



# **HISTORIC SITE PRESERVATION BOARD STAFF REPORT**

DATE: June 4, 2024

PUBLIC HEARING

SUBJECT: APPLICATION BY THE CITY OF PALM SPRINGS FOR HISTORIC SITE DESIGNATION OF THE "HARRIET VAN HORN RESIDENCE" LOCATED AT 1121 LINDA VISTA ROAD, CASE HSPB #157 (APN 507-132-001) (SY).

FROM: Department of Planning Services

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## SUMMARY

The current owners of the property, Ken Sim and Kerry Cunningham, submitted an application to make exterior alterations to their home at 1121 Linda Vista Road. This application was reviewed by the Historic Site Preservation Board (HSPB) on February 6, 2024 and the request for alteration was stayed in order to move forward with designation proceedings pursuant to Municipal Code Section 8.05.130 (Demolition or Alteration to Class 3 and 4 sites). As a City-initiated application for historic designation, the Historic Resources Report (HRR) was written by Chattel, Inc, an on-call consultant for the City.

If designated as a historic resource, the property would be subject to the regulations outlined in Section 8.05 of the Palm Springs Municipal Code.

## RECOMMENDATION:

1. Open the public hearing and receive public testimony.
2. Close the public hearing and adopt Resolution HSPB #157, "A RESOLUTION OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE "HARRIET VAN HORN RESIDENCE" LOCATED AT 1121 LINDA VISTA ROAD, AS A CLASS 1 (LANDMARK) HISTORIC RESOURCE HSPB #157, SUBJECT TO CONDITIONS (APN #507-132-001)."

## BACKGROUND AND SETTING:

Identified in the Report as the "Harriet Van Horn Residence", this single-family home was completed in 1948. Designed by Herbert W. Burns, the home contains all of his signature design features like the stacked Arizona sandstone chimneys and accent walls and the thin cylindrical poles. The El Mirador tract, originally subdivided in 1946, was specifically for residential development. Advertisements highlighted features like the mountain views and dual water lines servicing the homes, and designers like Burns and Meiselman

designed homes within the tract that gave the homes a level of architectural identity.<sup>1</sup> According to the original building permit for 1121 Linda Vista Road, Herbert Burns designed this home for the developers O.W. Karn with 6 rooms. Although it is difficult to see from the aerial views of the property, there is a detached maid’s quarters to the southeast corner of the property behind the enclosed carport. The building footprint still occupies the site in its original location that concentrates a majority of the living space to the east side of the lot.

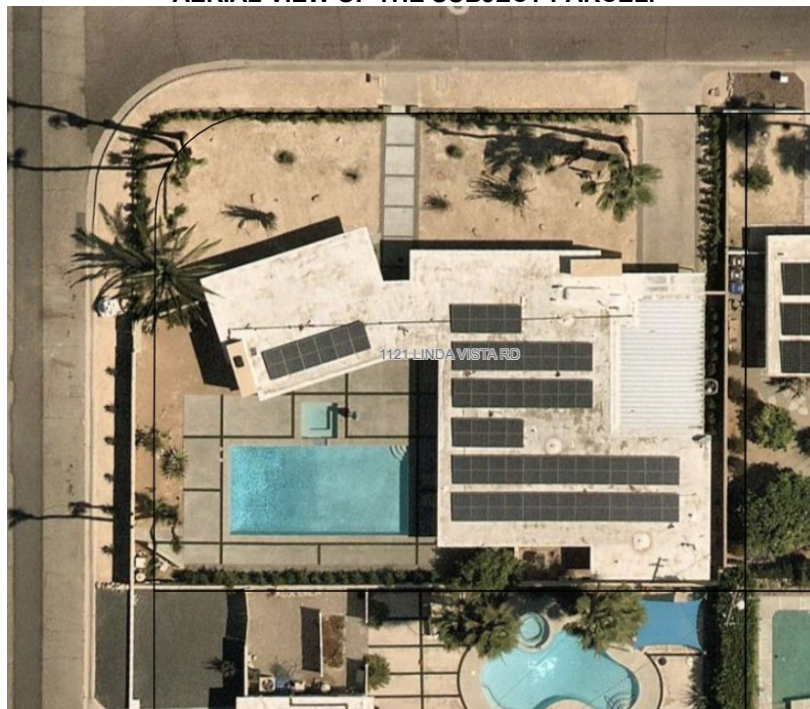
Historic Context Statement “Post-World War II (1945-1969)”

The post-World War II context of Palm Springs concentrates on the demands of a growing city that is no longer just a playground for Hollywood. Developers are focused on housing tracts and marketing their assets through design. The desert climate fostered a specific type of lifestyle that capitalized on leisure activities and amenities such as swimming pools and golf. Many of the residential homes developed during this time became examples of a certain architectural style or directly associated with significant designers and/or developers.

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc.</i>	
January, 2024	Site inspection by members of the HSPB and City Staff.

<i>Ownership Status</i>	
September, 2022	Purchased by the current owner.

**AERIAL VIEW OF THE SUBJECT PARCEL.**



<sup>1</sup> City of Palm Springs Historic Context Statement “Post-World War II Palm Springs (1945-1969)”.

**CURRENT CONDITION OF THE HOME IN 2024.**



**HISTORIC IMAGE OF THE HARRIET VAN HORN RESIDENC, 1949.  
IMAGE SOURCE: PALM SPRINGS VILLAGER**



**ANALYSIS:**

A historic resources report (“the report”) and a site visit by staff and members of the HSPB are the basis of this staff report.

The single-family residence at 1121 Linda Vista Road is on a 0.22-acre lot in the residential R-1-C zone district. The one-story low slung flat roof home uses flat stacked Arizona sandstone as an accent throughout the interior and exterior of the home. The application of this material is used on the fireplace inside the home and continues outside by delineating the chimney stacks in contrast with the unadorned stucco walls. The Arizona sandstone is also used for the planters around the exterior of the house and the continuous fascia detail that visually grounds the building while the forms underneath the eaves change in depth. The steel frame windows are balanced to both capture views through the windows without mullions and the windows with the grid-like mullions create a pattern that compliments the clean lines of the building. The low walls appear to follow the property boundaries but are purposefully kept at that height to provide a clear view of the home as viewed from the right-of-way.

Minor exterior alterations have been made to the home including the enclosed carport area and changes to the fenestration at the rear of the house; however, the overall design integrity and the condition of the exterior materials are remarkably intact. Often, the sandstone gets painted and the steel windows replaced with conventional style windows but both features remain in good condition at 1121 Linda Vista Road.

Historic Preservation activities in Palm Springs are regulated under Municipal Code Section 8.05 (“*Historic Preservation*”). The purpose of the Historic Preservation Ordinance is:

*“...to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of historic resources for the education and welfare of the citizens.”*

*Conditions that apply to Class 1 historic sites or resources:*

1. It shall meet the definition of a historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as ‘historic’ at the federal, state, and/or county level.
4. A marker explaining the historic nature of the site may be installed in a location viewable from the public way.
5. Compliance with all rules and regulations for Historic Resources and Historic Districts under Chapter 8.05 of the Municipal Code.
6. If designated, the findings in support of designation shall be stated in a resolution of the City Council that shall be recorded with the County Recorders’ office within 90 days of the effective date of the Council’s resolution.

*Evaluation of the Application.* Pursuant to Municipal Code Section 8.05.070 (C,1,a), the HSPB shall evaluate the application and make findings in conformance with the following criteria:

*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 both of the following findings (“a” and “b”) are met:*

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

The report clarifies the permit history and provides historical context surrounding the home and the development patterns for the period after World War II in Palm Springs. Not only is the property an early example of Herbert Burns’ residential work, but the home is also an intact representation of an architectural style that was desired and readily accepted. The following is an analysis of the criterion and integrity findings.

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

No information was provided indicating any significant event was directly associated with this site. The site does not qualify under Criterion i.

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

The home was the residence of a writer and character actress by the name of Harriet Merry Van Horn in 1950. The report concludes that there is little information about this individual other than the fact that she owned the property for about a year shortly after it was constructed in 1948. Staff finds that criterion ii is not met.

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

The home was completed for the developers O.W. Karn and R.C. Inger in the El Mirador Park tract. According to the research in the report, developers during this period tried to set apart their homes through design. Herbert W. Burns was an established designer that had a distinctive style that identified with the Late Moderne movement of the post-World War II era. The design of the building has a strong emphasis on the horizontal form and a flat roof. The mullions of the steel framed windows, the vertical wooden poles and the horizontally stacked Arizona sandstone all contribute to creating a subtle sense of ornamentation. The home in its condition is an exceptional representation of this particular time period from a state and local standpoint, thus, criterion iii is met.

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

Unlike the National Register criterion concerning construction, the Palm Springs evaluation of construction addresses the type (of construction), the period (of construction) and the method (of construction). It appears that the home was constructed using standard construction methods and does not qualify for this criterion.

*(Criterion 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;*

Designer Herbert W. Burns is a locally recognized figure who designed a number of historically significant buildings in Palm Springs such as the Town & Desert Apartments (370 W. Arenas Road, HSPB #90, Class 1 Site) and the Gillman Residence (574 W. Mariscal Road, HSPB #142, Class 1 site). His designs include the use of specific building materials and his mastery in creating balance with asymmetric compositions. His contributions to the development of Palm Springs as a designer is evident in his work,

thus staff finds Criterion v is met.

*(Criterion 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*

No information has been provided that the resource qualifies under Criterion vi.

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

No information has been provided on any pre-historic significance of the site.

*Analysis of Integrity. (PSMC 8.05.070 (C,1,b). The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards: integrity of design, materials, workmanship, location, setting, feeling, or association.*

The Harriet Van Horn Residence is evaluated based on the following topics of integrity based on the Secretary of the Interior's Standards:

*Location.*

The location of the home is in its original place of construction; therefore, the integrity of location is met.

*Design.*

The single-story home is sited on a corner lot with the open space concentrated towards the front yard and a square pool located at the far southwest corner of the lot. The design of the home identifies with Late Moderne architecture which is identified in the Citywide Historic Context Statement for Palm Springs as style that incorporates elements of Streamline Moderne and the International style. The home emphasizes horizontality with the flat roof and the layout of the building footprint. The stacked Arizona sandstone, steel framed windows with mullions, and the vertical wood poles creates a composition of materials that emphasizes utilitarian aesthetics with natural materials. The carport/garage area is enclosed, and a covered breezeway now connects the detached maid's quarters to the home, but the majority of the layout remains consistent to the original design, and all changes to the home are in discrete locations with minimal impact to the design intent. The home retains the integrity of materials which contributes to the clear depiction of the design intent. The integrity of design is met.

*Setting.*

The single-family home remains in a residential subdivision and home occupies the same location on the lot as it was originally intended. New hedges for privacy screening was installed to the front of the home which has altered the visibility of the home from the

public right-of-way but the overall relationship between the home and the open areas on site remain consistent given that no significant additions were added to the home.

*Materials.*

The exterior of the building is comprised of unadorned stucco walls, unpainted Arizona sandstone, thin vertical wooden columns, and steel framed windows. New solar panels were installed to the flat roof but with a minimal profile and a new sliding door and windows were added to the rear façade but all the fenestration and sandstone details on the primary facades appear to be original. The materials play an important role in the design of the building because they incorporate the decorative elements that tie the design together. The integrity of materials is met.

*Workmanship.*

Conventional construction methods were used to build the home but the attention to detail is clearly visible when you observe the thin inset mortar joints between each layer of Arizona sandstone. The property as it stands exhibits craft and high-quality workmanship. Staff finds the integrity of workmanship is met.

*Feeling.*

The property remains a single-family home and clearly demonstrates characteristics pertaining to Late Moderne architecture. The clear visibility of the site is now partially obstructed due to the newly planted vegetation, however, the feeling related to the design remains fully intact. The integrity of feeling is met.

