

Abe & Marion Schwartz Residence

1999 S. Joshua Tree Place
Palm Springs, CA 92264

**Nomination Application
for City of Palm Springs
Class 1 Historic Site**



Prepared by
Ron & Barbara Marshall
for the
Palm Springs Preservation Foundation
October 2016

Acknowledgements

The authors would like to thank the following individuals for contributing their professional expertise and/or editing assistance:

Steven Price

Ron Duby

Vincent Williams

Front cover: East elevation of the Abe & Marion Schwartz Residence.

Abe & Marion Schwartz Residence

CLASS 1 HISTORIC SITE NOMINATION

TABLE of CONTENTS

INTRODUCTION: PAGE 3
EXECUTIVE SUMMARY: PAGE 4
CLASS 1 HISTORIC SITE DESIGNATION APPLICATION FORM: PAGE 5
STATEMENT OF SIGNIFICANCE: PAGE 9
BACKGROUND/HISTORIC CONTEXT: PAGE 23
EVALUATION for CLASS 1 SITE DESIGNATION: PAGE 24
INTEGRITY ANALYSIS: PAGE 26

APPENDICES

I Owners' Letter of Support
II Assessor's Map
III Grant Deeds (which include Legal Descriptions)
IV Abe Schwartz Obituary
V Architect Hal Levitt, AIA Biography
VI Isosceles Trapezoid in Architecture
VII Photographs of Selected Architectural Details
VIII Sprite and Venetian Pattern Concrete Screen Blocks

INTRODUCTION

The Palm Springs Preservation Foundation (PSPF) is a non-profit organization whose mission is “to educate and promote public awareness of the importance of preserving the historical resources and architecture of the city of Palm Springs and the Coachella Valley area.”

On March 15, 2016 the PSPF board of directors, in consultation with the owners of the Abe & Marion Schwartz Residence, assigned the task of writing the residence’s Class 1 Historic Site nomination to board members Ron & Barbara Marshall.

The Owners’ Letter of Support is at Appendix I.

EXECUTIVE SUMMARY

SIGNIFICANCE: The Abe & Marion Schwartz Residence (hereinafter referred to as the “Schwartz Residence”) was constructed in 1964 at 1999 South Joshua Tree Place in Palm Springs. Building permit #B6789 dated April 28, 1964 identifies a “7 Room Dwelling & Carport” and lists Abe Schwartz as the “owner/builder.” As an important and largely intact example of a custom modernist structure, the private residence exhibits numerous stylistic markers that place it within the historic context of Palm Springs’ modern period.

DESIGNATION CRITERIA: The Schwartz Residence has not previously been evaluated for Class 1 Historic Site eligibility and does not appear in the 2004 City of Palm Springs Historic Resources Survey or in the 2016 Citywide Historic Resource Survey (Draft).

A brief summary of the evaluation contained in this nomination is as follows:

8.05.020 (a) paragraph 1 - **Events:** This criterion recognizes properties associated with events or patterns of events or historic trends. In this nomination, the applicable “pattern of events” is the gradual rise of Palm Springs’ prominence in midcentury architectural excellence. The Schwartz Residence is an outstanding example of custom residential design and the construction of buildings within the context of midcentury desert modernism. The nominated private residence is associated with this pattern of events for its ability to exemplify the modern period of the national, state and local history. *The Schwartz Residence is associated with this pattern of events, and is associated as well with Criterion 3 for its ability to exemplify a particular period of the national, state or local history. Therefore, the residence qualifies for listing as a Class 1 Historic Site under Criterion 1.*

8.05.020 (a) paragraphs 3, 4 & 5 - **Design/Construction:** The Schwartz Residence is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the modernist style including overall horizontality, a flat roof, use of inexpensive mass-produced materials (like concrete block), both man-made and natural materials suitable to the harsh desert environment (including aluminum, glass, concrete, stone, etc.), deep eaves to moderate the solar heat and an architectural design that blurs the line between the indoors and outdoors. Finally, the Schwartz Residence’s design is a particularly “exuberant” example of the modernist aesthetic. *Therefore, for its distinctive characteristics and for its high artistic values, the residence qualifies as a Class 1 Historic Site under Criteria 3, 4 and 5.*

SUMMARY: This evaluation finds the Schwartz Residence eligible for listing as a Palm Springs Historic Site under 8.05.020 (a) paragraphs 1, 3, 4 and 5 of the local ordinance’s seven criteria. Additionally, the Schwartz Residence retains a “high degree” of integrity (see Section 7, “Integrity Analysis”).



CITY OF PALM SPRINGS

**Department of
Planning Services**
3200 East Tahquitz Canyon Way, Palm
Springs, CA 92262
Telephone: 760-323-8245
Fax: 760-322-8360

HISTORIC SITE DESIGNATION

The City of Palm Springs allows for the local designation of historic buildings, sites or districts within the City (Section 8.05 of the Palm Springs Municipal Code.) This application packet is to be completed in order to request a historic designation. For additional information, please contact the Department of Planning Services at 760-323-8245 or planning@palmspringsca.gov.

APPLICATION

The completed application and required materials may be submitted to the Department of Planning Services. The submittal will be given a cursory check and will be accepted for filing only if the basic requirements have been met. A case planner will be assigned to the project and will be responsible for a detailed review of the application and all exhibits to ensure that all required information is adequate and accurate. Incomplete applications due to missing or inadequate information will not be accepted for filing. Applicants may be asked to attend scheduled meetings pertaining to their project. These will include the Historic Site Preservation Board (HSPB) and the City Council.

HISTORIC SITE PRESERVATION BOARD (HSPB)

Once the application has been determined to be complete, the HSPB will review the application to determine whether the site meets the minimum qualifications for designation pursuant to Chapter 8.05 of the Palm Springs Municipal Code. If such determination is made, a public hearing will be scheduled for a future meeting.

A public hearing will be held by the HSPB to receive testimony from all interested persons concerning the Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the HSPB will make a recommendation to the City Council. Notice will be provided as indicated below.

CITY COUNCIL

After receiving the recommendation of the Historic Site Preservation Board, a public hearing will be held by the City Council to receive testimony from all interested persons concerning the requested Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the City Council will then conditionally approve, deny, or approve the application as submitted. The City Council's decision on the application is final.

NOTIFICATION

Prior to consideration of the application by the HSPB and the City Council, a notice of public hearing for an Historic Site Designation request will be mailed to all property owners within 400 feet of the subject property a minimum of ten (10) days prior to the hearing dates.



Office Use Only

Date:
Case No.
HSPB No.
Planner:

CITY OF PALM SPRINGS
Department of Planning Services

HISTORIC SITE DESIGNATION APPLICATION

TO THE APPLICANT:

Your cooperation in completing this application and supplying the information requested will expedite City review of your application. Application submitted will not be considered until all submittal requirements are met. Staff may require additional information depending upon the specific project. Please submit this completed application and any subsequent material to the Department of Planning Services.

This form is to be used to nominate individual properties for Class 1 or 2 historic designations, or to nominate the formation of historic districts. Applicants are encouraged to review two bulletins from the US Department of Interior for additional information:

- “How to Complete National Register of Historic Places Registration Form” (National Register Bulletin 16A / <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>); and
- “How to Apply the National Register Criteria for Evaluation” (National Register Bulletin 15; <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>).

Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions in the Bulletins.

1. Property Information

Historic name: Abe & Marion Schwartz Residence
 Other names: Not applicable
 Address: 1999 South Joshua Tree Place, Palm Springs, CA 92264
 Assessor Parcel Number: 511141014-4 (See Appendix II)
 Owner’s Name(s): Mark & Jane Garrison
 Owner’s Address: 1999 South Joshua Tree Place
 City: Palm Springs State: CA Zip: 92264
 Telephone:
 Fax number: Not applicable
 E-mail address:

2. Classifications

Ownership of Property. Fill as many boxes as apply.

- Private
- Public - Local
- Public - State
- Public - Federal

Category of Property. Fill only one box.

- Building (Note can include site)
- District
- Site (Exclusive of Structures)
- Structure
- Object

Number of Resources within Property. TOTAL must include at least One (1) in Contributing Column.

Contributing	Non-contributing	
1		Buildings
		Sites
1		Structures (1965,1968, 1969 and 1971 concrete block walls) (see pages 17 and 18 for rationale)
		Objects
<hr/>		
2		Total

If the building or site is part of a larger group of properties, enter the name of the multiple-property group; otherwise enter "N/A".
N/A.

