



Figure 1 Courtyard view of entrance to Town & Country Restaurant

Photo: Julius Shulman

HISTORIC SITE NOMINATION for
THE CENTER
174 NORTH PALM CANYON DRIVE
PALM SPRINGS, CALIFORNIA

Prepared for: THE PALM SPRINGS PRESERVATION FOUNDATION

Prepared by :
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April 2009



CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES
3200 East Tahquitz Canyon Way
Palm Springs, California 92262
Telephone: 760-323-8245

Date Received:

Case No.

HSPB No.

Planner:

HISTORIC SITE DESIGNATION APPLICATION

APPLICATION The completed application and required materials shall 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. Incomplete applications due to missing or inadequate information will not be accepted for filing. Subsequent to the initial cursory check and filing of plans, a detailed review of the application and all reports and exhibits will be made to ensure that all required information has been provided.

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

Prior to consideration of the application by the HSPB, a notice of public hearing for a 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 date.

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.

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.



Figure 2 View of Town & Country Restaurant from beneath the semi-circular overhang located in the northwest corner of the courtyard. Surprisingly, all of these elements are extant, subject to rehabilitation. Photo: Julius Shulman

PREFACE: Since the early 1980s, The Center (its original historic name) complex has been evaluated four times for its historic significance, and each time it has been found eligible for listing on the local, county, state or national registries¹. In 2006, the Palm Springs Historic Site Preservation Board listed the complex on its work program for a Class 1 Nomination, but the nomination has not moved forward due to a lack of sufficient staffing to prepare a nomination. A couple of years ago Peter Moruzzi asked if I would be interested in preparing the nomination, and at the time I declined. I didn't yet understand the importance of this complex in Palm Springs' history. More recently, the Palm Springs Preservation Foundation asked me for assistance in the preparation of the Nomination so the HSPB could formalize their Nomination process, the result of which is attached. Because the building has been evaluated several times, and seeing no need to reinvent the wheel, I was able to utilize existing materials and documentation, much of which is liberally appropriated herein. Any mistakes however are the sole responsibility of the author. It has been a pleasure to get to know this unique property.

-Patrick McGrew, April 2009

¹ See Bibliography.

PALM SPRINGS HISTORIC SITE PRESERVATION BOARD CASE REPORT

HISTORIC SITE NOMINATION FORM

This form is for use in nominating or requesting determinations of eligibility for Class 1 designations for individual properties and historic districts. Use instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) and *How to Apply the National Register Criteria for Evaluation* (National Register Bulletin 15), which have been adopted by the Palm Springs Historic Site Board. 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. Name of Property and Owner

Historic name: The Center

Other names: Colburn Center / Town & Country Restaurant / Town & Country Center

Assessor's parcel number: 513 092 09, 10 & 26

Current Owner's name: Wessman Holdings

Address: 300 South Palm Canyon Drive

City: Palm Springs

State: California

Zip code: 92262

Telephone

E-mail address

2. Location

Street & number: 146, 156-66, and 174 North Palm Canyon Drive; 167-81 North Indian Canyon Drive.

City: Palm Springs

State: California

County: Riverside

Zip code: 92262

3. Classification

Ownership of Property (Check as many boxes as apply)

☒ private

☐ public-local

☐ public-State

☐ public-Federal

Category of Property (Check only one box)

☒ building(s)

☐ district

☒ site

☐ structure

☐ object

Number of Resources within Property

Contributing Noncontributing

 1 ☒ buildings

 1 ☐ sites

 ☐ structures

 ☐ objects

 2 ☐ Total

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

4. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Commerce / Trade</u>	Sub: Office
Cat: <u>Commerce / Trade</u>	Sub: Financial
Cat: <u>Commerce / Trade</u>	Sub: Specialty Shops
Cat: <u>Commerce / Trade</u>	Sub: Restaurant
Cat: <u>Housing</u>	Sub: Apartments