*Association.*

The property is associated with the designer Herbert W. Burns and the high level of design and material integrity that is retained affirms the buildings strong association with the designer. The integrity of association is met.

DEFINING HISTORIC CHARACTERISTICS:

In considering a recommendation for historic resource designation it is important to distinguish those physical elements that are original or from the period of significance that contribute to the resource's historic significance from alterations, additions or features that were added at a later time that may be sympathetic to the original character, but which may create a false sense of historicity. Distinguishing original character-defining features from non-original elements aids the HSPB when it is tasked with evaluating future alterations to the historic resource.

On page 12, the report identifies the physical character-defining historic features of this site as follows:

- Overall site design
- Low-slung one-story configuration with horizontal massing and splayed L-shaped building footprint

- Two main building volumes separated by inset entryway beneath a rectangular canopy
- Unadorned stucco walls and stucco cladding with continuous slightly projecting relief along the roofline at exterior walls
- Flat roofline with wide overhanging eaves
- Flat-stacked Arizona sandstone chimneys projecting above the roofline at the north and west elevations
- Fenestration patterns consisting of rectangular fixed and casement steel-frame windows at all elevations
- Rectangular Swimming pool
- Flat-stacked Arizona sandstone wall, east of inset entryway at north elevation
- Low flat-stacked Arizona sandstone planters at north and south elevations
- Vertical cylindrical poles used as accents framing the north elevation of the western volume
- Low concrete wall separating the front yard from the sidewalk

Non-contributing elements:

- Concrete entry pathway
- Hedges installed along the street-facing front façade
- Enclosed carport with garage door east of the sandstone chimney on the north elevation
- Sliding glass door on the rear elevation
- Privacy wall that terminates into the corner of the west façade
- Spa attached to the swimming pool

ENVIRONMENTAL ASSESSMENT:

The proposed historic resource designation is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

NOTIFICATION:

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, all residents within five hundred (500) feet of the subject property have been notified and notice was published in a newspaper of general circulation.

CONCLUSION:

The “Harriet Van Horn Residence” meets the definition of a historic resource based on Criterion 3 and 5 of the Palm Springs Historic Preservation Ordinance and meets all of



the integrity findings; therefore, staff recommends Class 1 Designation as a historic landmark property.

PREPARED BY:	Sarah Yoon, Associate Planner/Historic Preservation Officer
REVIEWED BY:	David Newell, AICP, Assistant Director of Planning

Attachments:

- A. Vicinity Map
- B. Draft Resolution
- C. Application, related background materials, photos.

# ATTACHMENT A



# Department of Planning Services Vicinity Map



**CITY OF PALM SPRINGS**  
**HSPB #157 – The Harriet Van Horn Residence**  
**1121 Linda Vista Road**

# ATTACHMENT C

## HISTORIC RESOURCES REPORT

The Harriet Van Horn Residence  
1121 Linda Vista Road  
Palm Springs, California



*Prepared for:*  
City of Palm Springs  
3200 Tahquitz Canyon Way  
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May 23, 2024

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## TABLE OF CONTENTS

<b>I.</b>	<b>Introduction and Executive Summary</b> .....	<b>4</b>
<b>II</b>	<b>Qualifications</b> .....	<b>5</b>
<b>III.</b>	<b>Methodology</b> .....	<b>6</b>
<b>IV.</b>	<b>Regulatory Setting</b> .....	<b>7</b>
	City of Palm Springs .....	7
	Previous Surveys, Evaluations, and Reports .....	9
<b>V.</b>	<b>Description</b> .....	<b>10</b>
	Physical Description .....	10
	Alterations .....	10
	Character-Defining Features .....	12
	Subject Property History .....	13
	Period of Significance .....	15
<b>VI.</b>	<b>Historic Contexts</b> .....	<b>16</b>
	Post-World War II Residential Development in Palm Springs .....	16
	Herbert W. Burns .....	19
	Late Moderne .....	22
<b>VII.</b>	<b>Historic Resource Assessment</b> .....	<b>24</b>
	City of Palm Springs .....	24
	Integrity .....	26
<b>VIII.</b>	<b>Conclusion</b> .....	<b>28</b>
<b>IX.</b>	<b>Bibliography</b> .....	<b>29</b>
<b>X.</b>	<b>Attachments</b>	
	Attachment A: Citywide Historic Inventory Property Data Form	
	Attachment B: HSPB Staff Report	
	Attachment C: Maps and Aerials	
	Attachment D: Historic Images	
	Attachment E: Contemporary Photos	

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## I. INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this Historic Resources Report (report) is to determine if the property located at 1121 Linda Vista Road, Palm Springs, California (Assessor Parcel Number: 507-132-001, subject property) is eligible as a Class 1 or Class 2 historic resource under the City of Palm Springs (City) Historic Preservation Ordinance. The subject property contains a 1948 single-family residence designed by master designer Herbert W. Burns in the Late Moderne architectural style within the historic context of the Post-World War II period (1945-1969). The residence is located in the Movie Colony East neighborhood of Palm Springs and the El Mirador Park tract. It is currently identified as a City Class 3 building, or potentially eligible resource, and was previously assigned California Register of Historical Resources (California Register) status code 5S3, appearing individually eligible for local listing or designation through survey evaluation as part of the Citywide Survey published in 2018.

On February 6, 2024, the City Historic Site Preservation Board (HSPB) approved to stay a request for alteration at the subject property for a period of up to 120 days in order to authorize the processing of a designation application to consider if the subject property qualifies as a Class 1 or Class 2 historic resource.

For the reasons stated in this report, the subject property is eligible for local designation as a Class 1 historic resource under City Criterion iii for reflecting the Late Moderne architectural style associated with the Post-World War II period in Palm Springs and Criterion v as an early extant and largely intact single-family residence designed by master designer Herbert W. Burns. The subject property continues to retain integrity of location, design, setting, materials, workmanship, feeling, and association. The period of significance is 1948, when the subject property was constructed.

Refer to Attachment A for Citywide Historic Resource Inventory property data form prepared by HRG, Attachment B for the HSPB staff report, Attachment C for maps and aerials, Attachment D for historic images, and Attachment E for contemporary photos.

## II. QUALIFICATIONS

Chattel, Inc. (Chattel) is a full-service historic preservation-consulting firm with practice throughout the western United States. The firm represents governmental agencies and private ventures, successfully balancing project goals with a myriad of historic preservation regulations without sacrificing principles on either side. Comprised of professionals meeting the *Secretary of the Interior's Professional Qualifications Standards* in history, architecture, architectural history, and historic architecture, the firm offers professional services including historical resources evaluation and project effects analysis, in addition to consultation on federal, state, and local historic preservation statutes and regulations.

Chattel staff engage in a collaborative process and work together as a team on individual projects. This report was prepared by President Robert Jay Chattel, architectural historian and preservation architect, and Senior Associate Alvin-Christian Nuval, planner. Additional review was provided by Principal Associate Christine di Iorio, planner and architectural historian.

### III. METHODOLOGY

Primary and secondary source materials were consulted for the development of this assessment and applicable historic contexts. For a complete list of sources, see bibliography. Sources generally included:

- Building permit records provided by the City of Palm Springs.
- Citywide Historic Context Statement & Survey Findings prepared by Historic Resources Group (HRG) in 2016-2018.
- Newspaper articles (primarily from the *Palm Springs Desert Sun* and *Palm Springs Limelight News*, available online through Newspapers.com).
- *The Design of Herbert W. Burns*, written by Steven Keylon and published by the Palm Springs Preservation Foundation.
- Historic and current aerials from NETR Historic Aerials and Google Earth.
- Other previous surveys, evaluations, and reports of the subject property.

A site visit was conducted by President Robert Jay Chattel, architectural historian and preservation architect; Principal Associate Christine di Iorio, planner and architectural historian; and Senior Associate Alvin-Christian Nuval, planner, on April 19, 2024, during which the exterior of the subject property was extensively photographed, and integrity was assessed.

#### IV. REGULATORY SETTING

##### City of Palm Springs

In considering eligibility as a historic resource, the City has a system in which properties may be classified as having Class 1, 2, 3, or 4 status. As defined in Palm Springs Municipal Code (PSMC) Section 8.05.020:

*“Landmark/Class 1 historic resource” means any site, structure, building or object not located on Tribal Trust or Allocated 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.*

*“Historic Merit/Class 2 historic resource” means a site, structure, building or object not located on Tribal Trust or Allocated 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. Class 2 sites on which the historic resource still exists are eligible for the execution of a Mills Act historic property preservation agreement, as determined by City Council.*

*“Potentially Eligible/Class 3 building” means any building which is not a Class 1 or Class 2 historic resource, but is identified in a City historic resources survey as eligible for designation as a historic resource. A building may be a Class 3 building regardless of the construction date or the improvements thereon. Class 3 sites are not eligible for the execution of a Mills Act historic property preservation agreement.*

*“Class 4 building” means any building which is not a Class 1 or Class 2 historic resource or a Class 3 building, and on which the building or improvements thereon were constructed before January 1, 1978, or whose age cannot be determined. The City Council shall review this date and update it as it deems appropriate through amendment to this chapter.*

Under PSMC Section 8.05.070(C)(1), City Council may designate a property as a Class 1 historic resource if it meets the following criteria of subsections (a) and (b):

- a. *The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*
  - (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 or her 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 shall be evaluated for integrity of location, design, setting, materials, workmanship, feeling and association according to 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.*

The City Council may designate a property as a Class 2 historic resource if it meets the criteria of subsection (a) above but does not meet the findings for integrity in subsection (b).

### Previous Surveys, Evaluations, and Reports

The following section summarizes previous surveys, evaluations, and reports completed for the City regarding the subject property. See Attachment A for Citywide Historic Resources Inventory property data form prepared by HRG and Attachment B for the HSPB staff report.

#### **Citywide Historic Resources Inventory Property Data Form, 2016**

In 2016, a property data form was prepared as part of the Citywide Historic Resources Inventory which gave the subject property California Register status code 5S3 as individually eligible for local listing or designation through survey evaluation. The period of significance was identified as 1948, the year of construction, with applicable criterion C/3/4,5, all for architecture. Regarding significance, the evaluation states:

*This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Los Angeles-based builder/contractor Herbert Burns. It exhibits quality of design and signature Burns design elements, including a prominent stone chimney, stone planters, and canopies supported on clustered posts.*

The evaluation also identified the following character-defining features:

- *One-story configuration with simple geometric forms*
- *Horizontal massing*
- *Flat roof with wide overhanging eaves and cantilevered canopies*
- *Unadorned wall surfaces with little decorative detailing*
- *Stone used as exterior accent material*
- *Flush-mounted steel sash windows*

#### **HSPB Staff Report, 2024**

City staff prepared a staff report, dated February 6, 2024, for review and approval by the HSPB in response to a request by the property owner to complete minor alterations to a Class 3 building. The staff report provided an initial analysis of the subject property for significance under local designation criteria, finding it appears to meet Criterion iii for exemplifying characteristics of the Late Moderne architectural style in the Post-World War II period and Criterion v as an exceptional work of local master designer Herbert W. Burns. Furthermore, the staff report found material and design integrity at the subject property to be in excellent condition. Staff recommended that the HSPB authorize a stay of alteration of up to 120 days to process an application to analyze the qualifications of the subject property for local historic designation as a Class 1 or Class 2 historic resource.

## V. DESCRIPTION

### Physical Description

The following physical description is based on review of available historic documentation and inspection from the April 19, 2024 site visit. See Attachment C for maps and aerials, Attachment D for historic images, and Attachment E for contemporary photos of the subject property.