3. Use or Function

Historic Use or Function: Private residence
Current Use or Function: Private residence

4. Description

Architect: Unknown (attributed to architect Harold Levitt, see page 12)
Construction Date and Source: April 28, 1964, City of Palm Springs Building Permit #B6789
Architectural Classification: International Style - Desert Regional Variation
Construction Materials:

Foundation:	Concrete slab on grade	Roof:	Composition
Walls:	Frame wood construction covered with stucco, native stone and concrete block	Other:	N/A

Building Description: *Attach a description of the Building/Site/District, including all character defining features, on one or more additional sheets.*

5. Criteria (Fill all boxes that apply for the criteria qualifying the property for listing.)

Events

■ (1) Fill this box if the property is associated with events that have made a significant contribution to the broad patterns of our history.

Persons

□ (2) Fill this box if the property is associated with the lives of persons significant in our past.

Architecture

■ (3) Fill this box if the property reflects or exemplifies a particular period of national, State or local history, or

■ (4) Fill this box if the property embodies the distinctive characteristics of a type, period, or method of construction, or

■ (5) Fill this box if the property represents the work of a master, or possesses high artistic values, or

□ (6) Fill this box if the property represents a significant and distinguishable entity whose components lack individual distinction.

Archeology

□ (7) Fill this box if the property has yielded, or is likely to yield information important in prehistory or history.

Other Criteria Considerations (Check all the boxes that apply.)

- the property is owned by a religious institution or used for religious purposes
- the property has been removed from its original location
- the property is a birthplace
- the property is a grave or cemetery
- the property is a reconstructed building, object, or structure
- the property is commemorative
- the property is less than 50 years of age or has achieved significance within the past 50 years

6. Statement of Significance

Summary

The Schwartz Residence at 1999 South Joshua Tree Place was originally constructed on Lots 91 and 92 of the El Camino Estates tract in 1964 (vacant lot 92 was later sold).

First Owners, Abe & Marion Schwartz

Local Records. Abe Schwartz (1889-1973) and his wife Marion Schwartz were sociable individuals deeply involved in local Jewish charities. There are more than 200 mentions of Abe and/or Marion Schwartz in the *Desert Sun* newspaper between March of 1946 and May of 1973.



Born in Romania, Abe Schwartz emigrated to the United States and settled in Los Angeles where he worked as a jeweler. Abe and his wife Marion moved to Palm Springs about 1942, both becoming very active retirees.

While ostensibly “retired,” from the late 1940s until his death in 1973, Abe Schwartz was involved in a host of local financial and building projects. In 1956, the Schwartzes purchased lots 31, 32, 34, 35, 36, 41, 42, 44, 45, 46, 51, 52, 53, 58, 59, 60, 65, 66, 88, 89, 90, 91, 92 and 93 of El Camino Estates, which together represented a sizeable tract of land in south Palm Springs (see Appendix III). Schwartz’s El Camino Estates lots were sold off over time, including the sale of five lots to the Alexander Construction Company.

In February of 1957, the Schwartzes hired the S. M. Pascal Construction Company to build a private residence for them on Lot 31 of El Camino Estates at 1103 Marion Way (the street was likely named after Marion Schwartz). The 2,383-square foot residence was mentioned in the February 22, 1957 issue of the *Desert Sun* as the “largest permit” issued by the city that week having a valuation of \$30,000. The Schwartzes sold their 1103 Marion Way residence within a few years, moving temporarily to 1633 Andee Drive and then to 1980 South Camino Real (the Canyon Hotel Apartments).

Among his commercial building efforts, city building records from 1958 identify Schwartz (and Joe DeFrancis) as the co-owners and builders of the ten-unit Brentwood Apartments located at 1930 South Camino Real (still extant, the apartments are sited on Lot 88 of El Camino Estates). City records from 1962 identify the Schwartzes as the “owner-builders” of the 21-unit Canyon Hotel Apartments at 1980 South Camino Real (still extant, the apartments are sited on Lots 89 and 90 of El Camino Estates).



"Gracious Living in Palm Springs' Wind-Free Area"

Brentwood APARTMENTS

- Refrigerated Air Conditioning
- Large Spacious Pool
- Private Patios
- TV in Every Apartment

1930 S. Camino Real, Palm Springs
"Adjacent to Canyon Country Club"
Phone 324-3798
Morris Piltzer — Owner

The Brentwood Apartments (at 1930 South Camino Real) appeared in this advertisement in the August 1962 issue of *Palm Springs Life* magazine. By 1962 Schwartz and his partner DeFrancis had already sold the property.

Schwartz's other diversions included being “one of the original associates involved with the Palm Springs Plaza, a founder of Temple Isaiah, a charter member of the City of Hope [a Jewish charity], [and] a member of the Canyon Country Club and Kiwanis of Palm Springs.” An October 25, 1949 *Desert Sun* article reporting the opening of the “new” Coachella Valley Savings and Loan (260 North Palm Canyon Drive), lists Abe Schwartz and local luminaries Culver Nichols, Harry J. Williams, Harold Hicks, Carl Lykken, and Pearl McManus, as part of the new bank's “organization.” Abe Schwartz's 1973 obituary is included as Appendix IV.



Marion Schwartz (far left) appeared in the April 22, 1958 edition of the *Desert Sun* newspaper publicizing her work with the Palm Springs Chapter of the City of Hope. The City of Hope is a cancer treatment center originally chartered in 1913 as the Jewish Consumptive Relief Association.

Starting in 1956, telephone directory home addresses associated with Abe and Marion Schwartz include 1675 South Indian Trail, 550 North Cahuilla Road, 650 Hiway 111, 1103 Marion Way, 1633 Andee Drive and 1980 South Camino Real (where Abe is identified as both the owner and “manager” of the Canyon [Hotel] Apartments). The first entry for the couple at the 1999 South Joshua Tree Place address appears in the 1966 Palm Springs telephone (Western) directory as follows: “Schwartz Abe (Marion)...mgr Canyon Apts...h1999 Joshua Tree pl...7-3424”.

Additional research on Abe and Marion Schwartz was deemed of limited value as Criterion 2 of the local code (which recognizes properties “associated with the lives of persons who made a meaningful contribution to the national, state or local history”) is not asserted in this nomination. While the Schwartzes were prominent and philanthropic individuals, they arguably do not rise to the level of having made a “meaningful contribution” to the local history.

Additional Owners

Primary sources show the chain of ownership for 1999 South Joshua Tree Place as follows:

<u>Date</u>	<u>Owner(s)</u>
October 23, 1956	Abe & Marion Schwartz ¹ (purchase lots 91 and 92)
April 28, 1964	Abe & Marion Schwartz (draw building permit)
September 24, 1975	Jack B. French ²

December 9, 2003
November 10, 2004
November 12, 2004
December 14, 2005
June 30, 2011

Steven H. Parker
Gary Belk
World Pool, California, Inc.³
Michael J. Maas & Rebecca H. Maas
Mark & Jane Garrison (current owners)

Notes:

¹ The Grant Deed transferred ownership of “Lots 31, 32, 34, 35, 36, 41, 42, 44, 45, 46, 51, 52, 53, 58, 59, 60, 65, 66, 88, 89, 90, 91, 92 and 93 of El Camino Estates” to Abe and Marion Schwartz (see Appendix III). The house at 1999 South Joshua Tree Place (and the subject of this nomination) was built on Lots 91 and 92. While the Grant Deed is dated October 23, 1956 it was not “Received for Record” in Riverside County, CA until December 10, 1958 (this administrative delay did not appear to have impeded the development of any of the lots).

² Secondary sources indicate that in the mid-1980s owner Jack B. French sold off Lot 92 whereupon a house was constructed on the site (i.e., 1977 South Joshua Tree Place).

³ Gary Belk is the Registered Agent for the business entity entitled World Pool, California, Inc., 262 Corbett Avenue, San Francisco, CA 94114, registration number C2707739. The business is currently listed as “Dissolved.”

The Architect

Although the Schwartz Residence has been frequently attributed to Hollywood architect Harold (“Hal”) Levitt (1921-2003), there is no primary source information that confirms this connection. The frequent attributions to Levitt are likely due to the many lavish architectural details found in the Schwartz Residence that are typical of Levitt’s work.

