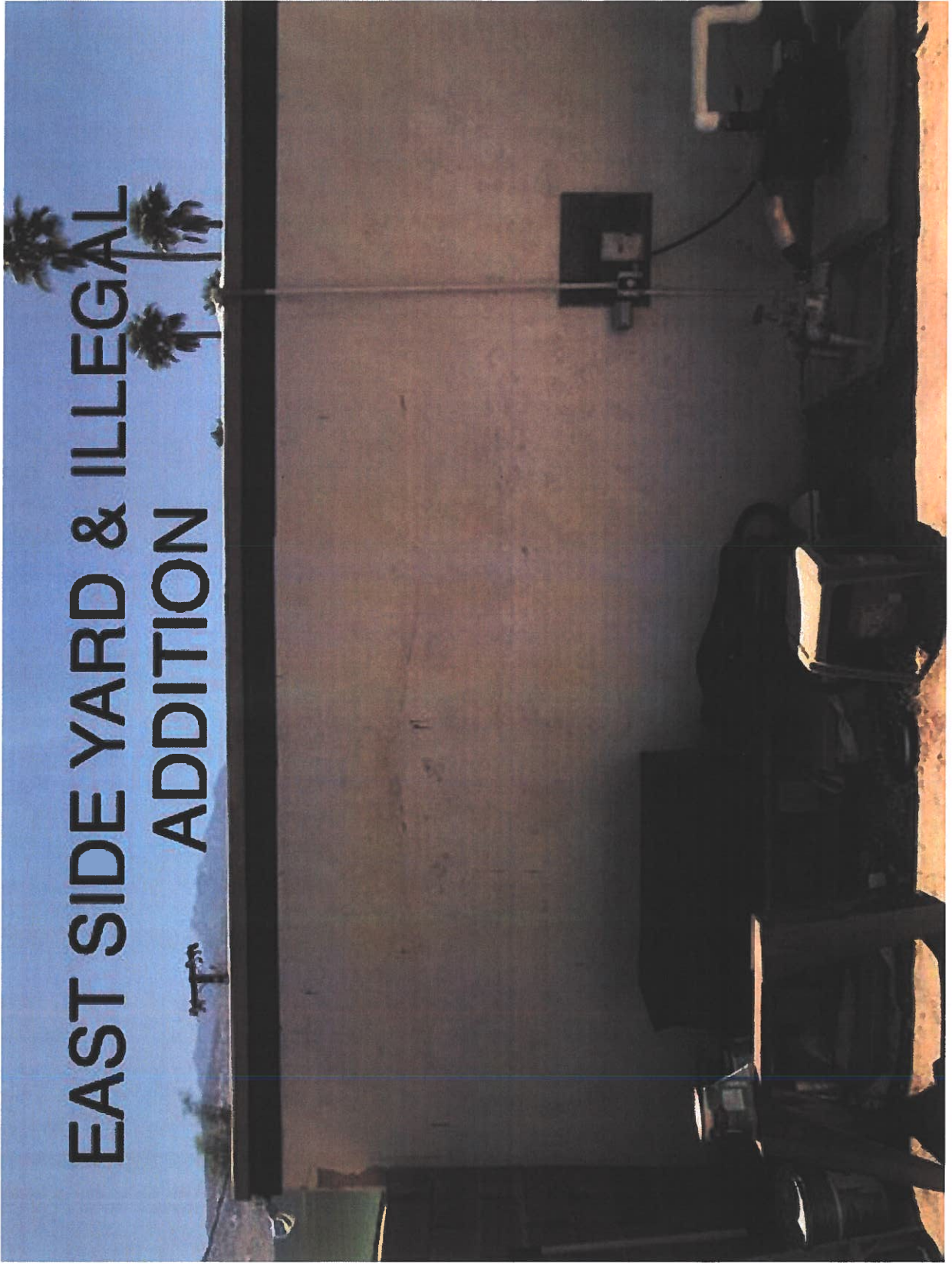
# ILLEGAL ADDITION WEST SIDE YARD VIEW



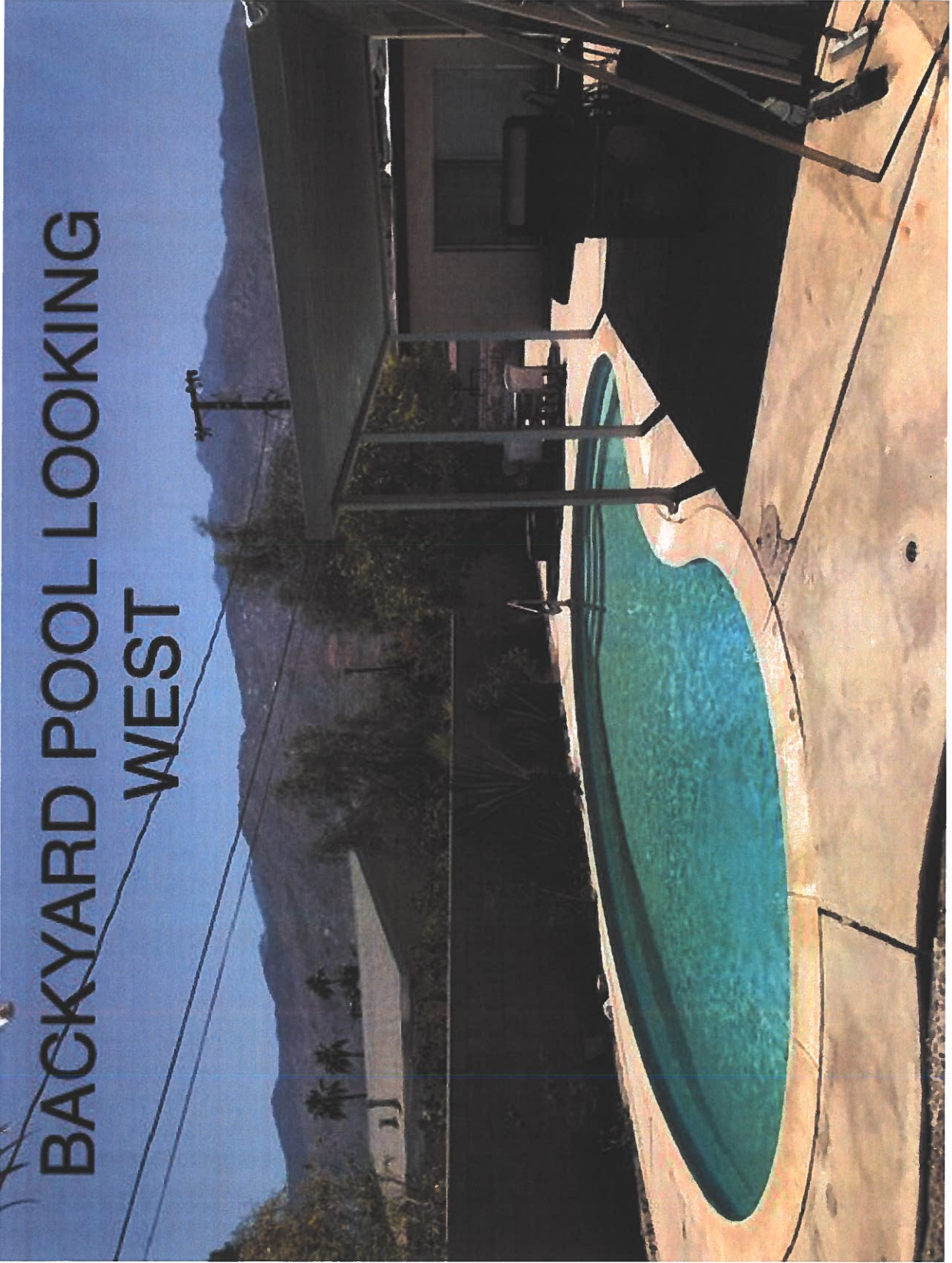
# REAR VIEW ILLEGAL BEDROOM ADDITION



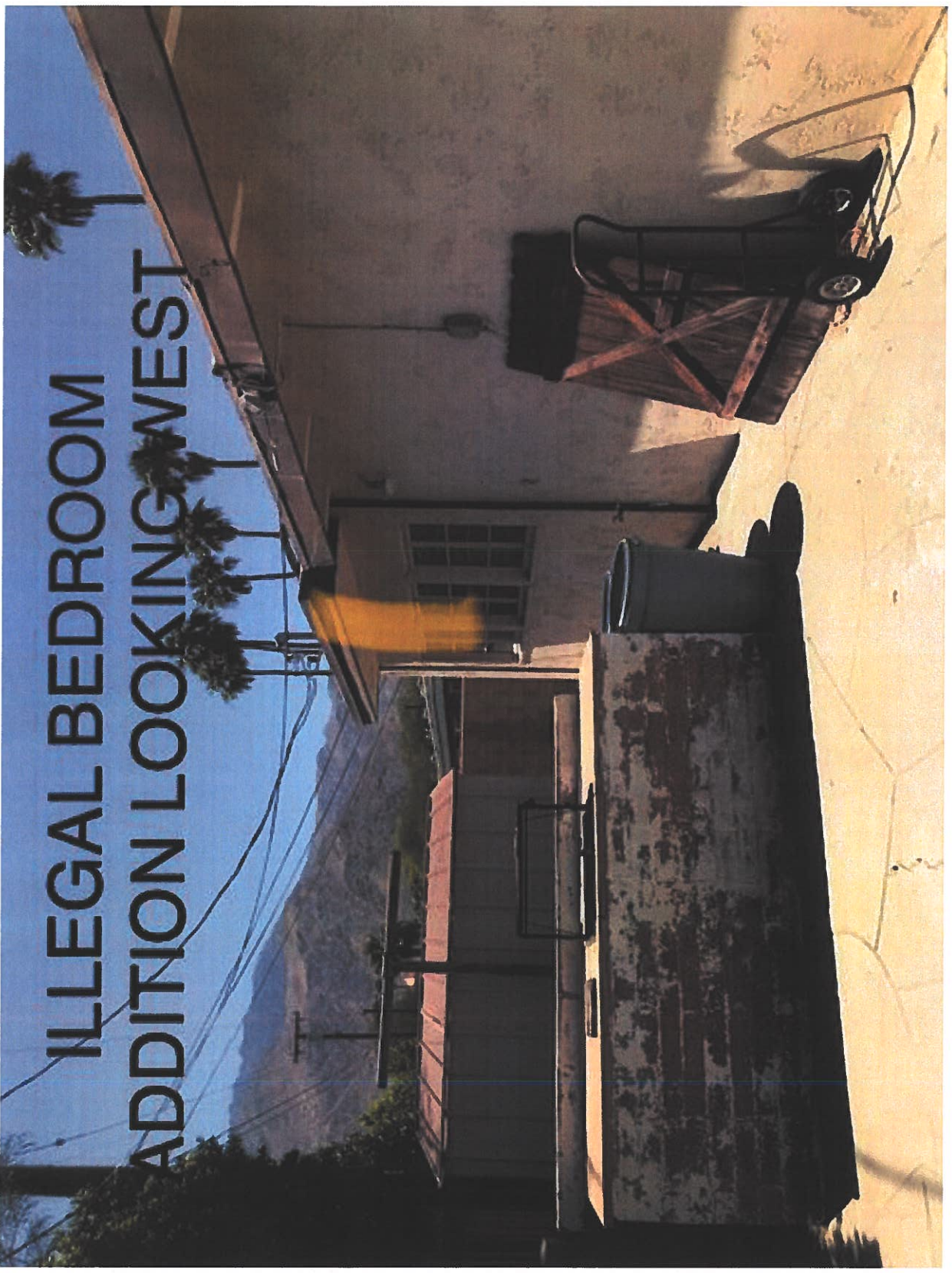
# EAST SIDE YARD & ILLEGAL ADDITION



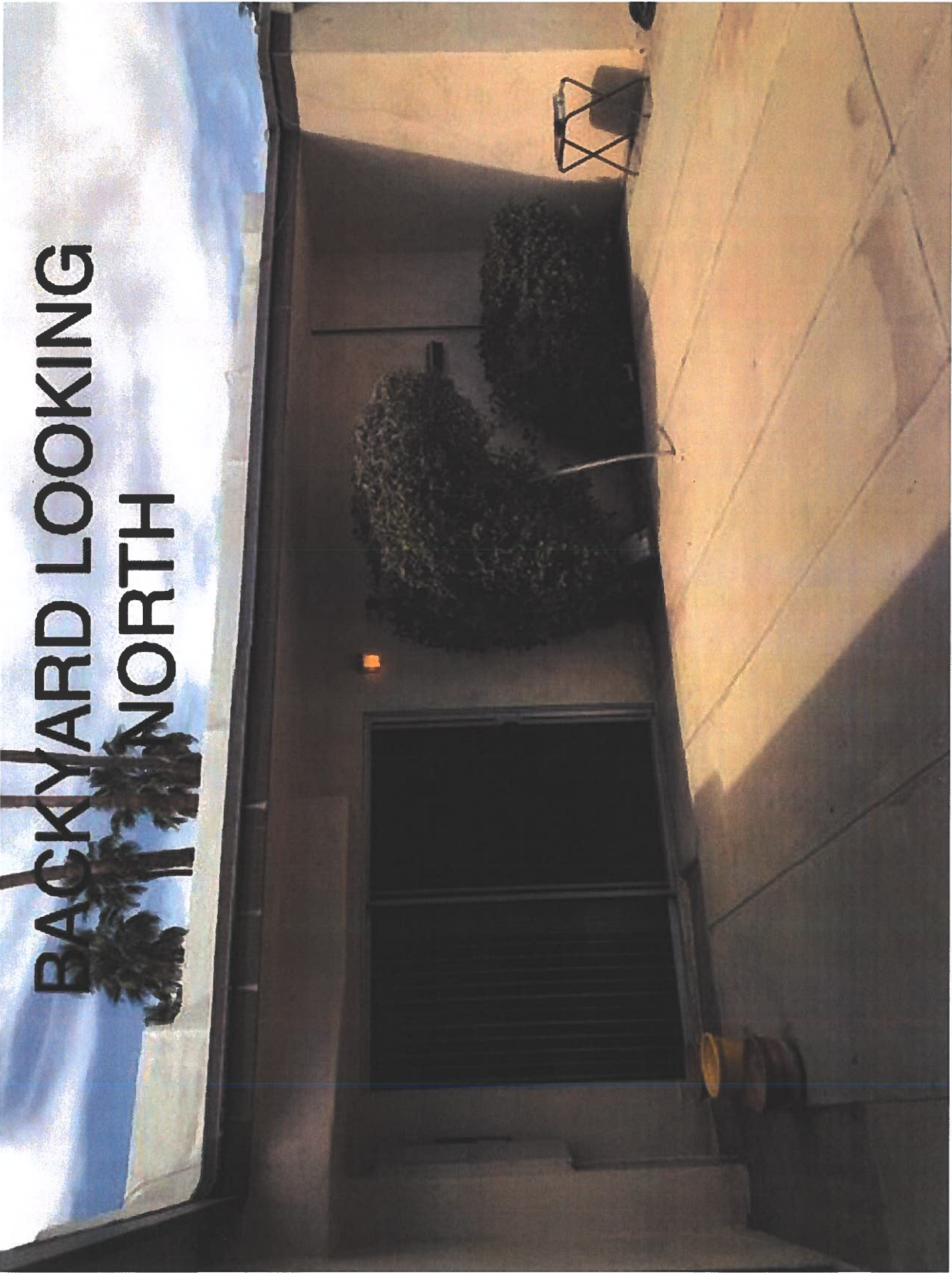
# BACKYARD POOL LOOKING WEST



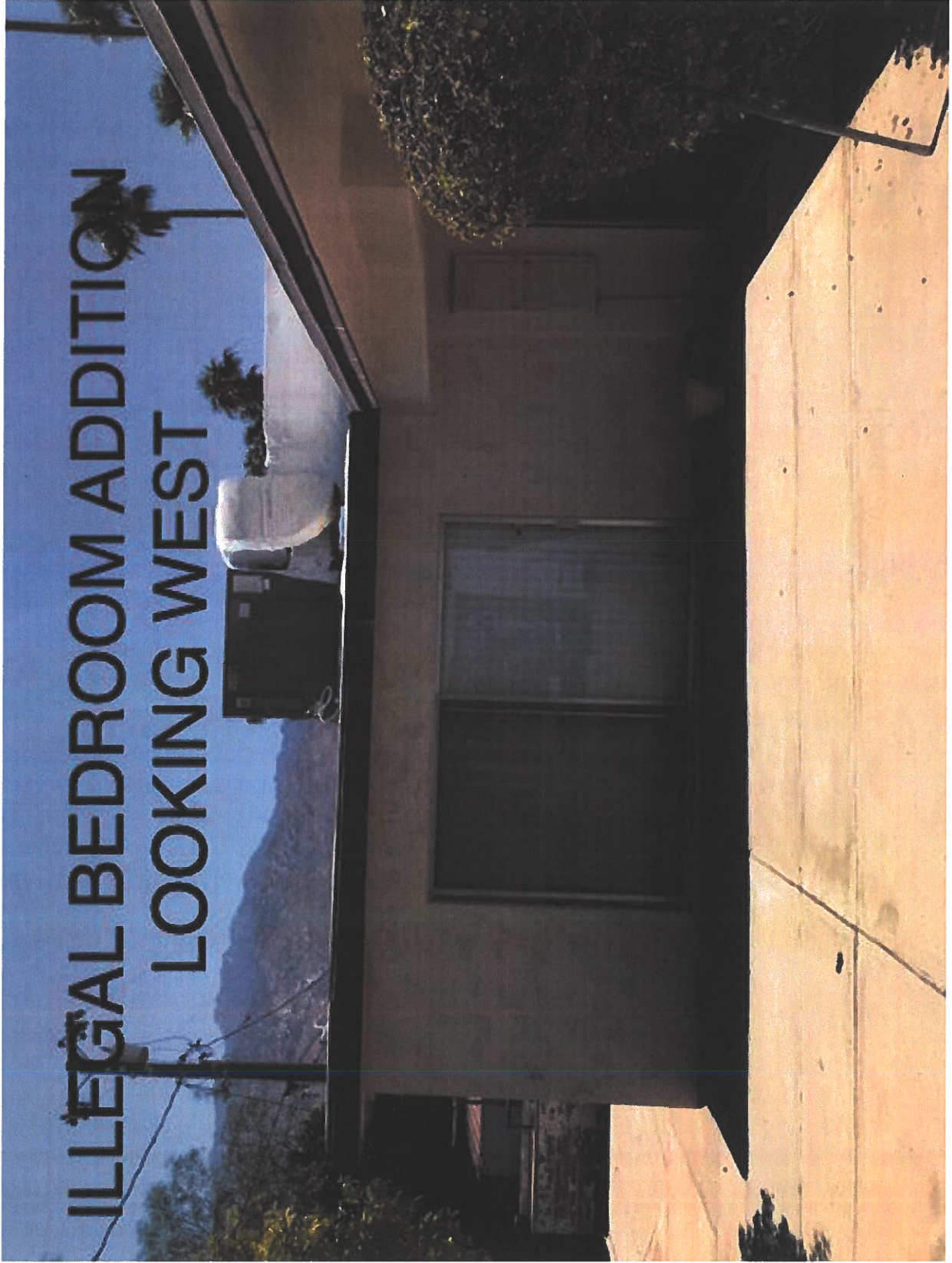
# ILLEGAL BEDROOM ADDITION LOOKING WEST



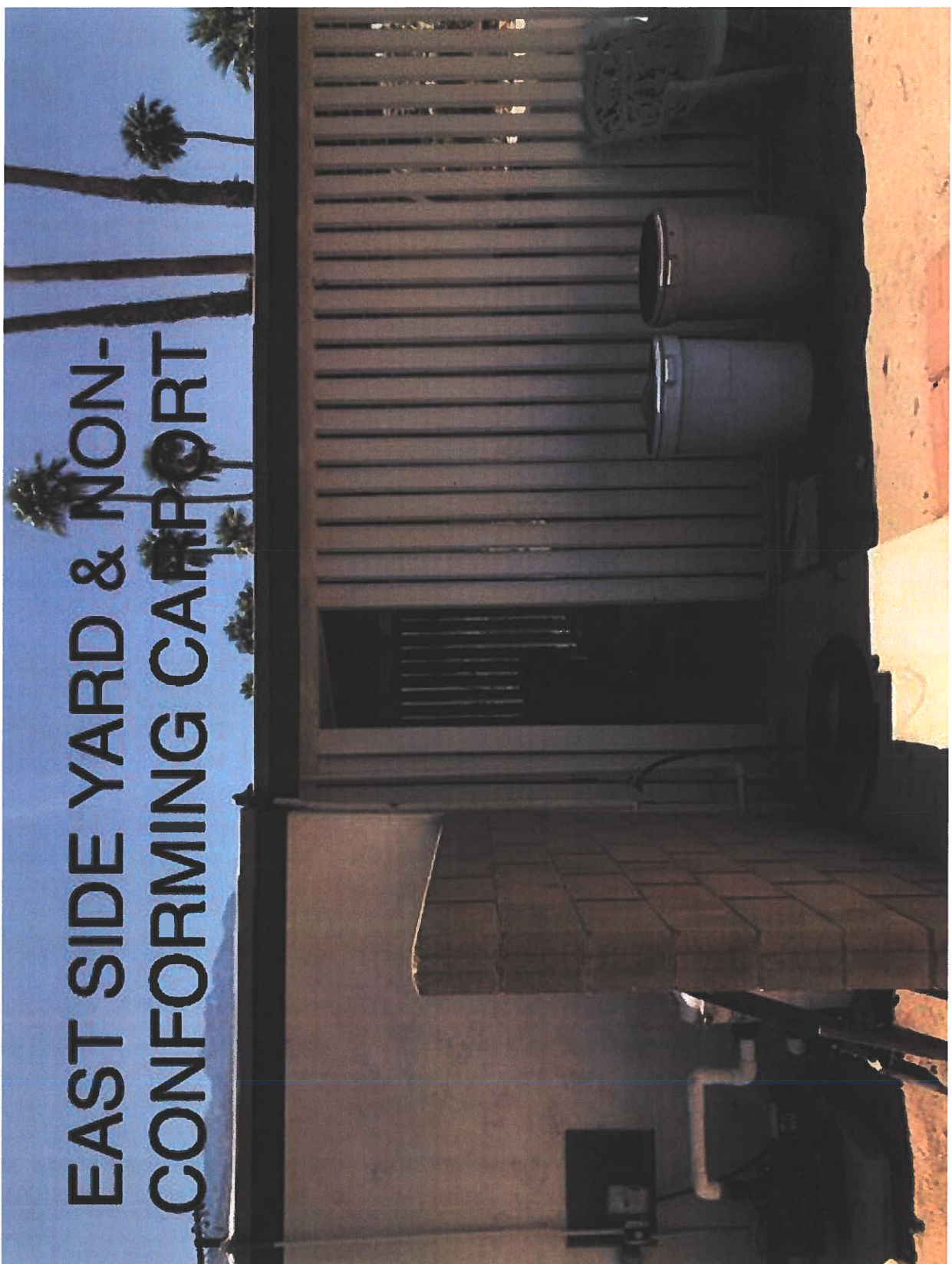




**ILLEGAL BEDROOM ADDITION  
LOOKING WEST**



# EAST SIDE YARD & NON- CONFORMING CARPORT





# City of Palm Springs

Department of Building and Safety  
Gerardo Huerta • Plans Examiner  
3200 East Tahquitz Canyon Way • Palm Springs, CA 92262  
Tel: 760.323.8242 x 8720  
Email: Gerardo.Huerta@palmspringsca.gov

## **TRANSMITTAL COVER** **FIRST REVIEW ZONING & PERMIT HISTORY**

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**PLAN CHECK DATA:** Plan Check No.: 2021-4032  
Date of Submittal: 1 September 2021  
Today's Date: 28 September 2021

**PROJECT DATA:** Project Address: 1057 E Buena Vista  
Project Description: 433 SF addition & remodel of existing SFD

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Transmitted Via:  Fax  Email  Snail Mail  Hand  Other:

- This is the only copy you will receive  
 A copy will be emailed to you today  
 A copy will be faxed to you today  
 An original will be mailed to you today
- For your information  
 Per your request  
 Please review and return your comments  
 Other:
- 

Respectfully,  
**Gerardo "Jerry" Huerta**  
Plans Examiner  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262  
760.323.8242 x 8720  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