The subject property is located at 1121 Linda Vista Road (APN 507-132-001) in the El Mirador Park tract and contains a one-story single-family residence with splayed L-shaped footprint constructed in 1948. It is situated at the southeast corner of Linda Vista Road (Linda Vista) and Pasatiempo Road (Pasatiempo) and is adjacent to other one-story single-family residences. The primary north elevation faces Linda Vista and is composed of two main volumes separated by an inset entryway. The eastern volume is largely parallel with Linda Vista, but the western volume angles slightly towards the corner of Linda Vista and Pasatiempo. The roof is flat and contains solar panels that are minimally visible from the street.

Exterior walls are clad in stucco with rectangular steel-frame windows. A continuous stucco relief slightly projects forward and wraps around the building just below the roofline of the exterior walls creating an element of horizontality that is also evident in the flat overhanging eaves. The steel-frame window at the north elevation of the eastern volume is designed in a tripartite configuration with a rectangular multi-pane fixed window flanked by multi-pane steel frame casement windows. At the north elevation of the western volume, a very large rectangular picture window is located between two tripartite windows that are similar to those at the eastern volume. All windows at this volume have a row of multi-pane transom windows above. This configuration is mirrored at the south elevation of the western volume facing the swimming pool. Windows at all other elevations generally consist of similar configurations of casement or fixed steel-frame windows. The original window configurations at the subject property were intentionally designed to create cross-ventilation at interior spaces and capture views. The two rear yard elevations facing the swimming pool contain contemporary sliding glass doors that were installed in 2023 and replaced previous single doors and windows that had been previously altered.

Rectangular chimneys comprised of flat-stacked Arizona sandstone mortared in a linear pattern extend from grade to project above the roof and help frame the residence at the east and west. Additional flat-stacked Arizona sandstone is used east of the inset main entryway and at low planters filled with rocks at the north and south elevations. Planters at the two rear pool-facing elevations appear to have been altered as the mortar between flat-stacked Arizona sandstone have been applied more flush with the face than at the chimneys and north elevation planters. Vertical cylindrical wood poles provide additional accent, primarily framing the north elevation of the western volume, with two poles at the east and eight at the west. The rear four poles in the west grouping of eight have been cut to sit upon an added privacy wall.

The inset main entryway is highlighted with a flat-stacked Arizona sandstone wall at the east elevation and contains a painted wood slab door beneath a rectangular secondary canopy below the roofline. The entryway is accessed from Linda Vista by a row of large square concrete pavers surrounded by gravel.

A concrete driveway from Linda Vista at the east side of the property leads to a partially enclosed single-car garage converted from a carport with corrugated metal roof and contemporary garage door. The roof slightly slopes down to the east and the garage is inset from the main house. The

garage door, the stucco-clad wall surround, and the stucco-clad eave all appear to be alterations. The east elevation is unenclosed and likely reflects the early carport configuration before the enclosed north wall with door was added. Steel-frame casement windows and glass block windows are located at the east elevation of the house facing the interior of the garage. Some glass block windows have rectangular vents that appear to be original. A separate accessory building sits at the rear of the garage at the southeast corner of the property.<sup>1</sup> The accessory building has stucco cladding and similar windows to the house. Though the accessory building walls do not touch the house, it is connected at the roof. The flat-stacked Arizona sandstone planters at the walls facing the garage have either been fully or partially removed or are no longer extant.

What appears to be an original low concrete wall helps to provide separation between the front yard and the street and is lined with recent hedge planting to provide a level of privacy. A rectangular swimming pool is located at the rear of the property in a yard enclosed by a stucco-clad concrete block wall. There is additional evidence that the rear yard was expanded to the north. A rectangular spa was added adjacent at the north side of the pool in 2023. Landscaping at the subject property is minimal and consists primarily of decomposed granite and gravel, palms, ocotillo, and other desert plants.

The subject property remains largely intact from its original construction. Available building permits include the original permit for the residence with garage, addition or modification of a swimming pool, sprinkler installation, and conversion of a storeroom into a dark room. Review of a 1949 historic photo (see Attachment D, Image 3) shows that the carport/garage at the east elevation and the privacy wall surrounding the rear yard were later additions, though the carport/garage appears in a 1965 historic aerial (see Attachment C, Image 3). While master designer Herbert W. Burns was known for his use of vertical cylindrical poles made of steel, the poles at the subject property are made of wood. Still, it is possible that this is the original material as part of one of Burns' earliest residences in Palm Springs prior to transitioning to steel. New landscape work appears to have occurred after 2019, based on review of Google Street View images, which included replacing the previous pathway to the inset entryway with the large square concrete pavers, addition of hedge planting, and additional new planting. New sliding doors were added at the rear pool-facing elevations in 2023 where previous windows and doors were removed.

The following table provides a summary of available building permits. See Attachment D, Image 2 for the original 1947 building permit.

Date	Owner	Description/Notes
7/31/1947	O.W. Karn + R.C. Inger	Building permit for construction of a six room dwelling with garage. No architect is listed. R.C. Inger was owner of the El Mirador Tract and develop it as part of firm Inger and Wheeler.
1/21/1951	Barney Barnard	Permit for work at swimming pool. Due to illegibility, it is unclear if this is for new construction or alteration.
10/17/1951	B. Barnard	Permit for installation of sprinkler system.
3/9/1953	Barney Barnard	Permit to convert store room to dark room.
1/23/2023	Ken Sim	Permit for addition of new spa and deck.
3/30/2023	Ken Sim	Permit for replacement of window and door replacement.

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<sup>1</sup> This accessory building is identified as a former maid's quarters in Steven Keylon's book, *The Design of Herbert W. Burns*.



### Character-Defining Features

Character-defining features are the physical features of a building that convey its significance. A three-step approach, as described in *Preservation Brief #17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*<sup>2</sup> is utilized to identify materials, features, and spaces that contribute to the historic significance of the subject property. The purpose of this approach is to identify features or elements that give a building its historic visual character and that should be preserved to the maximum extent possible. This approach involves first describing a building from afar in order to present the characteristics that comprise its overall setting and architectural context; then describing the exterior up-close to define materials, surface finishes, and manner in which it was constructed; and, finally, describing the spaces, rooms, and details that comprise its interior visual character. Note that interiors are typically not considered when reviewing properties for eligibility as a City historic resource and are therefore excluded from the list below.

The subject property has the following character-defining features that convey its significance:

#### *Overall Visual Aspects*

- One-story configuration with horizontal massing and splayed L-shaped footprint.
- Two main building volumes separated by inset entryway beneath a rectangular canopy.
- Stucco cladding with continuous slightly projecting stucco relief along roofline at exterior walls.
- Flat roofline with wide overhanging eaves.
- Flat-stacked Arizona sandstone chimneys projecting above the roofline at the north and west elevations.
- Unadorned wall surfaces with little or no decorative detailing.
- Fenestration pattern consisting of rectangular fixed and casement steel-frame windows at all elevations.
- Rectangular swimming pool at rear yard.

#### *Visual Character at Close Range*

- Flat-stacked Arizona sandstone wall east of inset entryway at north elevation.
- Low flat-stacked Arizona sandstone planters at north and south elevations.
- Vertical cylindrical poles used as accents framing north elevation of the western volume.
- Low concrete wall separating front yard from sidewalk.

Non-contributing features include:

- Concrete entry pathway
- Hedges installed along the street-facing front façade
- Enclosed carport with garage door east of the sandstone chimney on the north elevation
- Sliding glass door on the rear elevations
- Privacy wall that terminates into the corner of the west facade

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<sup>2</sup> National Park Service, Department of the Interior. *Preservation Brief #17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. Washington D.C.

### Subject Property History

The El Mirador Park tract, in which the subject property is located, was subdivided into 49 parcels in 1946.<sup>3</sup> Owned by R.C. Inger of San Francisco,<sup>4</sup> advertisements for the sale of lots began that year highlighting a “new exclusive modern residential development” featuring large view lots, paved streets, and water irrigation.<sup>5</sup> Early renderings of “one of a number of post-war luxury homes to be built in EL MIRADOR PARK SUBDIVISION by Inger and Wheeler contractors and subdividers” began appearing in newspapers in 1947. The original building permit for the subject property, dated July 31, 1947, lists developers O.W. Karn and R.C. Inger as owner.

To help spark interest in the residential tract, Inger and Karn commissioned Herbert W. Burns to design the first three houses in El Mirador Park, located along Linda Vista Road.<sup>6</sup> As described in author and preservationist Steven Keylon’s book *The Design of Herbert W. Burns*:

*Once they were complete, Realtor Muriel Fulton took out a two-page ad for the houses in the Palm Springs Villager, which proclaimed, “new homes are being built every day but few quality houses such as these! When you buy a new house planned by a leading modern designer, built by a builder who knows his business and hires only quality workmen, you will know what “Pride of Possession” means. Houses designed by Burns, prominent designer. \$42,500 to \$45,000 on terms.” Examples of “thoughtful planning,” each of the homes featured: “insulated ceilings and walls; acoustical plaster ceilings in living room; three coats of hard wall waterproof plaster throughout; full slab doors of birch; electrical ventilating vents in kitchen, Winco vents in all baths; full tile baths in soft pastel colors; equipped for both gas and electric appliances; heating and refrigerated air cooling system; modern kitchens.”<sup>7</sup>*

Writer and former actress Harriet Merry Van Horn was reported to have purchased the subject property from O.W. Karn on March 3, 1950.<sup>8</sup> An article two months later reported banker Jean Bell as “the second to buy in El Mirador park [sic], [with] Mrs. Harriet Van Horn of Beverly Hills acquiring a home there a few weeks ago through [realtor] Guy Anderson.”<sup>9</sup> In the 1950 U.S. Census, Van Horn was recorded as a writer of children’s books, widowed, 43 years old, and the sole occupant of the subject property.<sup>10</sup> Though described in a newspaper article as “a member of one of California’s oldest families” who was “with Paramount as a character actress from 1932 to 1936,”<sup>11</sup> little else is known about Van Horn and ownership of the subject property had transferred

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<sup>3</sup> Historic Resources Group, “City of Palm Springs Citywide Historic Context Statement & Survey Findings,” December 2018.

<sup>4</sup> “Council Approves Revised Map For New Tract,” *Palm Springs Limelight News*, May 9, 1946: 29.

<sup>5</sup> “Advertisement: Announcing the Pre-Opening Sale of El Mirador Park,” *Palm Springs Desert Sun*, September 20, 1946: 4.

<sup>6</sup> Keylon, Steven, *The Design of Herbert W. Burns*, Palm Springs Preservation Foundation, Palm Springs, 2018, 58.

<sup>7</sup> Ibid.

<sup>8</sup> “Guy Anderson Sets Record Of Four Sales in a Day,” *Palm Springs Desert Sun*, March 10, 1950: 10.

<sup>9</sup> “Banker Buys Village Home,” *Palm Springs Desert Sun*, May 26, 1950: 5.

<sup>10</sup> National Archives at Washington, DC; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Year: 1950; Census Place: *Palm Springs, Riverside, California*; Roll: 3681; Page: 3; Enumeration District: 33-47

<sup>11</sup> “Writer Acquires Home in Village,” *Palm Springs Desert Sun*, March 17, 1950: 9.

to Barney Barnard by 1951.<sup>12,13</sup> Barnard would subsequently try to sell the subject property in 1953, advertising it as a “BEAUTIFUL corner, 3 bedrooms, 2 baths, Tahquitz Estate home” with swimming pool.<sup>14</sup> The subject property was up for sale again in 1961 with Tom Raphael listed as owner.<sup>15</sup>

A 1974 newspaper advertisement claims the subject property was a “movie star’s former home,” but does not provide any additional details to support this statement.<sup>16</sup> It is unclear if this is a reference to Van Horn or a sales tactic to entice prospective buyers. The subject property was described in the advertisement as having a “unique floor plan affording the best in indoor-outdoor living.”<sup>17</sup> Assessor records show that the subject property was most recently sold in 1994, 2015, and 2022.