The authors are deeply indebted to architectural historian Steven Price who generously shared various professional papers from architect Hal Levitt’s estate. Price, who is persistently queried by homeowners about supposed “Levitts” in the Palm Springs area, is notoriously (but appropriately) stingy in making such attributions. Conversely, Price is effusive in his praise for the Schwartz Residence and makes the following scholarly observations:

Having been a 30-year admirer of Hal Levitt’s work (you knew it was something special even when you didn’t know it was his) and now Director of the Harold W. Levitt Professional Archive (since 2010), one comes to realize there are certain “tells” when one looks at Levitt’s work, especially in contrast to many of his imitators. In both cases, there is often lavish use of terrazzo flooring. In Hal Levitt’s case, there are dimensional aspects that are unique to his hand...several of which are in evidence at the Schwartz Residence which thus led me to be comfortable with this attribution. The wrap, the cantilever, and the application of the material in areas of level-change, and incorporation of decorative-service elements such as platforms, planters and hearths, is distinctive. Finding a projecting “ledge” (such as is evidenced in the Dining Room) rather than a simple drop, is also an indicator; this residence has those features in abundance, together with other Levitt signifiers [such] as outdoor courtyards devised in a specific way -- arranged at room size, proportionate to the architecture. His use of floor to ceiling doors is also a factor one doesn’t see everywhere, and in combination with all the preceding factors, completes the “tell.” There is also a spatial processional sequence that, if one is sensitive to Levitt’s work of the era, is on display here. That is difficult enough to imitate, and almost impossible to duplicate by anyone else, to the same effect.

It is interesting that at least one source connects the Schwartzes with Theodore & Claire Morse. This connection is noteworthy because the Morses hired Hal Levitt to reimagine their Alexander tract house at 1197 Abrigo Road in 1961 (the Morse Residence was designated a Class 1 Historic Site by the city of Palm Springs in January of 2016). According to the April 18, 1963 edition of the *Desert Sun* newspaper, both the Morses and Schwartzes (identified as “prominent” couples) attended the “April in Paris Ball” in April of 1963. Notably, this was a year after the Morses commissioned Levitt for their 1197 Abrigo Road remodel and a full year before the Schwartzes broke ground on their residence at 1999 South Joshua Tree Place. Architect Hal Levitt’s biography is at Appendix V.

The Architecture

The Schwartz Residence is a single-family, four-bedroom, four-and-a-half bath, 3,349 square foot structure (see Appendix II) with a flat roof. Looking at the residence in plan, the structure is generally symmetrical about a north-south axis roughly creating a “U”-shaped or horseshoe configuration with the large majority of glazing facing north. The large rectangular pool is cleverly sited to compliment the “short side” of the U-shape and creates visual interest. This configuration helps moderate the harsh desert sun and allows for much of the residence’s circulating area to enjoy the preferred northern exposure.



This photograph shows multiple architectural details including (1) a deep, projecting eave over the front doorway, (2) two large copper Hollywood Regency-style lighting fixtures, (3) terrazzo walkway and step, (4) isosceles trapezoidal piers covered in quartzite and (5) glazed turquoise tile at the base of the residence.

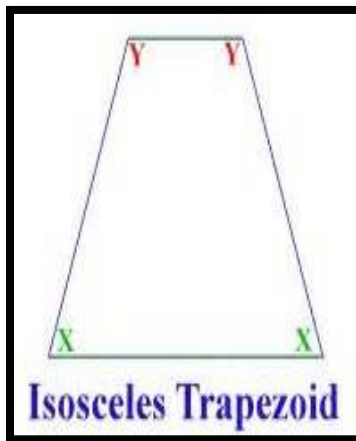


Plan view of the Schwartz Residence

As is usually found in architect-designed homes, the residence is “well-zoned.” This translates into clearly defined and separated public (e.g., family and social areas) and private zones (e.g., sleeping areas) within the residence.

The entry sequence is straightforward and starts with a concrete driveway to a terrazzo walkway leading to a step-up terrazzo pad at the entry door (a six-foot eave projects over the front entry door). Opening the entry door leads to a dramatic interior terrazzo hallway allowing the terrazzo to flow uninterrupted (this is a device used in the Morse Residence and helps to blur the indoor to outdoor transition).

The Schwartz Residence is a particularly “exuberant” example of the modernist aesthetic and takes its design cues from a specialized geometric shape, the isosceles trapezoid. This shape is strongly expressed on the façade by coffered piers which alternate with the glazed openings of the façade. Striking in scale, each trapezoidal pier is approximately 9 feet wide at the base and subtly tapers as it rises to a height of approximately 10½ feet. This pier height creates visual interest by piercing the horizontal roofline. The outside of each pier is surrounded by a 3½-inch wide, 9 ½-inch deep wood frame into which are stacked white quartzite rocks of random dimensions. Overall this design, which cleverly couples a strong geometric shape with the luster and rough texture of the quartzite, conveys a sense of innovation.

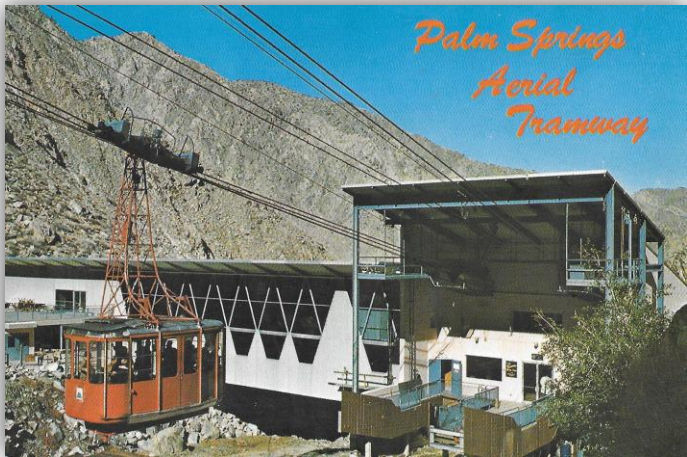


In the taxonomy of shapes, the isosceles trapezoid is a specialized type of trapezoid. Further, a trapezoid is a specialized type of quadrilateral and a quadrilateral is a specialized type of polygon.



Cofferred stone piers

While certainly not a common design motif, the isosceles trapezoid appears in both ancient Greek and Incan architecture (see Appendix VI for examples). In modern times, the shape of the isosceles trapezoid can be found in the design of bridge trusses. This is notable because local architectural historians have frequently pointed to Palm Springs' Tramway Valley Station (1963, Clark, Frey & Chambers) as having a "bridge-like" design and isosceles trapezoids can be readily discerned in the station's design. The design similarities between the Valley Station and the Schwartz Residence are likely just coincidental, but the use of this peculiar shape at roughly the same time (and only a few miles apart) is intriguing. Others might reasonably argue that the isosceles trapezoid is merely a truncated "A-frame" shape, a residential building type which gained national popularity starting in the early 1960s.



Tramway Valley Station interior photograph (above) and exterior photograph (below)
(Postcard courtesy Petley Studios)

Nevertheless, because the isosceles trapezoid shape rarely appears in architecture, the eye finds these shapes of particular interest. This probably explains why the Schwartz Residence is a favorite of photographers and is frequently cited as a prime example of Palm Springs modernist architecture.

Students of modernism particularly prize those designs which blur the lines between the indoors and outdoors. The Schwartz Residence deftly achieves this with the use of a large internal open atrium, the liberal use of glazing and the use of materials (like terrazzo) which seem to flow effortlessly from the indoors to the outdoors.

Just a few of the other noteworthy architectural features of the Schwartz Residence include:

- A band of two stacked 4"x4" glazed turquoise tiles along much of the base of the residence (square glazed turquoise tiles are repeated in the pool design).
- Use of concrete screen block in the "Sprite" and "Venetian" patterns.
- Use of solid 8"x8" and "Shadowal" concrete block.
- Large copper exterior lighting fixtures (Hollywood Regency-style).
- A prominent indoor concrete planter (faced in marble). Flat planting areas can also be found in the interior open atrium and outdoors where they are integrated into the flatwork.
- A "floating" interior fireplace covered in Moroccan-inspired glazed gold tile.
- A raised dining room "platform" (the result of the multi-level stepped floor design).
- Tray ceilings.

In summary, the Schwartz Residence exhibits many features which place it solidly within the modernist canon including overall horizontality, a flat roof, inexpensive mass-produced materials (like concrete block and T-111 plywood), both man-made and natural materials suitable to the harsh desert environment (aluminum, glass, concrete and stone), deep eaves to moderate the solar heat and an architectural design that strives to blur the line between the indoors and outdoors.

Photographs of selected architectural details can be found in Appendix VII. Detailed information on the "Sprite" and "Venetian" screen block patterns can be found in Appendix VIII.