**PERMIT HISTORY**

10. I researched the permit record for the subject property and discovered the following:

Permit #	Year	Description	Dwelling	Garage	Carport/Other
2345	1946	5 wing 6 room family dwelling as per plans	1,250 Sf	N/A	N/A
5783	1952	Convert carport to garage	N/A	N/A	N/A
6743	1954	Convert garage to Bedroom add Bath & shower. Remove illegal Carport.	N/A	N/A	N/A
733A	1958	Addition of Bedroom & Bath – in Existing Garage	None added	N/A	N/A
B1943	1960	Construct gunite pool			
		<b>Total Square Feet</b>	<b>1,250 Sf</b>	<b>N/A</b>	<b>N/A</b>

1. Unless granted relief from the Zoning Ordinance, the minimum front yard setback shall be 25'. This will apply to new construction, even if there is/was existing structure that encroached into the setback. There is a Carport that is shown on the plans, but I did NOT find evidence that this structure is permitted and it appears to be located in the Front Yard Setback.  
**RESPONSE:** \_\_\_\_\_
  
2. There are permits to justify 1,250 square feet of dwelling (1946). There was also a Porch that was shown on the Riverside County Assessor Sketch/Drawing with 316 square feet (2004), where the "Great Room" is currently located. The Porch I suspect was illegally enclosed. Please review the "Great Room" to see if there are any differences in the methods and/or materials that may give a hint as to the location of the illegal work. These areas on the property must be legalized in conjunction with this permit application.  
**RESPONSE:** \_\_\_\_\_
  
3. In order to legalize the Unpermitted spaces above you must revise the plans and include:
  - Complete Application Revised
  - Floor Plan, dimensioned. Door and Window Schedule