Based on review of the original tract map for El Mirador Park and corresponding assessor records, the subject property is one of the earliest buildings constructed in the tract, and one of only three built in 1948; all other buildings were constructed in 1951 or later. The subject property and the property located at 1241 Linda Vista, both designed by Herbert W. Burns and constructed in 1948, were the only two properties in the tract identified as Class 3 buildings in the Citywide Historic Resources Inventory. The property at 1165 Linda Vista was not identified as eligible in survey due to significant alterations and lack of integrity.

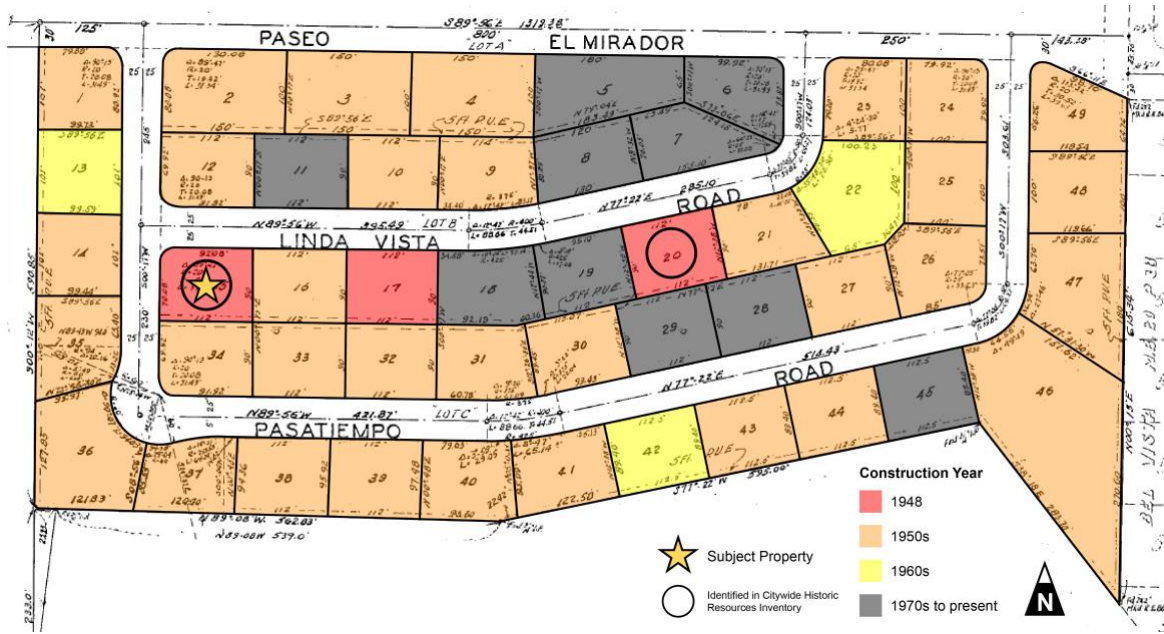


Figure 1: El Mirador Park tract map with construction years identified.

<sup>12</sup> Note that Harriet M. Van Horn, born in 1906 or 1907 based on age at time of the 1950 census, should not be confused with newspaper columnist and media critic Harriet Van Horne, born in 1920.

<sup>13</sup> “Gate City Driver Pays \$150 After Accident Here,” *Palm Springs Desert Sun*, March 16, 1951: 1.

<sup>14</sup> “Advertisement: Will Trade Up for California Income Property,” *Palm Springs Desert Sun*, January 29, 1953: 14.

<sup>15</sup> “Advertisement: Want Home Bel-Air, Westwood, Brentwood with View of City & Ocean,” *Los Angeles Times*, June 22, 1961: 65.

<sup>16</sup> “Advertisement: Movie Star’s Former Home – Complete Privacy,” *Palm Springs Desert Sun*, February 2, 1974: 25.

<sup>17</sup> *Ibid.*

Period of Significance

The period of significance is 1948, when the subject property was constructed.

## VI. HISTORIC CONTEXTS

Historic contexts or significant historical themes provide the relevant framework within which to evaluate significance of the subject property. The subject property has been evaluated under the following historic contexts: post-World War II residential development in Palm Springs; Herbert W. Burns; and the Late Moderne architectural style.

### Post-World War II Residential Development in Palm Springs

The following context was compiled and summarized using excerpts from the “Post-World War II Palm Springs (1945-1969)” theme of the Citywide Historic Context Statement prepared by HRG in 2018:<sup>18</sup>

*The exuberance and optimism from the war victory, the population explosion, and the creation of automobile-centric suburbia in the building boom that followed meant great changes for the way Americans lived in the post-World War II era. Southern California was at the forefront of this new era, and its tradition of experimentation in architecture placed it in an ideal position to lead the exploration of suburban residential architecture after World War II. The desert climate and casual lifestyle of Palm Springs all but demanded unconventional design, and clients were more accepting of, even sought out, a more adventurous style in the resort atmosphere of Palm Springs than they would have in their primary residences. In the two decades after the war, Palm Springs was transformed with new commercial and institutional buildings, custom homes, and many housing tracts.*

*In the immediate post-World War II era, California in general experienced a period of unprecedented growth. Many individuals who came west to participate in the war effort, including former military personnel, decided to settle permanently. Between 1940 and 1950, California’s population increased by 53 percent, which was partially accounted for by the 850,000 veterans who took up residence after the war. As a result, the construction of residential properties became a major focus of development in the post-World War II era. The immediate and widespread need for housing inspired a variety of responses. For communities that were largely built out, land previously considered “unbuildable” became more attractive. For newer communities, large new tracts were developed.*

*Development in Palm Springs during this period reflected these wider trends. The permanent population of Palm Springs rose 292 percent between 1940 and 1960, from 3,434 to 13,468 people. Charting the local population shows this steep growth lasted in Palm Springs for decades after the war. The post-World War II population boom coincided with the peak of Modern architecture’s popularity in Southern California, and Palm Springs has a vast number of architecturally significant single-family residences from this period designed by prominent local and regional architects of the period.*

*In the 1950s, with the town’s expansive growth, Palm Springs architects were able to explore a wide range of residential architectural ideas with willing clients interested in Modern design. These respond in various ways to the demands of the location: controlling the sun’s heat, respecting the natural landscape, and creating homes of pleasure and recreation. Palm Springs’ residential architecture of this period included affordable, mass-*

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<sup>18</sup> Historic Resources Group, “City of Palm Springs Citywide Historic Context Statement & Survey Findings,” December 2018.

*produced housing, along with custom homes designed with sizeable budgets. The distinctive solutions of several local architects show a high quality of concept and execution that matches the quality of the more widely publicized Los Angeles Modern architects of the same period. Individually significant examples are custom-designed homes located throughout the city [such as] the Kaufmann House, 470 W. Vista Chino (HSPB-29B); the Loewy House, 600 W. Panorama Road (HSPB-33); Frey House II, 686 W. Palisades Drive (HSPB-33); the Carey House, 651 W. Via Escuale (HSPB-33); the Grace Miller House, 2311 N. Indian Canyon Drive (HSPB-45); and the Edris House, 1030 W. Cielo Drive (HSPB-46). Palm Springs architects continued their wide-ranging, eclectic exploration of Modern architecture in the 1960s, [including] William Krisel's Robert Alexander House (1960, 1350 Ladera Circle) [and] John Lautner's concrete Elrod House (1968, 2175 Southridge Drive, listed in the National Register).*

*The building which was, and remains, the most famous in terms of international recognition [is] Richard Neutra's Kaufmann House. The 1946 Kaufmann House (470 W. Vista Chino; HSPB-29B) was designed by Richard Neutra as the winter home of Pittsburgh department store owner Edgar Kaufmann. Kauffman was already known for building another world-famous house, Fallingwater by Frank Lloyd Wright (designed 1935; main house constructed 1936-38, followed by the guest house in 1939). The design of his Palm Springs home summarized Neutra's ideas at the time: the flat roof, steel frame, and glass walls embodied one prominent version of Modernism by using sharp, clean, minimalist, machine-made lines contrasting with the beauty of the open, natural site with the rugged slopes of Mt. San Jacinto as backdrop. The use of stone and wood finishes represented an evolution of Neutra's ideas from those seen in the earlier Miller House (1937, 2311 N. Indian Canyon Drive; HSPB-45). When photographed by Julius Shulman and disseminated worldwide, the Kaufmann House became an iconic image of Modern architecture.*

*One of the key features of Palm Springs' postwar homes was the presence of the individual, private swimming pool. In keeping with the resort lifestyle, many home builders and home owners added the backyard attractions to their parcels. A more practical, yet important factor in residential development in Palm Springs and the entire southwest was the accessibility of air conditioning. Although individual residential air-conditioning units were available as early as 1939, widespread acquisition and use was delayed by the war. For communities like Palm Springs, air conditioning meant the "season" could be extended and year-round living was practically viable for the first time.*

*During the 1950s, residential development in Palm Springs continued to expand eastward and southward. Like other locations in Southern California, it was a period in which large developers dominated the scene; among them were William Grant, Noel B. Clarke, A. R. Simon, George and Robert Alexander, Roy Fey, and Jack Meiselman.*

*In Palm Springs, postwar single-family residential development followed several patterns. First, expansion/tract development occurred eastward, and then southward into the flat exposed parcels of the desert floor with the creation of homes for middle-class and upper-middle class residents. Second, empty parcels within existing developments were subject to in-fill development. Third, previously "unbuildable" parcels in the foothills were now economically viable for the development of luxury homes. Fourth, after 1959, new laws permitted the lease and development of the checkerboard of open parcels owned by the Agua Caliente Band of Cahuilla Indians. This offered developers a wide variety of opportunities previously denied within the city.*

*By the close of the 1950s, great changes were afoot for Palm Springs residential development. New communities to the south and east including Palm Desert, Indian Wells, and Rancho Mirage were beginning to encroach on Palm Springs as the chic desert destination for home ownership. Another important factor was the 1959 Equalization Law signed by President Eisenhower that equalized allotted Indian lands, thereby setting the stage for development of Reservation lands within the City of Palm Springs. With increased demand, economic prosperity, air conditioning, and availability of new land for development, Palm Springs became home to a number of custom and tract home developments by prominent Southern California developers and wealthy speculators. From early on, many of these subdivisions emphasized architecture and/or the glamour associated with Palm Springs.*

#### *Relationship to Subject Property*

The subject property was constructed in Palm Springs in 1948 within the 1945-1969 span of time described in this context. As a single-family residence in the Movie Colony East neighborhood, it reflects wider trends in housing at the time with a private swimming pool reflecting the resort lifestyle for which the City came to be known. As tracts developed in Palm Springs, developers would often seek out designers to help plan homes within the tracts to entice future buyers, with the first three homes constructed in the El Mirador Park tract designed by Burns. All other houses in the tract, however, were subsequently designed by others.