Changes and Additions to the Schwartz Residence

Concrete block walls at the Schwartz Residence were added or modified in 1965, 1968, 1969 and 1971. On February 17, 1965 (soon after the residence's construction) Palm Springs city building permit #B7898 was issued to "construct [a] masonry wall approx. 100'x6' high with solid block and 2' screen block on top." About three years later, on March 27, 1968, city building permit #B10832 was issued for a "Garden wall 90'x5' high." Later permits added to the walls. It seems almost impossible to sort these wall permits out with any authority. It is very likely that the "Sprite" pattern screen block was the screen block referred to in the 1965 permit ("Sprite" was a short-lived pattern). Further complicating matters, it should be remembered that the Schwartzes owned the

adjacent lot and it is possible that some walling off of that property occurred and would have been registered as a permit issued for the 1999 South Joshua Tree Place address. It is recommended that cumulatively the extant block wall be considered “contributing” to allow the city’s Historic Site Preservation Board to review any proposed changes to the walls. The relative rarity of the “Sprite” concrete screen block pattern certainly argues for such a policy.

Additionally, the southwest corner of the Schwartz Residence was originally a small garage. City building permit #B10996 issued May 2, 1968 “Alter[ed] 400 sq. ft. garage to dwelling space (living room and bath)...400 sq. ft. changed from garage to Dwelling area.” The necessary plumbing and electrical permits were also issued. Arguably, the conversion of the garage to dwelling space 48 years ago has become part of the history of the Schwartz Residence and the conversion was sympathetic to the original design of the residence.

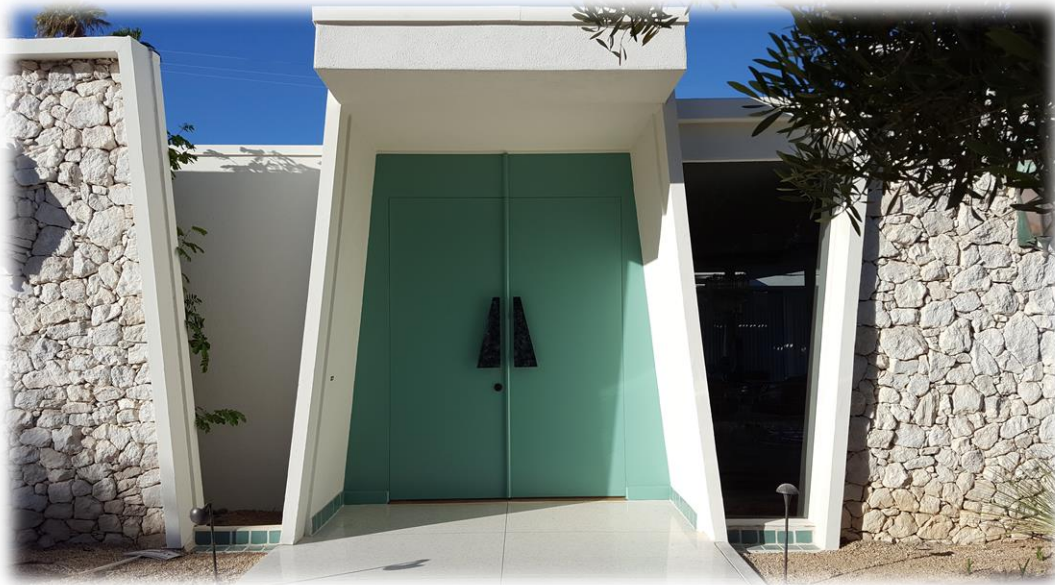
Unfortunately, vintage photographs (i.e., 20-years-old or older) of the Schwartz Residence are not available to compare with the present-day configuration of the residence. It is likely that the current garage was an open-air carport design as evidenced by ghosting on the south wall and the use of heavy (exterior quality) stucco on the ceiling. Fortunately, the authors did obtain a few photographs from a previous owner (Gary Belk) prior to his circa 2004 “renovation.” One of these photographs shows the front door in its original configuration (with trapezoidal hardware) just prior to



**A circa 2004 photograph showing the original solid front doors.
Note that the original door pulls were in the shape of an isosceles trapezoid.**



A circa 2005 photograph showing the “unsympathetic” framed glass doors which replaced the original doors. These doors were later replaced in October 2016.



An October 2016 photograph showing the current front doors which now replicate the original solid front door with door pulls in the shape of an isosceles trapezoid.

its replacement with unsympathetic framed glass doors. Fortunately, the present owners have recently removed these unsympathetic glass doors and replaced them with new doors which closely replicate the design of the original doors.

Local Context

The Schwartz Residence should not be viewed as part of Palm Springs' modernist tract-house building boom which started in earnest with the arrival of George and Robert Alexander in 1955. Rather, the private residence should be evaluated as part of the trend of unique and custom modernist residences built and/or commissioned by affluent businessmen, Hollywood glitterati, etc.

☆ TRULY A SHOWPLACE ☆
OPEN FOR ADMIRATION
1999 Joshua Tree Place Sat. & Sun. 1-5 PM
THIS VERY SPACIOUS 4 Bdrm, 4½ Bath CANYON
COUNTRY CLUB Area Home is WONDERFUL FOR ENTERTAINING yet
is an unbelievably fine LARGE FAMILY HOME!
FOR ENTERTAINING there's an impressive Terrazzo Entry & Galleria,
a Sunken Living Room, a VERY FORMAL DINING ROOM, a Den, a
Family Room and a WET BAR.
THEN TOO, for Entertaining and for all the Kids there's a Tremendous
Pool & Patio completely enclosed with High Walls. Next to Pool
are 2 Adjoining lots each 100 x 100' and Walled that can be included
in Purchase Price for just a little more! But there's much, much
more to this delightful home that even your most casual inspection
will reveal. Call for more information and for appointment to see.
ASKING: \$199,500
Eves: Call Don Conway — 327-4455
STEN BERGMAN, REALTOR'
1541 N. Palm Canyon Drive 325-1369

Describing the Schwartz Residence as “truly a showplace,” this enthusiastic advertisement appeared in the March 11 and 12, 1977 editions of the *Desert Sun* newspaper

Site Description

Location. The Schwartz Residence is located on a prominent corner lot in the El Camino Estates tract. The residence is bounded by a residential parcel to the north, South Joshua Tree Place to the east, Cameo Way to the south and a large commercial parcel to the west. The topography of the lot is relatively flat. The site includes mature olive trees, palm trees, fruit trees, ficus hedges, ocotillo, etc. A full legal description of the property is provided at Appendix III.



Aerial view of the Schwartz Residence (north at top) showing surrounding commercial and residential structures. (Google Maps)

Permit History

The Schwartz Residence building permit history is fairly complete though there is a gap of permits from 1978 to 2004 (attributed to a computer system crash at the city's building department). The most notable permits are as follows:

- Building Permit #B6789 issued 4-28-64 to "Construct 7 Room Dwelling & Carport", 2,280 sq. ft. dwelling and 720 sq. ft. carport. Abe Schwartz is listed as "owner builder" and signed the permit.
- Plumbing Permit #B4324 issued 6/12/64 (work included 4 toilets, 2 bathtubs and 1 shower)
- Electrical Permit #A519 issued 7-23-64
- Building Permit #B7346 issued 9-18-64 to "Construct 1 gunite swimming Pool", 16x34
- Plumbing Permit #B4501 issued 9-24-64
- Building Permit #B7898 issued 2-17-65 to "Construct masonry wall approx. 100'x6' high with solid block and 2' screen block on top"
- Building Permit #B10832 issued 3-27-68 for "Garden wall 90'x5' high"
- Building Permit #B10996 issued 5-2-68 to "Alter 400 sq. ft. garage to dwelling space (living room and bath), install 8x8 sliding glass door & fixed glass front...400 sq. ft. changed from garage to Dwelling area". Permit is annotated "Double fee 13.50 Job started prior to permit."
- Plumbing Permit #B6163 issued 5-2-68 (work included 1 toilet and 1 shower)
- Electrical Permit #A02603 issued 5-3-68
- Building Permit #B696 issued 7-1-69 to "Construct 105 ft x 6 ft of 6' concrete block wall"
- Building Permit #B2629 issued 4-14-71 to "Raise approx. 75 lineal ft. of masonry wall 2 ft. higher. (Per approval of the director of Planning and Development)"
- Building Permit #B9595 issued 1-23-76 to "Const 8.5x19 and a 10x4'5" aluminum patio cover to So. side dwelling"
- Building Permit #B9691 issued 2-19-76 to "Const 15x24 screened patio to rear of existing bldg. – (interior patio area)"
- Sewer Permit #A5143 issued 2/17/77

- Building Permit #C11614 issued 2/25/05 for “Kitchen & bathroom remodel.” Special Condition noted on permit “Atrium that was illegally enclosed to be returned to atrium.”
- Building Permit #C24143 issued 5-12-09 to “Remove existing roof and reroof with urethane foam roof system. 1½” RTC urethane foam and coating. Per CBC and UL#R10185.”
- Building Permit #C25551 issued 12-14-09 to “Remove existing roof and reroof with Resin Tech Urethane foam roof system. Foam & Coating per UL 10185.”