  - Framing Plan with sections and elevations
  - Foundation Plan
  - Electrical Plan/Load Calculations
  - Waste, Drain & Vent Isometric
  - Gas/Piping Isometric (dimensioned layout)
  - Title 24 (Energy) – 2 sets/ Lighting Compliance Forms
  - Mechanical Plan/ Duct Schematic, Equipment Location**RESPONSE:** \_\_\_\_\_
  
4. The City cannot issue permits to a site where it suspects the presence of illegal construction. The plans must be made to clearly show the legalization of work without permits. Please be aware that the legalized areas must meet the requirements of the current Code including, but not limited to, structural and energy conservation.  
**RESPONSE:** \_\_\_\_\_
  
5. Update the scope of work and plans for the Porch conversion to Great Room to be permitted.  
**RESPONSE:** \_\_\_\_\_









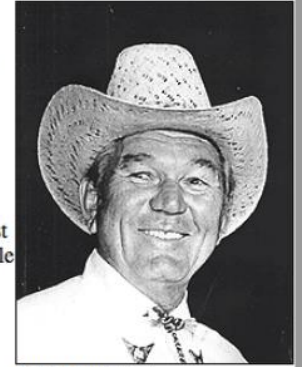
## Obituary : John Hollinger

John Hollinger was born in Los Angeles, California, on June 2, 1922. He grew up in L.A. and attended Fremont High School where he was a very popular athlete and member of student government. After serving in the U.S. Coast Guard, he moved to sunny Palm Springs, California, around 1945. There he met Edna Andersen, dated, and then ran off to Las Vegas to get married. In 1948 Dana, John's first son was born. In 1950, Andy was born and in 1955 Rusty was born. John was proud of his three sons. Family was very important to both John and Edna.

John loved the outdoors and enjoyed taking his family on vacations throughout the southwest and of course Idaho. In fact, the family loved Idaho so much they built a family cabin near the town of Ketchum.