Current Functions (Enter categories from instructions)

Cat: <u>Commerce / Trade</u>	Sub: Specialty Shops
Cat: <u>Commerce / Trade</u>	Sub: Night Club

5. Description *Narrative Description (Describe the historic and current condition of the resource including character defining features on one or more continuation sheets.)*

Architect: A. Quincy Jones with Paul R. Williams, Associate
Construction Date and Source: 1946 (Permit) Completion 1948

Architectural Style Classification (Enter categories from instructions)
Category: Modern Movement / International Style

Materials (Enter categories from instructions)

foundation : reinforced concrete
roof: built up
walls: cement plaster
other: Storefront glazing;
structure: Steel Frame



Figure 4 100 block of Main Street (North Palm Canyon Drive) circa 1930 showing Patterson's Drug Store and other buildings then existing on the site of the subject property.
Source: Palm Springs Historical Society



Figure 5 100 Block of North Palm Canyon Drive showing subject property in 2009.

Narrative description of subject property

Context: This block of Palm Springs is rich in historic context. The village's first church was built on the northwest corner of the block, and next door was the village's first hardware store. Both were located just north of the subject property. The site of the church is now the location of the Carnell Building, architect Harry Williams' first Palm Springs project, and now a Class 2 historic site. Next Door, the Lykken & Bartlett Department and Hardware Store of 1914 (altered to its present appearance in the 1930s) is a Class 1 Historic Site. A portion of the subject property was once occupied by Patterson's Drug Store (illustrated above) at 160 North Palm Canyon Drive, and was first recorded into the California Historical Resource Information System [CHRIS] in 1983 and subsequently designated Site 33-7545. The site record from that survey offers a rather sketchy description of that portion of the complex: "This modern commercial building has stucco walls with a flat roof. It has small four pipe designs on stucco panels on the second story while the first story consists of a storefront." (Henderson and Hough 1983:1) Portions of that building are said to exist as part of the subject property's subsequent development.

The "stylization of the desert into a first-class travel destination was the result of its discovery by the rich and famous of Hollywood in the 1920s-1930s, making Palm Springs the favored getaway destination. The new buildings in pre-WWII Palm Springs were predominantly Mission Revival and Spanish Colonial Revival in style, inspired by both the arid natural landscape and a romanticized vision of California history. Palm Canyon Drive was the center of this architectural transition, as newly constructed markets, hotels, and retail shops increasingly defined the downtown cityscape. In the post-WWII era, a major shift took place in the architectural aesthetic of Palm Springs as the city sought to accommodate the voguish tastes of wealthy visitors who desired private vacation homes and upscale shopping in the secluded desert. Viewing the traditional Mission and Spanish style buildings then dominant in the area as too old-fashioned, this new clientele developed an appreciation for a type of architecture that was more explicitly modern. The result was inspired in part by the clean lines, flat roofs, glass walls, and unornamented facades of the International Style buildings made famous by architects such as Mies van der Rohe,"² Oscar Niemeyer Erich Mendelsohn, and Le Corbusier, tempered in part by the desert landscape and climate. The attention given to the desert landscape fostered an aesthetic variation in which the austerity of the International Style is influenced by the inclusion of local natural elements such as rock, granite, and wood on the interior and exterior, and by the use of neutral colors to better help the buildings blend into the surrounding environment. Water is also a predominant feature of these buildings, as many include pools, fountains, ponds, and waterfalls. Much of the downtown Palm Springs area today reflects this latter phase of architectural transformation since a number of important buildings from this period are still extant.

The existing buildings on the project site were demolished in phases to make way for the development of the subject property that was originally named "The Center." As designed, the subject complex was configured to feature an enclosed courtyard with street front elements facing Palm Canyon Drive on the west and Indian Canyon Drive on the east. Linked to the streets by passageways, the focal point of the center is the landscaped courtyard in the center of the property that was surrounded by shops. Additional shop fronts also faced the street fronts (See Site Plan). When the project was built, the two streets had not yet been combined into a one-way couple, and both street facades were equally important. Since the introduction of the one-way couple, Palm Canyon has emerged as the more important street and the Indian Canyon façade, while architecturally the more interesting of the two, is now considered to be the rear of the building.