The Schwartz Residence in the Popular Culture

The quirky architecture of the Schwartz Residence, coupled with growing interest in Palm Springs’ modernist architecture, has made it a favorite of the print media, photographers and artists alike.



Local artist Nat Reed found the Schwartz Residence an irresistible source of inspiration for one of his works.

BACKGROUND / HISTORIC CONTEXT

The relatively short history of Palm Springs can be organized into three more or less distinct periods that include Prehistory, the Settlement Period, and the Modern Period. It is within the context of the last period that this building will be evaluated.

Modern Period (1925-1960s): This period can be considered to have begun with the construction of the area’s first “modern” structure, Rudolph Schindler’s Paul and Betty Popenoe Cabin in 1922. With this building the area’s predominant architectural style, which was based on well-established Mexican and Spanish Colonial motifs, began to change. Incorporation of the town of Palm Springs followed in 1938. During the post-

WWII era, Palm Springs' economy prospered through tourism. Hollywood celebrities discovered the desert oasis and patronized its hotels, inns, nightclubs and restaurants; celebrity-seeking tourists soon followed, transforming Palm Springs from a sleepy village into an increasingly cosmopolitan environment that saw the construction of schools, hospitals, an airport and other important public works projects. The commercial core along Palm Canyon Drive (originally Main Street) flourished. In the 1950s the downtown core was expanded by the construction of the cross-axis of Tahquitz-McCallum Way that extended from the center of the original settlement to the airport, spurring new development along the way. Early private residential development also expanded into new sub-divisions composed of midcentury modern second homes in the flat lands surrounding the town's original core. Palm Springs' Hollywood associations certainly imparted an air of sophistication to the city. By 1964, the city had built a reputation for cutting edge architecture with architectural practitioners like John Porter Clark, Albert Frey, E. Stewart Williams, William F. Cody and Donald Wexler.

EVALUATION:

Criterion 1: Significant Event. To qualify for listing under this criterion, a property must be associated with one or more events important in the defined historic context. *Criterion 1 recognizes properties associated with events or patterns of events or historic trends, such as the gradual rise of the city's prominence in architectural excellence in midcentury modern architecture that is an important pattern of events within this associated context. The Schwartz Residence is an outstanding example of residential design and construction of buildings within the context of midcentury desert Modernism. The Schwartz Residence is associated with this pattern of events for its ability to exemplify the modern period of the national, state and local history. The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 1.*

Criterion 2: Significant Persons. Criterion 2 recognizes properties associated with the lives of persons who made meaningful contributions to the national, state or local history. While certainly prominent individuals, Abe and Marion Schwartz arguably do not rise to the level of locally "important" persons (e.g., compared to a Frank Bogert or Ruth Hardy). Hence, the residence does not qualify for listing as a Class 1 Historic Site on the local registry under Criterion 2.

ARCHITECTURE (Criteria 3 – 6)

Criterion 3: (That reflects or exemplifies a particular period of the national, state or local history). The Schwartz Residence, built in 1964, exhibits many stylistic markers which place it directly in the historic context of Palm Springs' Modern Period. The private residence represents a prime and largely intact example of the significant modernist architecture for which Palm Springs is widely known. As such the residence may be viewed as an important component of the historic trends that have come to define Palm Springs' image as a center of important midcentury architecture, i.e., an historic trend that exemplifies a particular period of the national, state or local history. The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 3.

Criterion 4: *(That embodies the distinctive characteristics of a type, period or method of construction; or) Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. To be eligible under this Criterion, a property must clearly illustrate, through "distinctive characteristics" a pattern of features common to a particular class of resources. "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.*

The Schwartz Residence is eligible under the theme of Modern architecture because it possesses distinctive characteristics that make up the many qualities of the style, such as overall horizontality, a flat roof, inexpensive mass-produced materials like concrete block, man-made and natural materials suitable to the harsh desert environment (aluminum, glass, stone, etc.) and an architectural design that strives to blur the line between the indoors and outdoors. As such, the residence is eligible under this criterion because it represents an important example of building practices in Palm Springs at midcentury. *The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 4.*

Criterion 5: *(That (a): represents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or (b): that possesses high artistic value).*

5a: Work of a Master: While attributed to architect Hal Levitt, the qualification of the Schwartz Residence is based on Criterion 5b (i.e., "high artistic values").

5b: Properties possessing high artistic values: High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. As an example of the maturing modernist movement, the Schwartz Residence certainly articulates the best of residential "lifestyle" modernism to a level of excellence and confidence that, in total, they could easily be considered an aesthetic ideal. *For its high artistic values, the residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 5.*

Criterion 6: (That represents a significant and distinguishable entity whose components may lack individual distinction). This Criterion was created to address the resources contained within a potential historic district and as such it does not apply to this nomination. *Hence, the residence does not qualify under Criterion 6.*

ARCHEOLOGY

Criterion 7: (That has yielded or may be likely to yield information important to the national, state or local history or prehistory.) The Schwartz Residence is not likely to

yield information important to the national, state or local history or prehistory. Hence, the residence does not qualify under Criterion 7.

7. Integrity Analysis (using U.S. Secretary of Interior Standards)

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the local registry, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. The definition of integrity includes seven aspects or qualities. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

LOCATION

Location is the place where an historic property was constructed or the place where an historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. ***The Schwartz Residence (and contributing structures, i.e., walls) remain in their original locations and therefore qualify under this aspect.***

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing. ***The Schwartz Residence's essential characteristics of form, plan, space, structure, and style have survived largely intact. Similarly, the structural system; massing; arrangement of spaces; pattern of fenestration; and the type, amount, and style of detailing have survived largely intact. Additionally, the ornamental detailing featured in the original front door hardware has been replicated in a replacement door.***

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. ***The setting of the Schwartz Residence continues to reflect the architect's original design relationship of site and structure.***

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of particular types of materials and technologies. ***While some of the Schwartz Residence's exterior surface materials may have been painted, this change does not constitute a significant loss of the physical elements that expressed the design during the building's period of significance; the particular pattern and configuration that today forms the residence and contributing structures survives intact.***

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. ***The workmanship of the Schwartz Residence is comprised of integral ornamental detailing reflected in stone, concrete block, glass and steel. The residence and contributing structures continue to express a high degree of contemporary period workmanship.***

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in

the 19th century. ***The Schwartz Residence is sited on a prime lot which takes advantage of panoramic, mountain views to the west. Accordingly, the residence and contributing structures retain their original integrity of feeling.***

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and man-made elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. ***The Schwartz Residence is an important example of a custom-designed modernist private residence in Palm Springs. Accordingly, it continues its association with a pattern of events that have made a meaningful contribution to the community.***

INTEGRITY SUMMARY: The Schwartz Residence appears to be in excellent condition partially due to the use of construction materials suitable for the harsh desert environment. This integrity analysis confirms that the building and site of the Schwartz Residence still possess all seven aspects of integrity. ***Aside from a sympathetic conversion of the southwest garage into dwelling space in 1968 (now 48 years old) and a probable carport modification (date unknown), the original footprint of the Schwartz Residence remains intact. Additionally, the loss of the original front door has been compensated for with a replacement door which replicates the original's design motifs. In summary, the residence and contributing structures still retain a high degree of integrity sufficient to qualify for designation as a Class 1 Historic Site.***

8. Bibliography

Attached is a list of books, articles, and other sources cited or used in preparing this application and other documentation that may be relevant.

Books

Architectural Resources Group. *City of Palm Springs Historic Resources Survey*. San Francisco, 2004

Chad Randal, *A-frame* (New York, New York: Princeton Architectural Press, 2004).

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

Magazines and Other Documentary Sources

Levitt + Moss Architects company website

Los Angeles Times newspaper, April 29, 2003 edition, article entitled "Harold Levitt, 81; Architect Created Homes for Stars of Show Business."