John was a pillar of the Palm Springs community. He served on the Parks and Recreation Commission. Back in the 50s, he helped start the Palm Springs Little League Association. He was founder of the Palm Springs Mounted Police Search and Rescue team and chairman of the Palm Springs Mounted Police Rodeo and Celebrity Parade. He was one of the first members of the Los Compadres Stables. He also served on the Palm Springs Youth Center board of directors as president and board member for some forty years. He was responsible for the construction of the Present P.S. Youth Center-YMCA, where the gymnasium is named in his honor.

John was a man of his word. He commanded respect and everyone always knew clearly, where he stood on matters. When he shook your hand, he always left an impression of strength, dignity, and above all honesty. He loved and cared for his family, friends, and community. He was always willing to volunteer to help those in need. John has touched the lives of many people and will be remembered and missed by his family and friends. Happy trails to you dad, may you rest in peace.



John Hollinger

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# Boyer: A cowpoke at heart

(Continued from Page D-1)

in Los Angeles by the famous boxer Jim Jeffries, known as the "Great White Hope." In fact, Boyer took his name from Jeffries' sister, Almeda Boyer, who raised him.

By 1924 Boyer was already hanging around Big Bear and always riding horses. His first job was on the I.S. Ranch in Big Bear. He has strong memories of the last of the Old West cattle drives in the '20s with real cowboys — just before ranchers began using trucks. He remembers one time when a local sheriff gave the cowboys and cattle a motorcycle escort.