"Owing in particular to the success of the Town and Country Restaurant and proximity to the famed Desert Inn across the street, "The Center" was an instant hit among fashionable circles of post-World War II Palm Springs. Like architect Harry Williams' multi-use La Plaza Center of 1938, a few blocks away, The Center was designed to accommodate a mixture of retail stores, offices, and apartments and a restaurant. Patterson's Drug Store, the second pharmacy to open in Palm Springs, was among the first tenants in the complex. So successful was the design of The Center that it was included as an example of new shopping center design in the 1951 book *Shopping Centers, Design and Operation*.

² Museum Market Plaza EIR, Cultural Resources Survey Report, p 5.

Besides the advantages of having frontages along both Palm Canyon and Indian Canyon Drives in the downtown core, the complex had additional retail and office suites facing onto the interior courtyard. When built, the dramatically landscaped courtyard formed the focal point of the shopping center, bordered by a large, glassy semi-circular element on the west side of the courtyard and an angled exterior staircase to the Town and Country Restaurant on the east side. The broad concrete stairs, resting on a multi-level asymmetrical podium and accompanied by a seemingly airborne planter jutting out from the building behind, led to a rectangular balcony across the front of the restaurant. The dynamic interaction among the various geometric shapes and intersecting planes facing onto the courtyard represent the most notable character-defining elements of The Center's International Style design.”³



Figure 6 In this photo, the glassy semi-circular element is compared to Mendelsohn's influential De La Warr Pavilion of 1938, England's first modernist public building.

³ Museum Market Plaza EIR, Cultural Resources Survey Report, p 15 (abridged).



Figure 7 Historic Postcard of the Bank of America branch at 146-150 North Palm Canyon Drive

146-150 North Palm Canyon Drive (Bank of America Building) This portion of The Center complex consists of a two-story, commercial block built of reinforced concrete construction that was designed to house a Bank of America branch. Although constructed at the same time and by the same architects as the rest of the project, the building nonetheless has its own distinct identity. It has now been subdivided into three retail spaces. Rectangular in plan, this building element features a set of angled louver-like vertical glazed openings on the upper level of its primary façade. The street-level facade contains aluminum-framed glass doors and display windows. The two levels of this facade are divided by a projecting horizontal band that shades passerby and also served as a marquee bearing the name of the bank. “The Bank of America building was a highly stylized and eye-catching commercial building when first constructed. Historic photographs illustrate the original International Style design of the building’s principal facade, articulately expressed through the contrast between the array of large concrete louvers, then painted blue, and the massive sand-colored ‘towers’ that anchored both ends of the façade. The name of the bank was spelled across the top of the projecting cornice in white, widely spaced letters. The bold architectural character of this façade has been subdued to some degree by the uniform coat of dark brown paint across the upper level, and the subdivision of the former bank into three separate storefronts, each with its own signage that has marginally altered the general appearance of the building.”⁴

⁴ Museum Market Plaza EIR, Cultural Resources Survey Report, p 16..



Figure 8 Current image of the twin buildings at 156-174 North Palm Canyon Drive. The passage to the Courtyard is partially blocked by an outdoor seating area. Contemporary in detail, these “twins” reflect a Beaux-Arts sensibility more typical of Paul R. Williams’ work. Palm Springs has no other examples of this kind of pairing.