### Herbert W. Burns (1897-1988)

Herbert William Burns (Burns) was born as Herbert William Bromund on November 1, 1897 in Bridgeton, New Jersey.<sup>19</sup> Educated as an engineer and never formally certified as an architect, Burns graduated from Temple University in 1918, prior to serving in the U.S. Army for several months and learning surveying and drafting as part of the 472<sup>nd</sup> Regiment of Engineers.<sup>20</sup> Following his stint in the Army, Burns married his first wife, Mildred, in 1919, had two children, and began his career working in both lighting and heating companies. Partly to help alleviate his daughter's asthma, Burns would move his entire family, including his parents, to California in 1927, renting a house in Hollywood and starting a new career as a stockbroker.<sup>21</sup>

Though the Great Depression devastated the national economy, Burns managed to be successful and recognized that a demand for housing was imminent. Partnering with architect Wendell Warren, he would change careers once again to be a contractor, building a pair of homes in Los Angeles in 1938.<sup>22</sup> By this time, Burns and Mildred had divorced, and he had married his second wife, schoolteacher and aviatrix Gayle Dai Stewart. As Burns and Gayle began spending more time vacationing in Palm Springs, Burns set up an office in the city, advertising his specialty in the "contemporary modern" in 1946, and "designing exclusively Modern buildings just as Palm Springs was about to enter an unparalleled renaissance of Modern architecture."<sup>23</sup>

In 1947, Burns opened his first project in Palm Springs, the Town & Desert Apartment Hotel.<sup>24</sup> Serving partially as a home for Burns and Gayle, the hotel also included a maid's quarters, rentable units, and a swimming pool. The hotel was lauded for its modern design that integrated indoor and outdoor space and, partly because of the charismatic and outgoing nature of the Burns, new commissions would regularly come in from hotel guests.<sup>25</sup> Burns and Gayle would purchase undeveloped parcels of land and sell them to buyers with completed plans. As Burns designed both residential and commercial properties, "his signature modern design became so recognizable and was in such demand that by 1948, realtors were listing homes with 'designed by Herbert Burns' as a selling point."<sup>26</sup>

In his book, *The Design of Herbert W. Burns*, author Steven Keylon describes some of Burns' key characteristics that make up his signature modern design:

*In creating the site plan, Burns took great care to orient the building for the best sun exposure and cross-ventilation, often using a splayed layout, to maximize views. Once again inspired by Wright, one of the most distinctive and recognizable motifs in Burns' work are his strong stone-clad pylons, most commonly placed in an opposing arrangement, as the means of bookending and balancing his bold asymmetrical compositions. These monoliths were the centerpiece of his configuration of intersecting planes and volumes. The material – primarily Arizona sandstone—was native to the Sonoran Desert, giving them an indigenous feeling, the long thin sandstone slabs stacked and mortared in a linear pattern.*

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<sup>19</sup> Keylon, Steven, *The Design of Herbert W. Burns*, Palm Springs Preservation Foundation, Palm Springs, February 2018, Desert Publications, Inc., 8.

<sup>20</sup> Ibid, 9.

<sup>21</sup> Ibid, 10.

<sup>22</sup> Ibid, 14.

<sup>23</sup> Ibid, 16.

<sup>24</sup> Ibid, 21.

<sup>25</sup> Ibid, 24.

<sup>26</sup> Ibid, 24.



*Built-in planter boxes of the same material, planted with cascading plant material and seasonal color, helped to blur the lines between architecture and landscape. [...]*

*To further reinforce the horizontality of his flat, projecting rooflines, a secondary eave and fascia, recessed and slightly narrower in profile than the deep eave and fascia of the roof, floated below and parallel to the primary fascia. These elegantly flat planes appeared to have the surprising power to slice and penetrate the monolithic stone forms or stucco walls. [...]*

*Once his basic design has been established, he went to his trusted toolbox of Late Moderne motifs which, used in varying combinations, invigorated the architecture, providing a vertical counterpoint to the overall theme of horizontality. The most common of these was his use of vertical steel poles. On building exteriors, poles supporting deep overhangs were grouped in a dynamic syncopated rhythm of three, five, seven or ten.<sup>27</sup>*

In particular, Burns' use of stone as accent became a key feature in his designs. As historian Steve Vaught wrote in his book *Sentinels in Stone: Palm Springs' Historic Tennis Club Neighborhood and its Iconic Walls*:

*As had so many before him, Burns loved working with stone. However, he eschewed traditional rough stonework in favor of a sleeker, more modernistic effect which he created with pancake-flat stacks of Arizona flagstone. This flat-stacked stone was a nearly ubiquitous feature of his designs, which he used for walls, pillars, planting boxes and fireplaces. On occasion, he would sometimes mix different stone combinations as he did at The 400 (1956) and the Desert Hills (1957) apartments.<sup>28</sup>*

Both Burns and Gayle would be very active in local community groups including the Tennis Club, Shrine Club, Chamber of Commerce, and Police Aero Squadron. By 1975, Burns sold his drafting table and equipment, effectively retiring from architectural design. Burns would survive Gayle by over a decade before dying at the age of 90 on January 27, 1988.<sup>29</sup>

The Citywide Historic Resources Inventory Survey, prepared by HRG in 2016, identified 13 properties comprised of seven hotels and six residences that were found to be significant or potentially significant as a work of Burns.<sup>30</sup> The table below lists the 13 properties with the subject property highlighted in green.

Year Built	Address	Name	Type	Class
1947	200 W. Arenas Road		Hotel	Class 3
1947	370 W. Arenas Road	Town & Desert Apartments	Hotel	Class 1, 7/2/14
1948	1121 Linda Vista Road		Residence	Class 3

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<sup>27</sup> Keylon, 44-45.

<sup>28</sup> Vaught, Steve, *Sentinels in Stone: Palm Springs' Historic Tennis Club Neighborhood and its Iconic Walls*, Palm Springs Preservation Foundation, Palm Springs, 2015, 41-42.

<sup>29</sup> Keylon, 32.

<sup>30</sup> Historic Resources Group, "City of Palm Springs Citywide Historic Context Statement & Survey Findings," December 2018.

Year Built	Address	Name	Type	Class
1948	1241 Linda Vista Road		Residence	Class 3
1949	1480 N. Via Miraleste		Residence	Class 3
1949	574 W. Mariscal Road	George Gillman Residence	Residence	Class 1, 5/12/22
1951	1141 S. Calle Marcus		Residence	Class 3
1952	610 E. Palm Canyon Drive		Hotel	Class 3
1952	120 W. Vereda Sur		Hotel	Class 3
1955	562 W. Arenas Road	Village Manor Hotel	Hotel	Class 1, 1/13/16
1955	601 W. Arenas Road		Hotel	Class 3
1956	400 W. Arenas Road		Hotel	Class 3
1956	590 W. Linda Vista Drive	Crockett Residence	Residence	Class 1, 7/8/21

*Relationship to Subject Property*

Built in 1948, the subject property was the earliest constructed residence in Palm Springs designed by Herbert W. Burns that was identified in the Citywide Historic Resources Inventory Survey. It embodies several key characteristics of Burns' modern design including splayed layout, stacked Arizona sandstone chimneys bookending and balancing asymmetrical compositions, Arizona sandstone planters, horizontality of the roofline, secondary eave and fascia, and vertical cylindrical poles.

### Late Moderne<sup>31</sup>

The following context for the Late Moderne architectural style is excerpted from the “Architectural Styles & Local Practitioners” theme of the Citywide Historic Context Statement prepared by HRG in 2018:<sup>32</sup>

#### *Late Moderne*

*The Late Moderne style incorporates elements of both the Streamline Moderne and International styles. While the earliest examples appeared in the late 1930s, the style reached its greatest popularity in large-scale commercial and civic buildings of the late 1950s and 1960s. The Late Moderne style is frequently identified by the use of the beveled window, where horizontal groupings of windows are outlined in a protruding, bezel-like flange, often in a material and color that contrasts with the surrounding wall surface. An example of the Late Moderne style in Palm Springs is the Dollard Building (1947) at 687 N. Palm Canyon Drive, by John Porter Clark and Albert Frey.*

*Character-defining features include:*

- *Horizontal emphasis*
- *Exposed concrete or cement plaster veneer*
- *Flat roofs*
- *Horizontal bands of beveled windows, sometimes with aluminum louvers*
- *Operable steel sash windows (casement, awning, or hopper)*
- *Projecting window frames*

In the book *The Design of Herbert W. Burns*, author Steven Keylon describes the Late Moderne style as being popular from the late 1930s through the 1950s, adding that “in reaction to the stark simplicity of the International Style, Late Moderne was mellower, with a finer sense of ornamentation.”<sup>33</sup> Alan Hess, in his introduction to Keylon’s book, writes:

*The style grew from Zigzag Moderne and Streamline Moderne concepts of the 1920s and 1930s. It shares with them a concern for volume and mass untethered to traditional architecture, and dynamic compositions of horizontals and verticals. Then the Late Moderne expanded on Zigzag and Streamline with an emphasis on natural materials such as stone, wood, and brick, and a new range of decorative motifs. It was fascinated with new technologies of steel, glass, and electronics, and it was well aware of the trends in modern art.*<sup>34</sup>

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<sup>31</sup> Note that the Late Moderne style should not be confused with the Late Modern style that is also identified in the Citywide Historic Context Statement. While the Late Moderne style was used largely from the late 1930s through the 1960s, the Late Modern style is noted in the context as an evolution of Modern architecture used largely from the mid-1950s through the 1970s.

<sup>32</sup> Historic Resources Group, “City of Palm Springs Citywide Historic Context Statement & Survey Findings,” December 2018.

<sup>33</sup> Keylon, 35.

<sup>34</sup> Ibid, 4.

*Relationship to Subject Property*

The subject property was originally identified in the Citywide Historic Resources Inventory as an “excellent example of Mid-century Modern residential architecture,” though scholars such as Steven Keylon and Alan Hess have since emphasized master designer Herbert W. Burns’ style as Late Moderne. The 2024 staff report providing preliminary City review of the subject property for the HSPB also identifies the subject property as exemplifying characteristics of the Late Moderne architectural style.

Though as noted in the Citywide Historic Context Statement, Late Moderne was most popularly used in commercial and civic buildings, the subject property appears to represent a residential example of this style. Though it lacks any beveled windows, the subject property displays other character-defining features of the Late Moderne style including its horizontal emphasis, exposed cement plaster veneer, flat roof, and operable steel sash window frames. Built in 1948, the subject property was constructed during the period between the 1930s and 1950s when the Late Moderne architectural style was popular.

## VII. HISTORIC RESOURCE ASSESSMENT

This section evaluates the subject property for eligibility as a Class 1 or Class 2 historic resource under the City Historic Preservation Ordinance.

### City of Palm Springs

#### **Designation Criteria**

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

The subject property does not appear to be associated with events that have made a meaningful contribution to the nation, state, or community. Research did not produce any events that occurred at the subject property that would qualify for significance under this criterion. The subject property does not qualify as a historic resource under Criterion i.

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

Though newspaper articles note that original owner Harriet Merry Van Horn was a writer and former character actress, little else has been documented about Van Horn's life and it does not appear that she conducted important work that provided a meaningful contribution to national, state, or local history at the subject property. Van Horn only owned the subject property for about a year, purchasing it in 1950 and selling it to Barney Barnard in 1951. The subject property 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.*

The subject property represents master designer Herbert W. Burns' unique brand of Late Moderne architecture that established itself as part of the post-World War II period of residential development in Palm Springs. Constructed in 1948 during a period of unprecedented growth in Palm Springs and California as a whole, the subject property reflects character-defining features of the Late Moderne style including a horizontal emphasis, exposed cement plaster veneer, flat roof, and operable steel sash window frames. Burns would incorporate his own unique elements to the Late Moderne style that would repeat in both his hotel and residential designs through the 1940s and 1950s, including splayed layout, stacked Arizona sandstone chimneys bookending and balancing asymmetrical compositions, built-in planter boxes also made of Arizona sandstone, horizontality of the roofline, secondary eave and fascia, and vertical cylindrical poles. Other character-defining features include the fenestration pattern consisting of rectangular fixed and casement steel-frame windows emphasizing circulation and views. As the Citywide Historic Context Statement notes that the Late Moderne architectural style was primarily used in the design of commercial and civic buildings, the subject property represents an uncommon yet distinctive example of Late Moderne residential architecture constructed in the period of post-World War II growth. The subject property qualifies as a historic resource under Criterion iii.