With the waning of ranch life, Boyer moved on to new adventures — but remained in the desert.

"In those days (in Palm Springs), ridin' was the main thing. They only had two golf courses. Even celebrities came here to ride. So I started my breakfast rides, outdoor barbecues for people who wanted something different. It got so famous, I was written up in Life, Look and Time magazines."

At that time, it was common to see horses race down Indian Avenue. Celebrities could be seen in casual attire, relaxing around one of Boyer's campfires, surrounded by a circle of wagons usually set up somewhere along what is now Palm Canyon Drive.

It became a tradition for locals and tourists to put on dude clothes, saddle up and ride out of town with Boyer's chuck wagon and chow down on blueberry pancakes (actor Don Ameche set the pancake-eating record by consuming 25 in one sitting), fruit, scrambled eggs, ham, bacon, sausage and coffee for \$2 per hombre.

Afterwards, trick riders, guitar balladeers and spinners of tall tales would entertain guests.

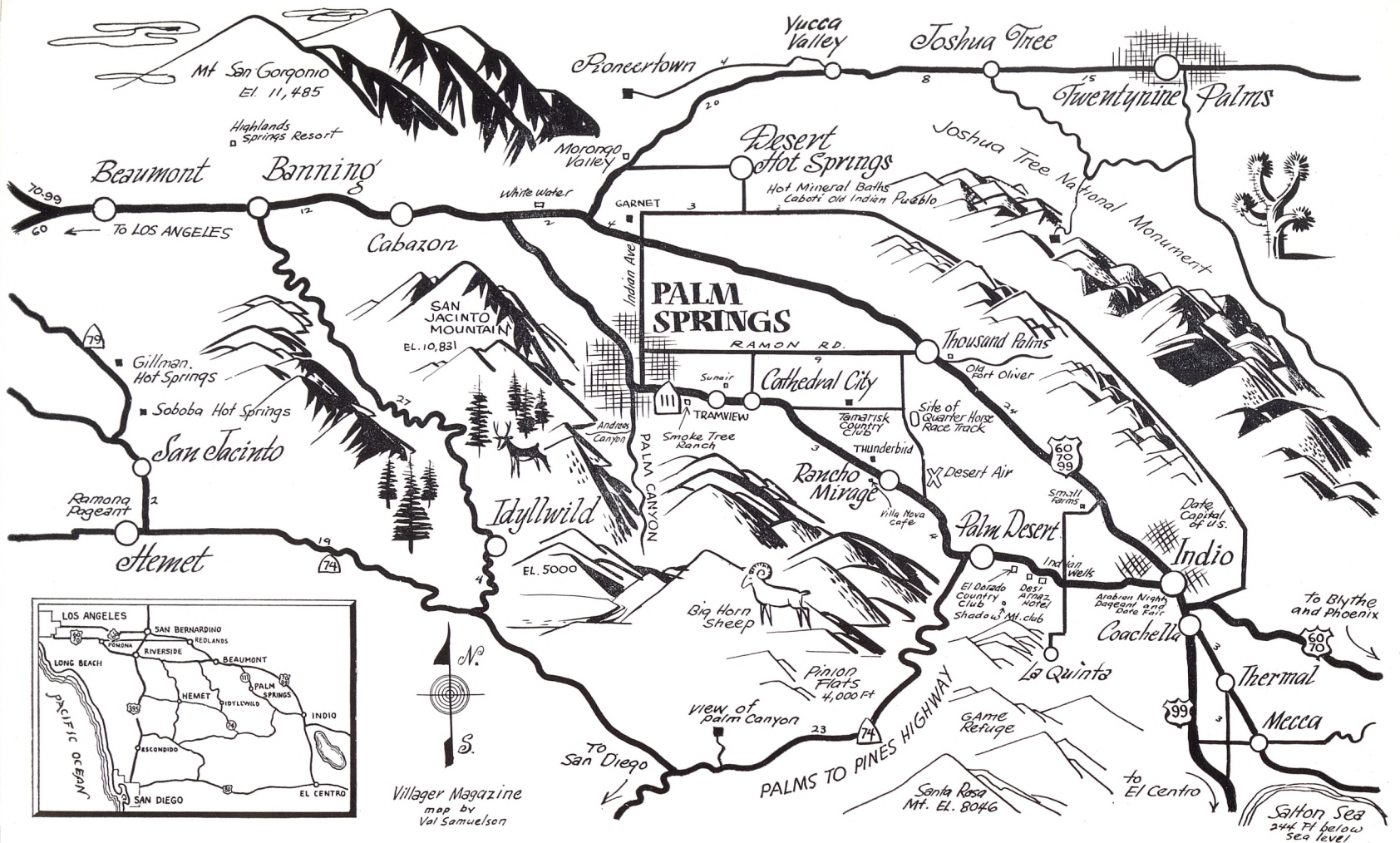
As the 1940s and '50s went by, Palm Springs became packed with celebrities. Visitors to Boyer's barbecues included notables from President Dwight D. Eisenhower to Bob Hope, Bing Crosby, William Boyd (Hopalong Cassidy) and dozens of other stars.

Boyer later expanded his business by providing celebrities with a catering service that reached all the way to Beverly Hills and Catalina Island. One of his most notable customers was Tom May, head of May Company.

By the 1960s, however, golf and other interests had come to Palm Springs. So Boyer started selling home furnishings, as well as renting party equipment to the burgeoning party set of Palm Springs. At one time, he could provide seating for 1,000 people.

Today, Boyer is still a cowpoke at heart. Though retired, he still keeps active and interested in opportunities business or otherwise. And he still rides horses. He's a member of the Desert Riders, the oldest club in the area, established in 1931.

"There's hundreds of miles of trails out there. You can see me on 'em. Come on out with me, and I'll tell you a few stories."



## HISTORY OF THE PALM SPRINGS MOUNTED POLICE

Man's unquenchable thirst for adventure and desire to explore new and sometimes dangerous terrain periodically will lead him to trouble. When this occurs in the Palm Springs area, there is an organization, known as the Palm Springs Mounted Police, which comes to his rescue.

In the Fall of 1949, Villager John Hollinger conceived the idea of organizing a group of men, available at all times, as a supplementary force on call by the Palm Springs Police Department to assist in emergencies and disasters.

Palm Springs Police Chief Gus Kettmann heartily approved the organization; and on November 19, 1949, the first meeting was held with Chief Kettmann presiding. The group was incorporated as the Palm Springs Mounted Police, a non-profit organization; and the following officers were elected: Jim Maynard, Captain; Joe Butler, Lieutenant; John Hollinger, Lieutenant; with George Rasmussen, Cliff Campbell and Hutch Mosley to serve as board of directors. In addition to the officers, the following comprised the original group and were sworn in as members of the Palm Springs Mounted Police: "Swede" Davis, Ernie Andrade, Jim Hume, Charles Thomas, Warren Coble,

Bob Bennet, Don Maher, Trav Rogers, Elmo Purnell and Perry Sanders.

Members of the PSMP are required to provide their own horse and trailer, saddle and all riding equipment, including uniform and gun; must be 21 years of age or over; and undergo fingerprinting and thorough character investigation. Periodically outstanding horsemen in the area are invited to join the organization and participate in its activities, for which they receive no pay or reimbursement of any kind.

During its almost 10 years of existence, the Palm Springs Mounted Police has recovered three bodies from the mountainous areas. The most recent of these was that of Al Taylor, local photographer who disappeared September 2, 1958, and whose body was discovered resting in a small pool located far above the second Tahquitz waterfall. In this case, removal of the body required 146 man hours of the PSMP.