The Desert Sun newspaper. March 8, 1946 (Two Arrested on Theft Charge... automobile reported missing from the Desert Inn garage... belongs to Mrs. Marion Schwartz); October 25, 1949 (New Financial Firm [Coachella Valley Savings and Loan Company] Opens Offices in City); November 1, 1949 (Jewish Women Meet Tomorrow); January 24, 1950 (Dual Installation Held By Groups); June 29, 1951 (Certificate of Partnership Doing Business Under a Fictitious [Plaza Investment Company] Name); June 5, 1952 (Break Ground for New CV Savings Loan Home); April 19, 1954 (Expect 175 at Kiwanis Dinner Dance... a ladies diamond wristwatch, donated by Abe Schwartz, will be given as a prize...); February 8, 1956 (United Jewish Appeal); August 30, 1956 (Ex-Mayor Charles Farrell); October 23, 1956 (Buffet Dinner Opens Play Room); February 5, 1957 (United Jewish Appeal); February 22, 1957 (Week's Building Has Valuation of \$149,300); February 23, 1957 (UJA Cocktail Party Slated at Robbin Residence); January 14, 1958 (City of Hope Chapter To Install Tomorrow); February 4, 1958 (City Building Valuation Hits \$153,000 in Week); April 22, 1958 (Some of the Prizes); December 13, 1958 (On Camino Real: New Luxury Apartment Development Now Open); January 10, 1959 (Wishing Well Receipts); May 5, 1960 (Win City of Hope Awards: Hold Annual Donor Dinner); July 14, 1961 (Schwartzes Are Grandparents); March 17, 1962 (City of Hope Gives Awards to Workers... special awards of gold watches, donated by Abe Schwartz...); May 25, 1962 (New Building Permits Top \$1.5 Million); January 8, 1963 (Music Company salesman... shows Abe Schwartz, owner of the new Canyon Hotel Apartments...); April 18, 1963 (Prominent Names on Guest List); January 24, 1964 (UJA Leaders to Meet Sen. Kennedy Sunday); January 10, 1966 (Schwartz To Head Israel Bond Drive); January 12, 1967 (Israel Bond Drive Plaque To Be Awarded To Schwartz); May 16, 1973 (Obituaries: Schwartz)

Palm Springs Life, September 2012, page 86, "Palm Springs Life Luxury Vacation Home Collection"

Other Sources Consulted

- City of Palm Springs (Planning and Building Departments)
- Palm Springs Historical Society
- Riverside County Assessor's Office

9. Geographical Data

Acreage of Property: Approximately .30 acres (or 13,068 sq. ft.)

Property Boundary Description: See Appendix II

10. Prepared By

Name/title: Ronald W. & Barbara A. Marshall

Organization: Submitted on behalf of the Palm Springs Preservation Foundation

Street address: 1775 East Palm Canyon Drive, Suite 110-195

City: Palm Springs State: CA Zip: 92264

Telephone: (760) 837-711

e-mail address: info@pspreservationfoundation.org

11. Required Documentation

Submit the following items with the completed application form. **Do not mount any exhibits on a board.**

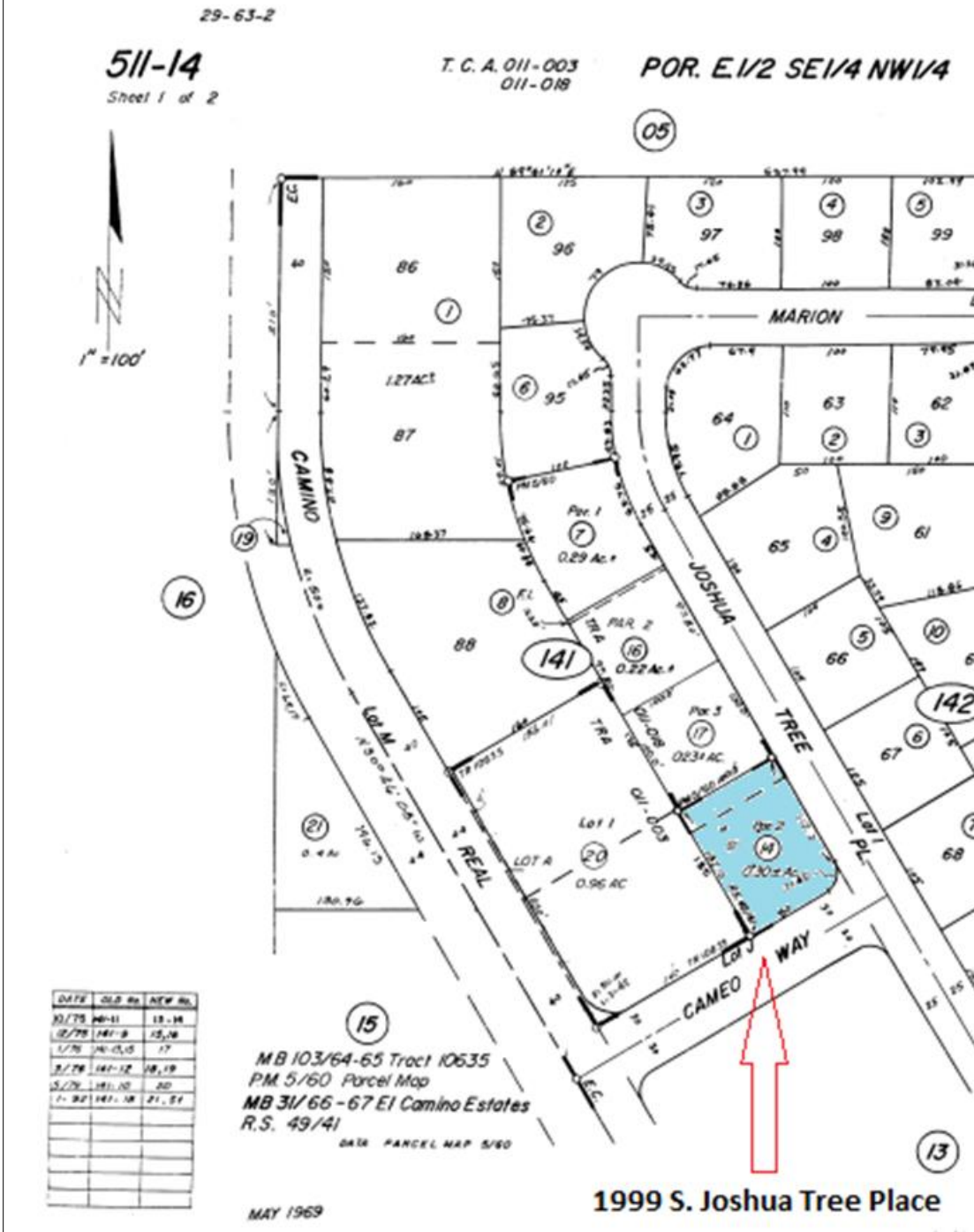
1. **Attachment Sheets.** Include all supplemental information based on application form above).
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed district's boundaries.
3. **Photographs:** Eight (8) sets of color photographs showing each elevation of the property and its surroundings.
4. **Non-owner's Notarized Signature:** If the applicant is not the owner, a notarized affidavit shall be provided (see following page).
5. **Site Plan:** One 1/8" to 1/4" scale drawing of the site, and eight reduction copies (8 1/2 x 11 inches) The site plan shall show all of the following: Property boundaries, north arrow and scale, all existing buildings, structures, mechanical equipment, landscape materials, fences, walls, sidewalks, driveways, parking areas showing location of parking spaces, and signs. **Indicate the square footage and use of each building and the date(s) of construction.**
6. **Public Hearing Labels:** Three (3) sets of typed self-adhesive labels of all property owners, lessees, and sub-lessees of record. **The labels shall include the Assessor's parcel number, owner's name and mailing address of each property with 400 feet from the exterior limits of the subject property.** Additionally, all Assessor Parcel Maps clearly indicating the 400-foot radius and a certified letter from a title company licensed to conduct business in Riverside County, California shall be submitted.

Note: If any property on this list is owned by the United States Government in trust for the Agua Caliente Indian Tribe or individual allottee, copies of notices with postage paid envelopes will be submitted to the Bureau of Indian Affairs to notify the individual Indian land owners of the public hearings.