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

As has been typical in review of historic resources in Palm Springs, architectural style is evaluated under Criterion iii above while Criterion iv focuses specifically on construction. Though the subject property contains distinctive features that represent Herbert W. Burns' Late Moderne design style, such as use of stacked Arizona sandstone chimneys and vertical cylindrical poles, the construction of the building itself appears to be standard and not distinctive enough to warrant qualification under this criterion. Historic documentation including building permits and newspaper articles do not indicate any particularly remarkable types or methods of construction used. The subject property does not qualify as a historic resource 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.*

Constructed in 1948, only a year after the widely celebrated and locally designated Town & Desert Apartments, the subject property represents an early extant and largely intact single-family residence designed by master designer Herbert W. Burns in Palm Springs. Burns is recognized locally for his designs of both hotels and single-family residences, with four properties attributed to him already designated by the City and nine other properties previously identified as potentially eligible. His development of a unique expression under the Late Moderne architectural style helped his projects stand out, including his regular use of splayed layout, stacked Arizona sandstone chimneys bookending and balancing asymmetrical compositions, built-in planter boxes also clad in stone, horizontality of the roofline, secondary eave and fascia, and vertical cylindrical poles that are evident in the subject property. In 2018, the book *The Design of Herbert W. Burns* by Steven Keylon was published by the Palm Springs Preservation Foundation providing the most robust biography on Burns and his work in Palm Springs yet. The subject property qualifies as a historic resource under 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.*

The subject property does not represent a significant and distinguishable entity whose components lack individual distinction. This criterion is more often used in evaluation of potential historic districts, not individual properties. The subject property does not qualify as a historic resource under Criterion vi.

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

The scope of this report did not include evaluation of the subject property for significance relative to prehistory. As the subject property has already been previously developed to construct the single-family residence and swimming pool, it is unlikely to yield any new information important to national, state, or local history or prehistory. The subject property does not qualify as a historic resource under Criterion vii.

### **Contributor to a Potential Historic District**

The scope of this report is limited to determining if the subject property is eligible as a Class 1 or Class 2 historic resource under the City Historic Preservation Ordinance. The subject property has not been previously identified by the City as a contributor to an existing or potential historic district. It should be noted that though the subject property appears to be the first residence constructed in the El Mirador Park tract, along with two other properties also designed by Burns and built in 1948, the majority of houses in the tract were constructed in the 1950s by other designer or architects. The three Burns' designed residences on Linda Vista have intervening lots between them and one has been altered. Thus, even as a small grouping or cluster of Burns' designed residences there is no potential historic district present.

### Integrity

To be eligible as a Class 1 historic resource, a property must also retain sufficient integrity to convey historic significance. A Class 2 historic resource does not have to meet the integrity criteria. A property either retains its integrity, the physical and visual characteristics necessary to convey its significance, or it does not. Evaluation of integrity is founded on “an understanding of a property’s physical features and how they relate to its significance.” The seven aspects of integrity are Location, Design, Setting, Materials, Workmanship, Feeling, and Association. *National Register Bulletin #15 “How to Apply National Register Criteria for Evaluation” (National Register Bulletin #15)* states that “[to] retain historic integrity, a property will always possess several, and usually most, of the aspects.”<sup>35</sup>

### **Location**

The subject property was constructed at its current location and has not been moved. The subject property retains integrity of location.

### **Design**

Based on review of historic documentation and the site visit on April 19, 2024, the subject property appears to largely reflect its appearance from its original construction in 1948. Original fenestration at the primary street-facing elevations of the subject property is still intact as well as the building’s horizontal massing, flat roofline, and splayed L-shaped footprint. Other character-defining features are still evident at the subject property, including steel-frame fixed and casement windows, stacked Arizona sandstone chimneys and low planters, and vertical cylindrical poles. Original materials and workmanship are also extant to express Hebert W. Burns’ design. The altered carport façade does not detract from the historic character of the property. Thus, the subject property retains integrity of design.

### **Setting**

The subject property was constructed in a tract intended for development of single-family residences, with most of the adjacent properties constructed in the 1950s. The subject property continues to be surrounded by single-family residences that generally depict characteristics of 1950s design. The subject property retains integrity of setting.

### **Materials**

Much of the original materials at the subject property are still extant, including the stucco cladding at exterior walls, steel-frame fixed and casement windows, and stacked Arizona sandstone chimneys and low planters. The vertical cylindrical poles that have been previously identified as steel appear to be made of wood based on further inspection, and it is unclear if this is an original feature or was an alteration that occurred when the north privacy wall was added. Nevertheless, the subject property retains integrity of materials.

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<sup>35</sup> National Register Bulletin #15, How to Apply the National Register Criteria for Evaluation (National Park Service, 1990, revised 2002), 44.



### **Workmanship**

The subject property continues to reflect its quality of workmanship, particularly in its use of stacked Arizona sandstone chimneys and low planters and the way the overhanging eave elegantly wraps in front of the westernmost chimney. The Arizona sandstone was left unpainted with an inset mortar fill that reflects the attention to detail that remains largely intact. The subject property retains integrity of workmanship.

### **Feeling**

The subject property was constructed as a single-family residence in a residential neighborhood and has continuously functioned as a single-family residence in a residential neighborhood. It continues to reflect the Late Moderne style that reached its popularity in Palm Springs in the Post-World War II period. The subject property retains integrity of feeling.

### **Association**

The subject property continues to depict the Late Moderne design of Herbert W. Burns in its design, materials, and workmanship. It still holds strong association with its period of significance – its construction year of 1948. The subject property retains integrity of association.

## VIII. CONCLUSION

This report evaluated the property located at 1121 Linda Vista Road, Palm Springs, California for eligibility as a Class 1 or Class 2 historic resource under the City Historic Preservation Ordinance. For the reasons stated in this report, the subject property is eligible for local designation as a Class 1 historic resource under City Criterion iii for reflecting the Late Moderne architectural style associated with the Post-World War II period in Palm Springs and Criterion v as an early extant and largely intact single-family residence designed by master designer Herbert W. Burns. Additionally, the subject property continues to retain integrity of location, design, setting, materials, workmanship, feeling, and association.

## IX. BIBLIOGRAPHY

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ATTACHMENT A:  
CITYWIDE HISTORIC RESOURCES INVENTORY  
PROPERTY DATA FORM

**THE HARRIET VAN HORN RESIDENCE  
1121 LINDA VISTA DRIVE  
PALM SPRINGS, CALIFORNIA**

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

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

**Location**

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

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

**Date Source**

**Architect**

**Architect Source**

**Builder**

**Original Owner**

**Other Owner(s)**

**Historic Name**

**Common Name**

**RESOURCE INFORMATION**

**Original Use** 
**Stories**

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

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

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

**CHARACTER DEFINING FEATURES**

**GENERAL ALTERATIONS**

**CUSTOM ALTERATIONS**

2016 Status Code

**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HRI Code

2003 Status Code

HSPB No.

**2016 EVALUATION**

National Register

California Register

Local

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

Period of Significance

Criterion

Context

Theme

Sub-theme

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern residential architecture designed by prominent Los Angeles-based builder/contractor Herbert Burns. It exhibits quality of design and signature Burns design elements, including a prominent stone chimney, stone planters, and canopies supported on clustered posts.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Herbert W. Burns was a Los Angeles-based contractor who relocated to Palm Springs after World War II. Burns designed and built commercial and residential buildings in Palm Springs in the postwar period. He developed a distinctive style that emphasized volumes and streamlined forms rather than structure, with stone-veneered walls, layered horizontal roof planes and soffits, and prominent chimneys. While Burns may be best known for his multi-family residential designs, including the Town & Desert Apartments, several of his Palm Springs homes were published in the Los Angeles Times including the Edith Eddy Ward/Margaret M. Ward Residence (c. 1948) and the Stuart Weiss Residence (c. 1951). Per the Desert Sun, Harriet Merry Van Horn bought "the first of three houses designed by Herbert Burns of the Village" in this tract. She was a character actress from 1932-1936 and from one of California's oldest families. (via Steven Keylon)



ATTACHMENT B:  
HSPB STAFF REPORT

**THE HARRIET VAN HORN RESIDENCE  
1121 LINDA VISTA DRIVE  
PALM SPRINGS, CALIFORNIA**

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

DATE: February 6, 2024

NEW BUSINESS

SUBJECT: A REQUEST BY KEN SIM AND KERRY CUNNINGHAM FOR APPROVAL OF MINOR ALTERATION TO A CLASS 3 SITE LOCATED AT 1121 LINDA VISTA ROAD AND ASSOCIATED REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 3 SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE (APN #507-132-001) (SY).

FROM: Department of Planning Services

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### SUMMARY

The property owners are requesting approval for minor alterations to replace two original steel sash windows with picture windows that alter the size of the original opening of the single-family dwelling constructed in 1948. The property was identified as an eligible historic site and listed on the Class 3 inventory and appears to be in excellent condition.

Pursuant to Municipal Code Section 8.05.130 (Demolition or Alteration to Class 3 and 4 sites), the HSPB will determine if 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 property at this time; however, they have expressed interest in seeking historic designation in the future.

### RECOMMENDATION:

That the HSPB stay the request for alteration for a period of up to 120 days and authorize the processing of a designation application to consider whether the building qualifies for a designation of a Class 1 or Class 2 historic resource.

### BACKGROUND AND SETTING:

County records indicate the home was constructed in 1948 as a single-family residence. The home was originally designed for Harriet Van Horn with 3-bedrooms, 2-bathrooms and a separate maid's quarters.<sup>1</sup> The exterior consists of Arizona sandstone and vertical steel poles used as decorative elements along the front façade. Designed by Herbert W. Burns, the exterior of the home remains relatively in-tact.

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<sup>1</sup> This home is referenced in the book *The Design of Herbert W. Burns* by Steven Keylon.

**AERIAL VIEW OF THE SUBJECT PARCEL.**



**CURRENT CONDITION OF THE HOME IN 2024.**



**HISTORIC IMAGE OF THE HARRIET VAN HORN RESIDENC, 1949.  
IMAGE SOURCE: PALM SPRINGS VILLAGER**



<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
January 2024	Site inspection by HSPB accompanied by City Staff.

<i>Ownership Status</i>	
September 2022	Purchase by the current owner.

ANALYSIS:

Staff analysis of the project is based on the application material and site visits. The existing home retains much of the original building fabric, including the steel casement windows seen in the photograph from 1949. The simple clean lines define the elevations, and the stone-faced pylons balance the overall massing of the structure. When looking closely at the existing conditions, it is apparent that the building has strong material and design integrity. While the request to replace and alter the original fenestration on the rear elevation qualifies as a minor alteration, staff finds the current condition of the home appears to have excellent historic integrity and significance.

Requests for alterations of Class 3 site are processed according to Municipal Code Section 8.05.130.

Criteria and Findings for Possible Re-designation of a Class 3 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 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 residence at 1121 Linda Vista Road appears to exhibit exceptional historic significance through its association with the architectural designer Herbert W. Burns, and the level of design and material integrity seems to remain in place. 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*

No information is provided indicating any significant event is associated with the site as part of this application.

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

The application does not include additional historic research related to associated persons of significance, but the home is referred to as Harriet Merry Van Horn's residence in the book about Herbert W. Burns by Steven Keylon. Additional research is required to confirm if the home is associated with persons of national, state, or local significance.

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

Constructed in 1948, the home demonstrates characteristics of the Late Moderne style of architecture within the historic context of the Post-World War II period (1945-1969). The design emphasizes volume, horizontality, and simple lines reinforced in the steel casement fenestration. The current condition of the home appears to exemplify these concepts and meet criterion iii.

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

The building uses steel poles and stone-clad pylons as decorative elements but there is limited information regarding the construction methodology used to construct this building. Additional research is requested to investigate the construction history to determine if this criterion is met.

- (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*

Considered a local master designer, Herbert W. Burns is responsible for numerous commercial and residential properties in Palm Springs. His aesthetic includes the use of vertical steel poles, projecting rooflines, and stone-veneer pylons to break up the horizontality of the building mass. Herbert W. Burns is considered a master of his trade whose work defined and influenced an era. This criterion appears to be met.

- (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 is located in the Movie Colony East neighborhood but is not part of a historic district. The property itself is seen as significant and distinguishable; therefore, does not meet this criterion.