Six months after creation of the PSMP, the group was called into action in June of 1950 to remove a fisherman, Charles Lewis, age 21, who had broken a leg in Andreas Canyon.

Proud of its achievement of over 30 rescues in the desert, canyons and mountains, the group has a 100 percent safety first record, with no accidents or injuries to its members.



Palm Springs Mounted Police . . . 19th Annual Rodeo Feb. 7 - 8, 1959

# Palm Springs Mounted Police Work Hard, Get Paid Off in Lives Saved

Man's unquenchable thirst for adventure and desire to explore new and sometimes dangerous terrain periodically will lead him to trouble. When this occurs in the Palm Springs area, there is an organization, known as the Palm Springs Mounted Police, which comes to his rescue.

It came into being in 1949 after numerous hastily organized rescues and searches over the years resulted in loss of equipment and injury to both horses and men, who combed the rugged terrain improperly equipped.

Chief Gus Kettmann directed Patrolman (and horseman) John Hollinger to formally organize, and it wasn't long before helter-skelter became a smooth functioning, well equipped rescue and search group of great value to the area. Sgt. "Big Jim" Maynard, also of the Police Department, was the first Captain with Joe Butler, and Hollinger as Lieutenants; George Rasmussen, Cliff Campbell and the late "Hutch" Moseley as Directors.

In addition, the original group included "Swede" Davis, Ernie Andrade, Jim Hume, Charles Thomas, Warren Coble, Bob Bennett, Don Maher, Trav Rogers and Elmo Purnell.



**HOLLYWOOD GUESTS:** Jack Benny and his wife Mary, left, were frequent visitors to Palm Springs and the chuck wagon barbecues of Jack Boyer, shown serving his famous guests.

# Happy trails

## Cowboy Jack Boyer rounds up memories of days on the range

BY RICHARD SUENAGA  
Desert Sun Features Editor

Stagecoaches still trekked over a dusty desert. Horses, too. With cowboys. Cowboys like Jack Boyer who was just an easygoing guy whose last thought in the world was to get into a shootout with another fellow over a few cattle.

Even in the late 1920s and early '30s, these 20th-century cowboys rode the high desert ranges. They weren't characters out of the novels of Zane Grey or Louis L'Amour, rest their souls. These cowpokes were just guys who loved the outdoors.

You could picture Boyer — lanky, lean, amiable — loping along with the clip-clop sounds of hooves under him and the big western desert sky above him. Their world was on the dry desert roads, half for horses, half for those cars that were apparently catching on. They were making a transition. Guys like Jack Boyer.

As he tells it, he and a partner, working for the I.S. Ranch, were riding up around the high desert area. They rode up to a neighboring ranch, pulled out field glasses and noticed some I.S. cattle that had evidently strayed inside the fences.

"The gate was closed and there was no water for the cattle, so we had to get them out of there," Boyer said. "When we opened the gate we heard two gunshots

from the house.

"I looked up there, saw a window pushed back and smoke coming from it. I pulled out my gun — it was a



**REMINISCING:** Jack Boyer talks about old days of Palm Springs.



**HOPE FOR THE BEST:** Longtime Palm Springs resident Bob Hope, right, awaits barbecue entree from Jack Boyer.

gun I used for game, a .410 shotgun. I had only one shell. I shot at the window and knocked a big hole in it. My partner fired several shots from his six-shooter that went into the wall.

"We were on horseback, like a couple of sittin' ducks. We rode over to a rise for cover and I looked at my partner who was holding his arm. He had been shot."

Boyer took off his undershirt to use as a compress on his partner's arm. They rode down the road that led to Twentynine Palms. His partner was losing a lot of blood. After getting him to a doctor, Boyer went to the sheriff's office — and was surprised to find himself charged in the shooting because the neighboring rancher claimed that Boyer and his partner had shot first.

Freed on his own recognizance the next day, Boyer took a look at his partner's saddle. Underneath it was his gun and holster. "I saw that a bullet had gone through the holster and hit the cylinder of the gun. That proved that the rancher had shot first."

That's just the beginning of Jack Boyer's tales of the West. Later chapters cover his colorful days as head of a chuck wagon barbecue outfit that was known in these parts by every celebrity west of Hollywood and then some.

Now nearing 80, Boyer enjoys talking about his past. He was born a city guy, in Montreal, Canada, but was raised

(Please turn to Page D-3)









1057 Buena Vista Drive

Sec. 11 ✓

George Goldberg  
Jack M. Boyer

Lot No. 3  
La Rambla No. 4

507-223-003

3/16/66

sewer A 5581

4-7666 Lee

SMITH, J. E.

1057 Buena Vista

Advance Plumb

450-16-P  
REV. 7-57

### JOB RECORD CARD SWIMMING POOLS

Permit No. B 1943

POOL STEEL & SETBACK 3/31/60 Setz.

EQUIPMENT HOUSING \_\_\_\_\_

DRY WELL 3/31/60 Setz.

UNDERGROUND WIRING \_\_\_\_\_

GAS PRESSURE 4-1-60

FINAL WIRING \_\_\_\_\_

FINAL INSPECTION \_\_\_\_\_

OWNER

ADDRESS

CONTR.

BOYER, J.

1057 Buena Vista Drive

Paddock

**PERMIT NUMBERS**

BUILDING 733A

PLUMBING 781A

ELECTRIC 570A

SEWAGE 845A

SEPTIC TANK	CESSPOOL

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

SUBD \_\_\_\_\_

OWNER \_\_\_\_\_

1M-6-56 **BOYER, Jack**

**TEMP. ELEC.**

RO. PLUMB. & GAS PIPE

7-1-58 Lane

SEWAGE

FOOTINGS

ROOF

RO. ELEC.

7-28-58 Lane

FRAME

7-28-58 Lane

BOND BEAM

FIREPLACE

LATH 7-31-58 Lane

GAS PRESS.

WATER HTR.

FURNACE

ADDRESS

**1057 Buena Vista Br. Press Const**

FINAL GAS

FINAL ELEC.

CESSPOOL LOCATION

CONTRACTOR

**APPROVALS**

Sec 11

# CITY OF PALM SPRINGS BUILDING DEPT. INSPECTION NOTICE

PERMIT NO. 2345

NO. Buena Vista Dr.

STREET

CONTRACTOR Greenleaf

OWNER John Hollinger

DATE	INSPECTED	DATE	INSPECTED
	FOOTINGS		PLUMBING, ROUGH <u>1980</u>
	FRAME		PLUMBING, FINISH
	LATH, IN	<u>3/12/80</u>	ELECTRICAL, ROUGH <u>Wendell</u>
	LATH, OUT	<u>11/12/80</u>	ELECTRICAL, FINISH <u>L.J.</u>
	PLASTER, IN		FIREPLACE
	PLASTER, OUT		VENTS
	FURNACE		MISC.