Appendix I: Owners' Letter of Support

Appendix II: Assessor's Map

Parcel Number: 511141014-4
 Map Book: 511
 Page/Block: 141
 Parcel: 14
 Check Digit: 4



Property Information Center

Property Information for the 2014-2015 tax year as of January 1, 2014

Property Information

Parcel Number: 511141014-4
 Property Address: 1999 JOSHUA TREE PL
 PALM SPRINGS CA 92264
 Legal Description: Lot 2 RS 049/041
 Property Type: SINGLE-FAMILY RESIDENTIAL
 Assessment Description: N/A
 Year Built: 1965
 Square Feet: 3349
 Bedroom: 4
 Bath: 4.0
 Pool: Y
 Lot Size: 0.30 Acres

Assessed Value Information

Land: 236,714
 Structure: 552,335
 Full Value: 789,049
 Total Net: 789,049

Assessment Information

Assessment Number: 511141014-4
 Tax Rate Area: 011-018
 Taxability Code: 0-00
 Base Year: 2012

Parcel Map

[View Parcel Map](#)

Sales Information

Last Recorded Document: 04/2014
 Recording Number: 0136692

Related Property Information

City Sphere:	PALM SPRINGS	Tax Assessment District	CITRUS PEST CONTROL 2
Supervisorial District:	JOHN BENOIT		CITY OF PALM SPRINGS DEBT SV
Landuse Designation:	CITY		CSA 152
Agriculture Preserve:	NOT IN AN AGRICULTURE		CV MOSQ & VECTOR CONTROL
	PRESERVE		DESERT COMMUNITY COLLEGE
School District:	PALM SPRINGS UNIFIED		DESERT HOSPITAL
Water District:	DWA		DESERT WATER AGENCY
Fema Flood Plan:	FLOOD ZONE X PROTECTED BY		FLOOD CONTROL ADMINISTRATION
			FLOOD CONTROL ZONE 6
			GENERAL
			GENERAL PURPOSE
			PALM SPRINGS ASMNT DIST #121
			PALM SPRINGS PUBLIC CEMETERY
			PALM SPRINGS UNIF B & I 1992-A
			PALM SPRINGS UNIFIED SCHOOL
			RIV CO REG PARK & OPEN SPACE
			RIV. CO. OFFICE OF EDUCATION

Riverside County Property Information Center entry for 1999 [South] Joshua Tree Place.

Appendix III: Grant Deeds (which include Legal Descriptions)

BOOK 2009 PAGE 590

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

16 3888-29K

Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANTHONY MARTIN PLASCJAK and ANN MARIE PLASCJAK, husband and wife; HARRY CHAPMAN, INC., a California corporation, SOL MITCHELL and EUGENE MITCHELL, husband and wife MELTON M. NIMMETZ and BETTY A. NIMMETZ, husband and wife, TED MCKINNEY, a single man; ROBERT G. BACKSTROM & VIRGINIA J. BACKSTROM, husband and wife, SAM JANIS and DIXIE JANIS, husband and wife and MORRIS B. UDELL and MOLLY UDELL, husband and wife

hereby GRANT (s) to ABE SCHWARTZ and MARION SCHWARTZ, husband and wife as community property,

the following described real property in the state of California, county of Riverside

LOTS 31, 32, 34, 35, 36, 41, 42, 44, 45, 46, 51, 52, 53, 58, 59, 60, 65, 66, 88, 89, 90, 91, 92 and 93 of EL CAMINO ESTATES, as shown by Map on file in Book 31 pages 66 and 67 of Maps, Records of Riverside County, California.

Ted McKinney
Morris B. Udell
Molly Udell
Dixie Janis

Betty A. Nimmetz
Sol Mitchell
Eugene Mitchell

Harry Chapman, Inc.
Harry Chapman
Anthony Martin Plascjak
Ann Marie Plascjak
Virginia J. Backstrom
Robert G. Backstrom

Date: October 23, 1956

STATE OF CALIFORNIA
 COUNTY OF *Riverside* ss.

On *November 7th, 1956* before me, the undersigned, a Notary Public in and for said County and State, personally appeared *Anthony Martin Plascjak*

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal) *Walter H. Houston*
 Notary Public in and for said County and State.

WHEN RECORDED MAIL TO

Citizens National Tr. & Savgs. Bank
 of Riverside
 Drawer R
 Title Office No. *Palm Springs, California*
 Escrow or Loan No.

RECEIVED FOR RECORD
 DEC 10 1956
 RIVERSIDE TITLE COMPANY
 BOOK 2009 PAGE 590
 JACK & BOB
 250
 FEES

While this grant deed is dated October 23, 1956, it was not "Received for Record" in Riverside County, CA until December 10, 1958. This Grant Deed transferred ownership of "Lots 31, 32, 34, 35, 36, 41, 42, 44, 45, 46, 51, 52, 53, 58, 59, 60, 65, 66, 88, 89, 90, 91, 92 and 93 of El Camino Estates" to Abe and Marion Schwartz.

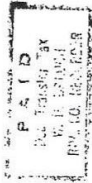
118549

Order Number..... Escrow Number 331-5047

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Mr. Jack B. French
13269 Weidner Street
Pacoima, California 91331



RECEIVED FOR RECORD
SEP 26 1975
At Request of
TITLE INSURANCE & TRUST CO.
Book 1975, Page 118549
Recorded in Office of
Riverside County, California
L.W. Dwyer Recorder
FEES \$ 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

City of Palm Springs
(City or "Unincorporated")

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$151.25
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale, and

MARION SCHWARTZ, a widow, as to an undivided one-half interest, and MARION SCHWARTZ
and SHIRLEY PRESSMAN IN TRUST, as to an undivided one-half interest.

For a Valuable Consideration, the receipt of which is hereby acknowledged, hereby GRANT(S)
To JACK B. FRENCH, an unmarried man,

all that real property situated in the County of Riverside, State of California, described as follows:

That portion of Lots 91 and 92 of EL CAMINO ESTATES, as shown as Parcel 2 on a Map
filed in Book 49 page 41 of Records of Survey, Riverside County Records.

SUBJECT TO, if now of record:

- (1) General and special taxes and special district levies not delinquent;
(2) Covenants, conditions, reservations (including exceptions of oil, gas, minerals
and hydrocarbons, without right of surface entry) restrictions;
(3) Rights, rights of way and easements for public utilities, districts, water
companies, alleys and streets.

Dated September 24, 1975

STATE OF CALIFORNIA
COUNTY OF Riverside

On 9-26-75 before me, the under-
signed, a Notary Public in and for said State, personally appeared

Marion Schwartz

known to me
to be the person whose name subscribed to the within
instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature Helen Patterson

Marion Schwartz
Marion Schwartz

MARION SCHWARTZ and SHIRLEY PRESSMAN IN TRUST

BY: Marion Schwartz Trustee

BY: Shirley Pressman Trustee



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

(Name)

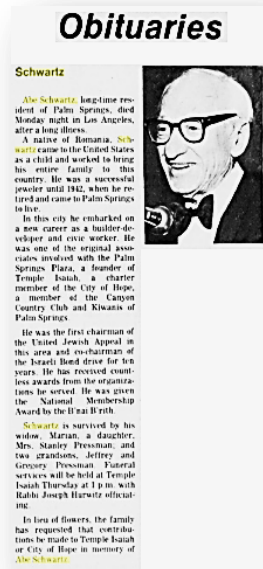
(Address - Number, Street, City, State, and Zip Code)

03423-1 4-74* P.S.

This later September 24, 1975 grant deed clarifies that 1999 South
Joshua Tree Place is sited on Lots 91 and 92 of the original 1956 grant deed.

Appendix IV: Abe Schwartz Obituary

(The following obituary appeared in the May 16, 1973 edition of the *Desert Sun* newspaper).



Schwartz

Abe Schwartz, long-time resident of Palm Springs, died Monday night in Los Angeles, after a long illness.

A native of Romania, Schwartz came to the United States as a child and worked to bring his entire family to this country. He was a successful jeweler until 1942, when he retired and came to Palm Springs to live.

In this city he embarked on a new career as a builder-developer and civic worker. He was one of the original associates involved with the Palm Springs Plaza, a founder of Temple Isaiah, a charter member of the City of Hope, a member of the Canyon Country Club and Kiwanis of Palm Springs.

He was the first chairman of the United Jewish Appeal in this area and co-chairman of the Israeli Bond drive for ten years. He has received countless awards from the organizations he served. He was given the National Membership Award by the B'nai B'rith.

Schwartz is survived by his widow Marian [sic], a daughter, Mrs. Stanley Pressman, and two grandsons, Jeffrey and Gregory Pressman. Funeral services will be held at Temple Isaiah Thursday at 1 p.m. with Rabbi Joseph Harwitz officiating.