- (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 on the property associated with 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 building appears to be in its original location on the property from when it was first constructed.

#### *Design.*

The building consists of simple forms, a flat roof, unadorned stucco exterior walls, and sandstone-veneer pylons. Late Moderne designs focus on unifying simple volumes with a continuous architectural feature such as a canopy or fascia detail to create a sense of horizontality.<sup>2</sup> Minor modifications have been made to the home, but the overall integrity of the design appears to be preserved and intact.

#### *Setting.*

The corner lot setting of the single-family home remains intact.

#### *Materials.*

The thin steel poles and steel casement windows are used as simple decorative elements that appear to be in their original configuration, and the stucco exterior walls and sandstone veneer appear to be in great condition. The material integrity of the home defines the simple clean lines which are important to the Late Moderne style of architecture.

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<sup>2</sup> City of Palm Springs Citywide Historic Context Statement for Post-World War II Palm Springs (1945-1969).

*Workmanship.*

The stone-veneer walls exhibit a noteworthy level of workmanship that is visible on the exterior and interior of the home.

*Feeling.*

The feeling of a single-family home designed in the Late Moderne style is preserved and maintained.

*Association.*

The design of the home is associated with the architectural designer Herbert W. Burns, and the home clearly demonstrates his design concepts.

ENVIRONMENTAL ASSESSMENT

Although the proposed alteration is considered a project pursuant to the guidelines of the California Environmental Quality Act (“CEQA”), the possible action of the HSPB to initiate a re-designation application and to place a stay of demolition/alteration on the property is not subject to review under CEQA pursuant to Sections 15060 (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), and Section 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 15, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

CONCLUSION:

The property at 1121 Linda Vista Road appears to be an exceptional example of Herbert W. Burns’ work. The material and design integrity of the home looks like it is in excellent condition and much of the original building materials, including the steel casement windows, appear to be intact. Additional research should be conducted on the property to determine if it may be reclassified as a Class 1 or 2 historic site.

Staff recommends that the HSPB authorize a stay of alteration to process an application to analyze the qualifications of the site for historic designation.

PREPARED BY:	Sarah Yoon, Associate Planner/Historic Preservation Officer
REVIEWED BY:	David Newell, Assistant Director of Planning Services

Attachments:

- A. Vicinity Map
- B. Application and related material



ATTACHMENT C:  
MAPS AND AERIALS

**THE HARRIET VAN HORN RESIDENCE  
1121 LINDA VISTA DRIVE  
PALM SPRINGS, CALIFORNIA**

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**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT C: MAPS AND AERIALS



**Image 3:** 1965 aerial of subject property (UCSB FrameFinder)



**Image 4:** 1979 aerial of subject property (NETR Historic Aerials)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT C: MAPS AND AERIALS



**Image 5:** 2024 aerial of subject property (Google Maps)

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ATTACHMENT D:  
HISTORIC IMAGES

**THE HARRIET VAN HORN RESIDENCE  
1121 LINDA VISTA DRIVE  
PALM SPRINGS, CALIFORNIA**

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**YOU CAN BUILD YOUR DESERT HOME NOW!**  
IN THE HEART OF PALM SPRINGS  
**EL MIRADOR PARK** IS NOW OFFERING RESIDENTIAL  
SITES OF MAJESTIC BEAUTY



**VIEW** —Unexcelled vista of two snow-capped mountain ranges.

**WATER** —Two water systems are featured, one is the city service line, the other is irrigation water under pressure for lawns, swimming pool, etc.

**SUN** —Full an hour longer than locations that lie against the mountain.

**STREETS** —All streets wide and paved.  
All utilities included.

**SIZE** —Frontages ranging from 100 to 180 feet.

**INVESTMENT PROTECTION** —Architectural and other sound restrictions intelligently planned to protect your investment.

**Construction** —We are experienced building contractors and will assist you in planning and building your home.

BEFORE YOU BUY — INVESTIGATE Mirador Park — We Will Gladly Show You This Newly Priced Tract.

Builders and Subdividers **INGER & WHEELER** Office - 315 No. Palm Canyon Dr.

Image 1: Newspaper advertisement for El Mirador Park tract with subject property location identified by red arrow (*Palm Springs Limelight*, 1947)

**APPLICATION FOR PERMIT**  
**BUILDING**  
 BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location: 1121 Linda Vista Drive

Block: 15 Tract: 86 Linda Vista Park

Owner: O W Karon - PC Inger

Contractor: [Blank]

Contractor's License No. [Blank] Architect [Blank]

City [Blank]

Use and Occupancy: Dwelling

Lot Size: 90 - 112	Blkd. Footage: 1770	Height: 12
Zone: R-1	Fire Zone: 3	Type: 1
Front Setbacks: 25	Side Setbacks: 25	Rear Setbacks: 11, 16

Description of Work to Be Done—Remarks and References:  
 6 Room Dwelling  
 Permit between  
 Comp. Prop.

Total Value of Work { Including Labor, Material, Wiring, Heating, Plumbing, etc. } \$ 16,500

PERMIT NO 3282 PERMIT FEE \$ 49-

Owner OR Contractor: [Blank]

By: [Signature] (Sign)

DATE: Dec 31 - 47

Image 2: Original building permit for six room and garage dwelling (City of Palm Springs Building Department, 1947)



**Image 3:** North elevation of subject property (*Palm Springs Villager*, 1949)



**Image 4:** Newspaper article describing purchase of subject property by Harriet Merry Van Horn (*Palm Springs Desert Sun*, 1950)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA DRIVE, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT D: HISTORIC IMAGES



**Image 5:** North elevation of subject property prior to landscape alterations (Google Street View, 2011)



**Image 6:** North elevation of subject property prior to landscape alterations (Google Street View, 2011)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA DRIVE, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT D: HISTORIC IMAGES



**Image 7:** Window removed for installation of south elevation sliding door at right (City of Palm Springs, 2023)



**Image 8:** Detail of window removed for installation of sliding door (City of Palm Springs, 2023)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA DRIVE, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT D: HISTORIC IMAGES



**Image 9:** Window and door removed for installation of sliding door (City of Palm Springs, 2023)



**Image 10:** Door removed for installation of south elevation sliding door at left (City of Palm Springs, 2023)

ATTACHMENT E:  
CONTEMPORARY PHOTOS

**THE HARRIET VAN HORN RESIDENCE  
1121 LINDA VISTA DRIVE  
PALM SPRINGS, CALIFORNIA**

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**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 1:** Neighborhood context, view east (Chattel, 2024)



**Image 2:** Subject property, view southeast (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 3:** Primary north elevation, view south (Chattel, 2024)



**Image 4:** West elevation, view east (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 5:** Path to main entryway from street, view south (Chattel, 2024)



**Image 6:** Inset main entryway at north elevation, view south (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 7:** East volume at north elevation, view southwest (Chattel, 2024)



**Image 8:** Inset entryway and west volume at north elevation, view southwest (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 9:** North elevation of west volume, view south (Chattel, 2024)



**Image 10:** North elevation of west volume, view southeast (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 11:** Detail of picture window at north elevation, view south (Chattel, 2024)



**Image 12:** Detail of casement windows with transom at north elevation, view south (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 13:** Detail of flat-stacked Arizona sandstone planter at north elevation, view southeast (Chattel, 2024)

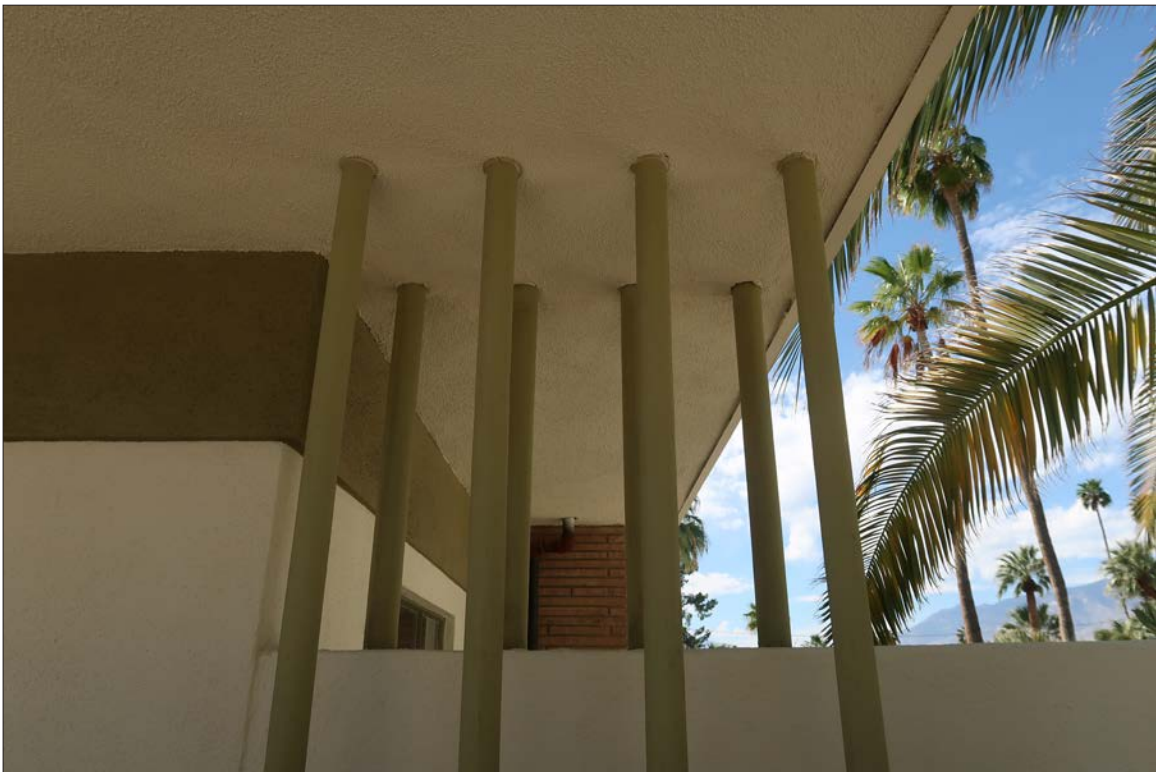


**Image 14:** Detail of flat-stacked Arizona sandstone planter at north elevation, view south (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 15:** Vertical cylindrical poles at north elevation, view southeast (Chattel, 2024)



**Image 16:** Detail of vertical cylindrical poles at north elevation, view south (Chattel, 2024)



**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 17:** North elevation of east volume, view southeast (Chattel, 2024)



**Image 18:** North elevation with flat-stacked Arizona sandstone planter, view south (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 19:** Rectangular flat-stacked Arizona sandstone chimney at north elevation, view south (Chattel, 2024)



**Image 20:** Detail of eave continuing over chimney at north elevation, view southwest (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 21:** Carport/garage with contemporary garage door, view south (Chattel, 2024)



**Image 22:** Side door by carport/garage, view west (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 23:** Detail of low concrete wall at north of subject property, view southeast (Chattel, 2024)



**Image 24:** Added privacy wall at west of subject property, view southeast (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 25:** Low concrete wall and privacy wall at west of subject property, view northeast (Chattel, 2024)



**Image 26:** Privacy wall at southwest corner of subject property, view northeast (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 27:** West elevation, view east (Chattel, 2024)



**Image 28:** Detail of eave continuing over flat-stacked Arizona sandstone chimney at west elevation, view northeast (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 29:** Evidence of former gate attachment to flat-stacked Arizona sandstone chimney identified with red arrow, view northeast (Chattel, 2024)



**Image 30:** Detail of remnant of former gate attachment, view northeast (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 31:** Detail of vertical cylindrical poles where poles were cut to sit above added privacy wall, view northeast (Chattel, 2024)



**Image 32:** Detail of vertical cylindrical pole showing wood material upon inspection, view northeast (Chattel, 2024)



**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 33:** Swimming pool at rear yard, view southeast (Chattel, 2024)



**Image 34:** Swimming pool at rear yard, view northwest (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 35:** West elevation facing pool, view east (Chattel, 2024)