Original

# APPLICATION TO DO PLUMBING

BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location

Buena Vista

Owner

William Helblinger

Plumber

H.A. Sims 595 1977

Contractor's License No. - State \_\_\_\_\_ City \_\_\_\_\_

- |  |   |
|--|---|
| <input type="checkbox"/> Air Conditioning          | <input checked="" type="checkbox"/> 2 Showers     |
| <input checked="" type="checkbox"/> Bathtubs       | <input type="checkbox"/> Septic Tanks             |
| <input checked="" type="checkbox"/> Bendix Washers | <input type="checkbox"/> Sewer Taps               |
| <input type="checkbox"/> Caseworks                 | <input type="checkbox"/> Sewer Piping             |
| <input type="checkbox"/> Dish Washers              | <input checked="" type="checkbox"/> Sinks         |
| <input type="checkbox"/> Dental Units              | <input type="checkbox"/> Sprinkler System - Fire  |
| <input type="checkbox"/> Drinking Fountains        | <input type="checkbox"/> " " - Yard               |
| <input type="checkbox"/> Floor Drains              | <input checked="" type="checkbox"/> 2 Toilets     |
| <input checked="" type="checkbox"/> Gas Outlets    | <input type="checkbox"/> Urinals                  |
| <input type="checkbox"/> Gas Furnaces              | <input checked="" type="checkbox"/> Water Heaters |
| <input type="checkbox"/> Gas Wall Heaters          | <input type="checkbox"/> Water Piping             |
| <input type="checkbox"/> Gas Piping                | <input type="checkbox"/> Wash Racks               |
| <input type="checkbox"/> Grease Traps              | <input type="checkbox"/> Water Softeners          |
| <input checked="" type="checkbox"/> Lavatories     | <input type="checkbox"/> _____                    |
| <input type="checkbox"/> Laundry Trays             | <input type="checkbox"/> _____                    |
| <input type="checkbox"/> Oil Heaters               | <input type="checkbox"/> _____                    |
| <input type="checkbox"/> Oil Furnaces              | <input type="checkbox"/> _____                    |
| <input type="checkbox"/> Refrigerator Drains       | <input type="checkbox"/> _____                    |

Permit - 2.50  
CA - 1.50  
24.00

Estimated Cost of Work . . . . . \$ \_\_\_\_\_

PERMIT NO. 1970

PERMIT FEE \$ 7

OR Plumber H.A. Sims 595 1977

By \_\_\_\_\_

to 2-46

# BUILDING DEPT.

CITY OFFICES  
PALM SPRINGS, CALIFORNIA

## REPORT OF ELECTRIC WIRING

Permit No. 1523 Date 7/2/44  
Owner John Hollinger  
Elect. Contr. \_\_\_\_\_  
Address \_\_\_\_\_  
Location 1057 Buena Vista

H. P. of Motors \_\_\_\_\_  
No. of Light Outlets 9  
No. of Switch Outlets 14  
No. of Additional Outlets 16  
Elect. Fix. 11  
Total \_\_\_\_\_

No. of Circuits \_\_\_\_\_

### INSPECTION

Original Load \_\_\_\_\_  
Added Load \_\_\_\_\_  
Total Load \_\_\_\_\_  
First 7/2/44 Final \_\_\_\_\_

DUPLICATE  
APPLICATION TO DO  
**PLUMBING**

BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location

*1027 Beena Vista*

Owner

*George Goldberg*

Number

*Day Labor*

Contractor's License No. \_\_\_\_\_ State \_\_\_\_\_ City \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> Air Conditioning      | <input checked="" type="checkbox"/> Showers    |
| <input type="checkbox"/> Bathtubs              | <input type="checkbox"/> Septic Tanks          |
| <input type="checkbox"/> Bendix Washers        | <input type="checkbox"/> Sewer Taps            |
| <input type="checkbox"/> Cesspools             | <input type="checkbox"/> Sewer Piping          |
| <input type="checkbox"/> Dish Washers          | <input type="checkbox"/> Sinks                 |
| <input type="checkbox"/> Dental Units          | <input type="checkbox"/> Sprinkler System—Fire |
| <input type="checkbox"/> Drinking Fountains    | <input type="checkbox"/> " " —Yard             |
| <input type="checkbox"/> Floor Drains          | <input checked="" type="checkbox"/> Toilets    |
| <input type="checkbox"/> Gas Outlets           | <input type="checkbox"/> Urinals               |
| <input type="checkbox"/> Gas Furnaces          | <input type="checkbox"/> Water Heaters         |
| <input type="checkbox"/> Gas Wall Heaters      | <input type="checkbox"/> Water Piping          |
| <input type="checkbox"/> Gas Piping            | <input type="checkbox"/> Wash Basins           |
| <input type="checkbox"/> Grease Traps          | <input type="checkbox"/> Water Softeners       |
| <input checked="" type="checkbox"/> Lavatories | <i>3/10/54 - 1<sup>st</sup></i>                |
| <input type="checkbox"/> Laundry Trays         |  |
| <input type="checkbox"/> Oil Heaters           |  |
| <input type="checkbox"/> Oil Furnaces          |  |
| <input type="checkbox"/> Refrigerator Drains   |  |

Estimated Cost of Work . . . . . \$ \_\_\_\_\_

PERMIT No. *6005*

PERMIT FEE \$ *1.00*

Plumber OR Number \_\_\_\_\_

(Sign)

*5/1/54*



DUPLICATE

APPLICATION FOR PERMIT

**BUILDING**

BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location

1057 Buena Vista

Lot

Block

Tract

Over

*John Hollinger*

Contractor

Contractor's License No.

Architect

State

City

Use and Occupancy

*Dwelling*

Lot Size

Bldg. Footage

Height

120x83

—

—

Zone

Fire Zone

Type

R-1

111

Front

Side

Side

Rear

25'

10

10

10

Setbacks

Description of Work to Be Done—Remarks and References

*Remove carpet to garage*

Total Value of Work

Including Labor, Material, Wiring, Heating, Plumbing, etc.

\$ 300<sup>00</sup>

PERMIT NO.

5783

PERMIT FEE \$

5<sup>00</sup>

Owner OR Contractor

By

*J. Hollinger*

(Sign)

DATE

9/10/52

APPLICATION FOR PERMIT

# BUILDING

BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location

1057 Buena Vista Dr

Lot 3 Block Tract La Rambla #4

Owner George Goldberg

Contractor Day Labor

Contractor's License No. Architect

State City

Use and Occupancy

Lot Size	Bldg. Footage	Height
120x83	—	—
Zone	Fire Zone	Type
R-1	III	✓

Front	Side	Side	Rear
25'	12'	12'	10'
Setbacks			

Description of Work to Be Done—Remarks and References

Convert garage to bedroom  
add bath & shower  
Remove illegal carpet

Total Value of Work { Including Labor, Material, Wiring, Heating, Plumbing, etc. } \$ 1500<sup>00</sup>

PERMIT NO. 6743 PERMIT FEE \$ 8<sup>00</sup>

Owner OR Contractor

By Geo Goldberg  
5/11/54

APPLICATION FOR PERMIT

# BUILDING

BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location

057 - [Handwritten address]

Block

Tract

Owner

Contractor

Contractor's License No.

Architect

City

Occupancy

Lot Size

Bldg. Footage

Height

Zone

Fire Zone

Type

Front

Side

Side

Rear

Setbacks

Description of Work to Be Done—Remarks and References

[Handwritten description of work: Single family dwelling, kitchen, bathroom, etc.]