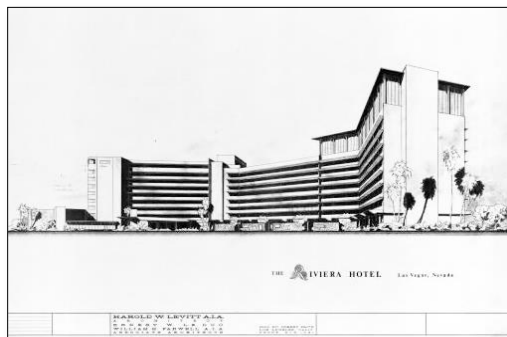
In lieu of flowers, the family has requested that contributions be made to Temple Isaiah or City of Hope in memory of Abe Schwartz.

Appendix V: Architect Hal Levitt, AIA Biography

Architect Harold (“Hal”) Levitt (1921-2003) was a well-known California architect who gained fame largely as a result of his Hollywood commissions. The most succinct summary of Levitt’s career can be found in his obituary which appeared in the April 29, 2003 edition of the *Los Angeles Times* newspaper:

Harold Levitt...[was] a veteran architect who designed homes for the rich and famous, including Walter Mirisch, Steven Spielberg and Lew Wasserman....Levitt, who retired to Reno...[in 2001]...died of natural causes...at his vacation home in Las Vegas....The Wasserman’s modern glass-walled mansion may be among the best known of Levitt’s creations because of its use over many years as a venue for fund-raising events for politicians and organizations such as the Los Angeles Music Center’s Center Theatre Group....But over Levitt’s half-century career, the architect also created homes for such show-business personalities as Olivia Newton John, Ross Hunter, Quincy Jones, Burt Lancaster, Dean Martin, Debbie Reynolds, Lionel Ritchie, Kenny Rogers and Hal Wallis. [Levitt]...also designed such commercial projects as the Riviera Hotel in Las Vegas and the Academy of Motion Pictures, Arts & Sciences in Los Angeles....Born Harold Warren Levitt in San Francisco on July 26, 1921, Levitt...earned a bachelor’s degree in graphic arts at Stanford University and an architecture degree at the University of Southern California. He based his firm, Levitt, LeDuc & Farwell, in Beverly Hills....Levitt is survived by his wife of 58 years, Jane Spalding Levitt; a son, Lansford, of Reno....

Hal Levitt started his practice in the early 1950s after working for the famous residential designer Roland Coate and later Burton Schutt. According to architectural historian Steven Price (author of the soon to be published book *Trousdale Estates: Midcentury to Modern in Beverly Hills*), in recent years aficionados of modernist design have brought Hal Levitt back into the limelight. Celebrities such as Jennifer Aniston and Ellen De Generes have famously acquired and updated “Levitts.” While many of Levitt’s commissions have been razed or significantly altered, the best of his intact residences are centered in Beverly Hills, specifically in the Trousdale Estates enclave.



Levitt’s Riviera Hotel Project in Las Vegas, Nevada

According to Levitt+Moss Architects (established in 2001 by Kyle Moss, AIA upon the closure of Harold W. Levitt and Associates), “Mr. Levitt’s work reflects the best modern design philosophies of mid-century Los Angeles. The intermixing and re-interpenetration of the indoors and outdoors was used extensively in his projects. Large glass surfaces, interior courtyards, and surprising entry sequences exist throughout his residential work and blur the boundary between the interior and exterior.”

Appendix VI: Isosceles Trapezoid in Architecture



The isosceles trapezoid occasionally occurs in ancient architecture. Shown here is the entrance to the Mycenaean tholos tomb at Orchomenos, circa 1250 B.C.



A series of stone openings in the shape of isosceles trapezoids can be found at “The Enclosure of the Ten Niches” in the ancient Incan city of Ollantaytambo.



This vintage rendering shows the Otho Plummer Administration Building (1959, Llewellyn Pitts) at Lamar University in Beaumont, Texas. A contemporary example of architecture using the motif of the isosceles trapezoid, the building was placed on the National Register of Historic Places in 2015. The building’s design was described as “simultaneously referenc[ing]... highbrow and lowbrow culture...from the ancient Greek tholos to the drive-in restaurant.”

Appendix VII: Photographs of Selected Architectural Details

(Note: Additional documentary photographs of the Schwartz Residence are included in a supplemental compact disk.)



The overall design of the Schwartz Residence attempts to blur the indoor to outdoor transition.



Interior open atrium.



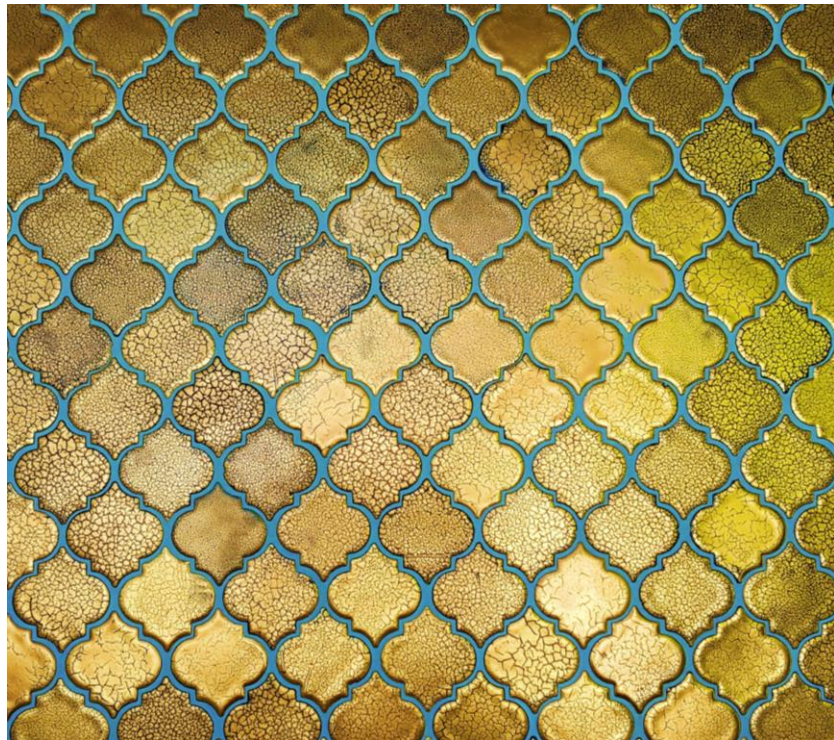
Hollywood Regency-style handrail and raised “platform” of dining area.



Tray ceiling over dining area. Tray ceilings can also be found in the main hallway.



Floating fireplace with Moroccan-style gold-toned glazed tiles.



Close-up of Moroccan-style gold-toned glazed tiles



Marble-faced interior concrete planter.



Vintage 4"x4" glazed turquoise tiles at the base of the wall on the east side of the residence.



Terrazzo walkway to front door. Also note glazed turquoise tiles.



Concrete screen block in the "Sprite" pattern and 8"x8" square solid concrete block.



Throughout the residence's design, deep and projecting eaves moderate the solar heat



Terrazzo walkway leading to sliding glass doors on south side of residence.



A long vertical window of vintage amber glass is hidden behind a pier on the south side of the residence. Also note that the original jalousie windows were recently covered in glazing (for insurance purposes) in order to retain the feature.



White and turquoise glazed pool tiles.



Outdoor planter integrated into flatwork.

Appendix VIII: Sprite and Venetian Pattern Concrete Screen Blocks



The “Sprite” pattern block appeared in a General Concrete Products advertisement in the October 1965 issue of *Architectural Record (Western Section)*. Surviving vintage examples of the “Sprite” pattern have been sighted in California and Nevada.



The “Venetian” (Type A) pattern block appeared in a General Concrete Products advertisement in the January 1959 issue of *Concrete Masonry Age* magazine. The “Venetian” (Type A) pattern is relatively common, though whether it seems Italian is debatable. A solid-backed version of the pattern appeared in a Universal Atlas Cement advertisement in the February 1962 issue of *Architectural Forum*. Today, the “Venetian” (Type A) pattern is offered as the “Monterray” design by Bend Industries, Jewell Concrete and Superlite Block. Vintage names for the “Venetian” (Type A) pattern include “Style 327” by Besser, “No. 412” by Columbia Machine and design “1212” by Demaco. A squashed 4x12x16 version of the “Venetian” (Type A) pattern has also been sighted.

(The foregoing was excerpted from an unpublished manuscript, *The Power of Pattern: Concrete Screen Block in Midcentury Architecture*, by Ron & Barbara Marshall)