**Image 36:** South elevation facing pool, view north (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 37:** Swimming pool at rear yard, facing southwest (Chattel, 2024)



**Image 38:** South (left) and west (right) elevations, view east (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 39:** South elevation, view west (Chattel, 2024)



**Image 40:** South (left) and west (right) elevations with contemporary sliding doors visible, view northeast (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 41:** Windows at west elevation, view east (Chattel, 2024)



**Image 42:** Contemporary sliding door, view east (Chattel, 2024)



**Image 43:** Detail of planter at corner of south and west elevations, view east, note different application of mortar compared to north elevation planters (Chattel, 2024)



**Image 44:** Detail of mortar at south elevation planter (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 45:** South elevation path to carport/garage, view west (Chattel, 2024)



**Image 46:** Door to former maid's quarters behind carport/garage, view east (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 47:** West elevation of former maid's quarters, view northeast (Chattel, 2024)



**Image 48:** Path between residence (left) and former maid's quarters (right), view northwest (Chattel, 2024)



**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 49:** North elevation of former maid's quarters, view southeast (Chattel, 2024)



**Image 50:** South (left) and east (right) elevations of former maid's quarters, view northwest (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 51:** Carport/garage facing former maid's quarters, view south (Chattel, 2024)



**Image 52:** Carport/garage, view north (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 53:** Windows at north elevation of former maid's quarters, view north (Chattel, 2024)



**Image 54:** Window at east elevation of residence facing interior of carport/garage, view west (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 55:** Glass block windows at east elevation of residence, view west (Chattel, 2024)



**Image 56:** Detail of glass block with vent installed, view west (Chattel, 2024)



**Image 57:** Detail of area at east elevation where planter has been removed, view west (Chattel, 2024)



**Image 58:** Detail of demolished planter at north elevation of maid's quarters, view northeast (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 59:** Detail of corrugated metal roof at carport/garage, view west (Chattel, 2024)



**Image 60:** Detail of added stucco-clad wall surround and stucco-clad eave at carport/garage (Chattel, 2024)

**THE HARRIET VAN HORN RESIDENCE, 1121 LINDA VISTA ROAD, PALM SPRINGS, CALIFORNIA**  
ATTACHMENT E: CONTEMPORARY PHOTOS



**Image 61:** Open east side of carport/garage, view southwest (Chattel, 2024)



**Image 62:** Open east side of carport/garage, view north (Chattel, 2024)

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# ATTACHMENT B

RESOLUTION NO. HSPB #157

A RESOLUTION OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE "HARRIET VAN HORN RESIDENCE" LOCATED AT 1121 LINDA VISTA ROAD, A CLASS 1 HISTORIC SITE, (HSPB #157), APN #507-132-001.

THE HISTORIC SITE PRESERVATION BOARD ("HSPB") FINDS AND DETERMINES AS FOLLOWS:

- A. WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites and districts; and
- B. WHEREAS, The City of Palm Springs filed an application pursuant to Article III, Section 8.05.070 (*Procedure and Criteria for Designation of Historic Resources*) of the Palm Springs Municipal Code requesting historic resources designation for the "Harriet Van Horn Residence" located at 1121 Linda Vista Road. The application included a historic resources report ("the report").
- C. WHEREAS, on January 31, 2024, members of the Historic Site Preservation Board (HSPB) conducted site inspections of the proposed historic resource, accompanied by City staff; and
- C. WHEREAS, on February 6, 2024, the Historic Site Preservation Board (HSPB) reviewed an application proposing alterations to a Class 3 Site. At the meeting the HSPB voted unanimously to impose a 120-day stay of alteration, and direct staff to initiate an application for possible historic resource designation of the site; and
- D. WHEREAS, on June 4, 2024, a noticed public hearing of the Palm Springs Historic Site Preservation Board ("HSPB") to consider Case HSPB #157 was held in accordance with applicable law; and
- E. WHEREAS, The HSPB carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report and all written and oral testimony presented.

THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS RESOLVES:

SECTION 1: FINDINGS – PART "1", CRITERIA FOR HISTORIC RESOURCES.

*Evaluation of the Application.* Pursuant to Municipal Code Section 8.05.070 (C,1,a), the HSPB shall evaluate the application and make findings in conformance with the following criteria:

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 both of the following findings (“a” and “b”) are met:*
  - a. *The site, structure, building, or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The report clarifies the permit history and provides historical context surrounding the home and the development patterns for the period after World War II in Palm Springs. Not only is the property an early example of Herbert Burns’ residential work, but the home is also an intact representation of an architectural style that was desired and readily accepted. The period of significance is 1948. The following is an analysis of the criterion and integrity findings.

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

No information was provided indicating any significant event was directly associated with this site. The site does not qualify under Criterion i.

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

The home was the residence of a writer and character actress by the name of Harriet Merry Van Horn in 1950. The report concludes that there is little information about this individual other than the fact that she owned the property for about a year shortly after it was constructed in 1948. Staff finds that criterion ii is not met.

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

The home was completed for the developers O.W. Karn and R.C. Inger in the El Mirador Park tract. According to the research in the report, developers during this period tried to set apart their homes through design. Herbert W. Burns was an established designer that had a distinctive style that identified with the Late Moderne movement of the post-World War II era. The design of the building has a strong emphasis on the horizontal form and a flat roof. The mullions of the steel framed windows, the vertical wooden poles and the horizontally stacked Arizona sandstone all contribute to creating a subtle sense of ornamentation. The home in its condition is an exceptional representation of this particular time period from a state and local standpoint, thus, criterion iii is met.

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

Unlike the National Register criterion concerning construction, the Palm Springs

evaluation of construction addresses the type (of construction), the period (of construction) and the method (of construction). It appears that the home was constructed using standard construction methods and does not qualify for this criterion.

*(Criterion 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;*

Designer Herbert W. Burns is a locally recognized figure who designed a number of historically significant buildings in Palm Springs such as the Town & Desert Apartments (370 W. Arenas Road, HSPB #90, Class 1 Site) and the Gillman Residence (574 W. Mariscal Road, HSPB #142, Class 1 site). His designs include the use of specific building materials and his mastery in creating balance with asymmetric compositions. His contributions to the development of Palm Springs as a designer is evident in his work, thus staff finds Criterion v is met.

*(Criterion 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*

No information has been provided that the resource qualifies under Criterion vi.

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

No information has been provided on any pre-historic significance of the site.

## SECTION 2: PART “B” ANALYSIS OF HISTORIC INTEGRITY.

*Analysis of Integrity. (PSMC 8.05.070 (C,1,b). The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior’s Standards: integrity of design, materials, workmanship, location, setting, feeling, or association.*

The “Harriet Van Horn Residence” is evaluated in terms of its historic integrity as follows:

### *Location.*

The resource remains in its original location of construction, therefore, retains its integrity of location.

### *Design.*

The single-story home is sited on a corner lot with the open space concentrated towards the front yard and a square pool located at the far southwest corner of the lot. The design of the home identifies with Late Moderne architecture which is identified in the Citywide

Historic Context Statement for Palm Springs as style that incorporates elements of Streamline Moderne and the International style. The home emphasizes horizontality with the flat roof and the layout of the building footprint. The stacked Arizona sandstone, steel framed windows with mullions, and the vertical wood poles creates a composition of materials that emphasizes utilitarian aesthetics with natural materials. The carport/garage area is enclosed, and a covered breezeway now connects the detached maid’s quarters to the home, but the majority of the layout remains consistent to the original design, and all changes to the home are in discrete locations with minimal impact to the design intent. The home retains the integrity of materials which contributes to the clear depiction of the design intent. The integrity of design is met.

*Setting.*

The single-family home remains in a residential subdivision and the home occupies the same location on the lot as it was originally intended. New hedges for privacy screening were installed to the front of the home which has altered the visibility of the home from the public right-of-way but the overall relationship between the home and the open areas on site remain consistent given that no significant additions were added to the home.

*Materials.*

The exterior of the building is comprised of unadorned stucco walls, unpainted Arizona sandstone, thin vertical wooden columns, and steel framed windows. New solar panels were installed to the flat roof but with a minimal profile and a new sliding door and windows were added to the rear façade but all the fenestration and sandstone details on the primary facades appear to be original. The materials play an important role in the design of the building because they incorporate the decorative elements that tie the design together. The integrity of materials is met.

*Workmanship.*

Conventional construction methods were used to build the home but the attention to detail is clearly visible when you observe the thin inset mortar joints between each layer of Arizona sandstone. The property as it stands exhibits craft and high-quality workmanship. Staff finds the integrity of workmanship is met.

*Feeling.*

The property remains a single-family home and clearly demonstrates characteristics pertaining to Late Moderne architecture. The clear visibility of the site is now partially obstructed due to the newly planted vegetation, however, the feeling related to the design remains fully intact. The integrity of feeling is met.

*Association.*

The property is associated with the designer Herbert W. Burns and the high level of design and material integrity that is retained affirms the building’s strong association with the designer. The integrity of association is met.

**SECTION 3: DEFINING HISTORIC CHARACTERISTICS**

In considering a recommendation for historic resource designation it is important to distinguish those physical elements that are original or from the period of significance that contribute to the resource’s historic significance from alterations, additions or features that were added at a later time that may be sympathetic to the original character, but which may create a false sense of historicity. Distinguishing original character-defining features from non-original elements aids the HSPB when it is tasked with evaluating future alterations to the historic resource.

Character-defining features of the resource are as follows:

- Overall site design
- Low-slung one-story configuration with horizontal massing and splayed L-shaped building footprint
- Two main building volumes separated by inset entryway beneath a rectangular canopy
- Unadorned stucco walls and stucco cladding with continuous slightly projecting relief along the roofline at exterior walls
- Flat roofline with wide overhanging eaves
- Flat-stacked Arizona sandstone chimneys projecting above the roofline at the north and west elevations
- Fenestration patterns consisting of rectangular fixed and casement steel-frame windows at all elevations
- Rectangular Swimming pool
- Flat-stacked Arizona sandstone wall, east of inset entryway at north elevation
- Low flat-stacked Arizona sandstone planters at north and south elevations
- Vertical cylindrical poles used as accents framing the north elevation of the western volume
- Low concrete wall separating the front yard from the sidewalk

Non-contributing elements:

- Concrete entry pathway
- Hedges installed along the street-facing front façade
- Enclosed carport with garage door east of the sandstone chimney on the north elevation
- Sliding glass door on the rear elevation
- Privacy wall that terminates into the corner of the west façade
- Spa attached to the swimming pool

SECTION 4: ENVIRONMENTAL ASSESSMENT

The proposed historic resource designation is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

SECTION 5: CONDITIONS THAT APPLY TO CLASS 1 HISTORIC SITES.

According to Section 8.05 of the Municipal Code, the following shall apply to a Class 1 Historic Resource:

1. It shall meet the definition of a Class 1 historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file on the property shall be maintained by the City.
3. It may be qualified as ‘historic’ at the federal, state, and/or county level.
4. The structure/site may not be modified nor objects removed without following the procedures outlined in Municipal Code Section 8.05.110 “Demolition or Alteration of Class 1 and Class 2 Historic Resources – Certificate of Appropriateness”.
5. A marker explaining the historic nature of the site may be installed at the site in a location viewable from the public way.
6. Compliance with all rules and regulations for Historic Sites and Historic Districts under Chapter 8.05 of the Municipal Code shall be required.
7. The site shall not be further subdivided.
8. The City Clerk shall submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of the Council’s resolution.

Based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the “Harriet Van Horn Residence” located at 1121 Linda Vista Road, a Class 1 Historic Resource (HSPB #157).

ADOPTED THIS FOURTH DAY OF JUNE 2024.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Christopher Hadwin  
Director of Planning Services