Total Value of Work { including Labor, Material, Wiring, Heating, Plumbing, etc. } \$ 19,500

PERMIT NO. 2345 PERMIT FEE \$ 25.00

Owner OR Contractor

By [Signature]

450-9-P  
Rev. 8-57

ACCOUNT NO.  
11-223

# CITY OF PALM SPRINGS BUILDING PERMIT

OWNER <b>Jack Boyer</b>	JOB LOCATION <b>1957 Buena Vista Drive</b>	CONTRACTOR <b>W. J. ...</b>
----------------------------	---	--------------------------------

LOT NO.		BLOCK	
TRACT			
LOT SIZE	ZONE	FIRE ZONE	HEIGHT
SET BACKS			
FRONT	SIDE	SIDE	REAR

**This Permit Must Bear  
City Treasurer's Validation**

DESCRIPTION OF WORK **Construct 10 x 32  
concrete swimming pool.**

REMARKS & CONDITIONS OF PERMIT.  
**THIS PERMIT VOID IF CONSTRUCTION IS NOT  
STARTED WITHIN (60) SIXTY DAYS.**

PERMISSION TO CONSTRUCT THE HEREIN DESCRIBED BUILDING IS HEREBY GRANTED. BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF PALM SPRINGS. NO WORK TO BE COVERED WITHOUT INSPECTION.

AREA
<b>10 x 32</b>

TOTAL VALUE OF WORK \$ **3,000.00**

TOTAL FEE \$ **200.00**

BY OR CONTRACTOR  
*W. J. ...*

BUILDING DEPT.  
*N. Betz*

DATE  
**3-11-59**

**B 1943**

# CITY OF PALM SPRINGS PLUMBING PERMIT

OWNER  
*Boyer*

JOB LOCATION  
*1057 Laguna Vista St*

CONTRACTOR

This Permit Must Bear  
City Treasurer's Validation

BATHTUBS	@	.80
LAVATORIES	@	.80
TOILETS	@	.80
LAUNDRY TRAYS	@	.80
SHOWERS	@	.80
SINKS	@	.80
AUTOMATIC WASHER	@	.80
DISH WASHER	@	.80
WATER PIPING	@	1.00
WATER HEATERS	@	1.00
CESSPOOLS	@	2.00
SEPTIC TANKS	@	2.00
SEWER PIPING	@	1.00
GAS OUTLETS	100 MIN. @	.20

*205*  
*100*

URINALS	@	.80
GAS FURNACES		NO CHG.
WALL HEATERS		NO CHG.
DRINKING FOUNTAIN	@	.80
SPRINKLER HEADS	@	.20
PERMIT FEE		1.00
CESSPOOL PUMPING		10.00
TOTAL FEE		<i>4.00</i>

OWNER OR PLUMBER  
*[Signature]*

BUILDING DEPT.  
*[Signature]*

DATE  
*9/1/58*

No. 845

# CITY OF PALM SPRINGS PLUMBING PERMIT

OWNER  
**BOYER**

JOB LOCATION  
**1057 BUENA VISTA**

CONTRACTOR  
**OASIS PLUMBING**

/	BATHTUBS	@ .80		<b>This Permit Must Bear City Treasurer's Validation</b>		URINALS	@ .80		
/	LAVATORIES	@ .80	80				GAS FURNACES	NO CHG.	
/	TOILETS	@ .80	80			/	WALL HEATERS	NO CHG.	
/	LAUNDRY TRAYS	@ .80	80				DRINKING FOUNTAIN	@ .80	
/	SHOWERS	@ .80	80				SPRINKLER HEADS	@ .20	
	SINKS	@ .80					PERMIT FEE		1.00
	AUTOMATIC WASHER	@ .80							
	DISH WASHER	@ .80							
/	WATER PIPING	@ 1.00	100						
	WATER HEATER	@ 1.00							
	CESSPOOLS	@ 2.00							
	SEPTIC TANKS	@ 2.00							
	SEWER PIPING	@ 1.00							
	GAS OUTLETS 1.00 MIN.	@ .20	100				CESSPOOL PUMPING		10.00
						TOTAL FEE		6.20	

PLUMBER OR  
*[Signature]*

BUILDING DEPT.  
*JC Sanders, RA.*

DATE  
*7/1/58*

No 781 A

(FIRST FISCAL 1959)

# CITY OF PALM SPRINGS BUILDING PERMIT

OWNER: Walter Boyer      JOB LOCATION: 1067 SUEVA WY. PALM SPRINGS, CALIF.      CONTRACTOR: KESSE PERISSA CO.

LOT NO. 120183      BLOCK       

FRONT 25      SET BACKS      REAR 10

LOT SIZE 25      ZONE R-1      FIRE ZONE 3      HEIGHT 30

FRONT 25      SIDE 12      SIDE 12      REAR 10

PERMISSION TO CONSTRUCT THE HEREIN DESCRIBED BUILDING IS HEREBY GRANTED. BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF PALM SPRINGS. NO WORK TO BE COVERED WITHOUT INSPECTION.

OR CONTRACTOR Walter Boyer      AREA none added

BUILDING DEPT. H. B. G.

This Permit Must Bear City Treasurer's Validation

DESCRIPTION OF WORK  
ADDITION OF BEDROOM & BATH - IN EASTING CHARGE.

REMARKS & CONDITIONS OF PERMIT.

TOTAL VALUE OF WORK \$ 2,000  
TOTAL FEE \$ 8.00

DATE 6/27/58

No. 733 A

## CITY OF PALM SPRINGS ELECTRICAL PERMIT

OWNER	JOB LOCATION	CONTRACTOR
<i>Smith, Joe</i>	<i>1057 Buena Vista</i>	<i>P.S. Elect.</i>
<b>MOTORS</b>		
NOT OVER 1 HP	\$1.00	
1 HP to 3 HP	\$1.50	
3 HP to 8 HP	\$2.00	
8 HP to 15 HP	\$2.50	
15 HP to 50 HP	\$3.00	
50 HP to 100 HP	\$5.00	
MINIMUM PERMIT FEE	\$4.00	
		<b>TOTAL FEE</b>
		<i>4 00</i>

OWNER OR CONTRACTOR	BUILDING DEPT.	DATE	
<i>[Signature]</i>	<i>C. Chapin</i>	<i>1-25-65</i>	<b>A 945</b>

THIS PERMIT MUST BEAR CITY TREASURER'S VALIDATION

OUTLETS INCLUDING SWITCH & LIGHT OUTLETS	.20 ea.	
LIGHT FIXTURES	.20 ea.	
1 - METER LOOP	\$2.00 ea.	<i>2.00</i>
TEMPORARY SERVICE	\$4.00 ea.	
220 VOLT OUTLETS	\$1.00 ea.	
ALL FIXED APPLIANCES 110 VOLT	.50 ea.	
EACH TRAILER SPACE	\$2.00	





# CITY OF PALM SPRINGS SEWER PERMIT

OWNER

JOB LOCATION

CONTRACTOR

*E. Smith*

*1057 Kuma Vista*

*Advance Plumbing*

1	Bathtubs	@ 2 Units
2	Lavatories	1 "
2	Toilets	6 "
	Laundry Trays	2 "
1	Showers	2 "
1	Sinks	2 "
	Automatic Washers	2 "
	Drinking Fountain	2 "
	Urinal	2 "
	Garb. Disp. Resid.	6 "
	Garbage Disp. Com.	17 "

Total Units *30*

THIS PERMIT MUST BEAR  
CITY TREASURER'S VALIDATION

**SEWER AGREEMENT NO.**  
NOTIFY ENGINEERING DEPARTMENT  
WHEN READY FOR INSPECTION

Lineal feet of frontage

*30* Units @

facing trunk lines at \$

Per Front Foot

Lateral Installation Fee

Sewer Inspection Fee

Cesspool Pumping Fee

Acct. No. 97-226

14-226

Total Fee \$ *5.00*

O.K. Eng. Dept.

OWNER OR PLUMBER

BUILDING DEPT.

DATE

*[Signature]*

*A. Raymond for J. P. Salinas*

*3/14/66*

**A**

**5581**