156-66 and 170-74 North Palm Canyon Drive (Twin Buildings)

Separated by a 20-foot wide passageway, the two building elements at 156-166 and 170-174 North Palm Canyon Drive have nearly identical street facades. The west elevations of these buildings (along North Palm Canyon) feature flat roofs with a wide cornice treatment composed of painted vertically oriented corrugated aluminum panels added in the 1980s, and concrete block wall sections that sub-divide a series of storefront spaces. Each is glazed with metal-framed storefront sections. Uniform awnings have been placed above the storefronts, but these are a later addition. The Museum Market Plaza EIR asserts that the building on the right is the remains of the Patterson Drug Store. While identical on the street facades, the northern element (170-174) extends eastward along the north property line thus forming the northern “wall” of the courtyard. It contains shops at the street level and offices above. The semi-circular element on the courtyard side of this building, with its curvilinear overhangs and large ribbon windows on both levels is one of the architectural highlights of the complex.



168 North Palm Canyon Drive

This building replaces an earlier building that was part of the original complex and is not an historic resource.



Figure 9 East elevation of 167-181 Indian Canyon Drive. This is the less well-known eastern side of the subject property.



Figure 10 Indian Canyon Entrance to "the Center."

167-81 North Indian Canyon Drive **(East façade)**

Although somewhat shabby in appearance, the result of neglect and deferred maintenance, The Center's east elevation (fronting on Indian Canyon) is a remarkably handsome and largely intact composition that features two projecting cornices that interlock in to a two-story high wedge-shaped frieze. Historic signage located near the Indian Canyon entrance names the complex "The CENTER". Hidden in plain sight, this is another of Palm Springs' remarkable International Style designs that is unfamiliar to locals who pass it every day, but would be hard-pressed to identify it. The entry alone reveals a sure architectural hand.

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6. Statement of Significance

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Applicable Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for listing)

Events

- : (1) Property is associated with *events* that have made a significant contribution to the broad patterns of our history.

Persons

- 9(2) Property is associated with the lives of *persons* significant in our past.

Architecture

- : (3) That reflects or exemplifies a particular period of national State or local history, or
: (4) Embodies the distinctive characteristics of a type, period, or method of construction, or
: (5) Represents the work of a master, or
: (6) Possesses high artistic values, or
9(7) Represents a significant and distinguishable entity whose components lack individual distinction.(Historic Districts)

Archeology

- 9(8) Property has yielded, or is likely to yield information important In prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

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

Areas of Significance (Enter categories from instructions)

Criterion 1: Events

Criteria 3-6: Architecture

Period of Significance: 1940s- 1950s

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7. Statement of Significance *(Explain the significance of the property on one or more continuation sheets.)*

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The Center

The Center “was originally constructed in 1948 as an important addition to Palm Springs' downtown commercial center. The complex was previously evaluated for historical significance in 2003, and was determined to be eligible for listing in the National Register of Historic Places and the California Register of Historical Resources, at the local level of significance, under Criterion A (events) for its association with the tourism-driven urban growth of Palm Springs in the post-WWII era and Under Criterion C for its embodiment of distinctive characteristics”⁵ of the International Style. The building also qualifies as the work of master architect A. Quincy Jones, and possesses high artistic values.

⁵ Museum Market Plaza EIR, Cultural Resources Survey Report, p 19.

Significant Event (*Complete if Criterion 1 is marked above*)

Criterion 1 (events): “One of the most compelling aspects of the Center's history is its close ties with the pattern of events that contributed significantly to local and regional history, namely the rapid growth of downtown Palm Springs as the dominant urban center in the Coachella Valley during the 1940s-1950s. Situated prominently at the core of downtown Palm Springs, this multi-use commercial complex, with its bold International Style architecture, trendy restaurant, and appealing courtyard, exploited and boosted the post-WWII tourist boom that perpetuated the city's claim as one of America's leading winter resorts.”⁶ For this historical contribution, the Center holds a unique place in the post-WWII development of the city and continues to be a well-known local landmark that enjoys a high level of historical interest in the community. For this *pattern of events*, the building(s) qualifies for listing under this criterion.

Significant Person (*Complete if Criterion 2 is marked above*)

Criterion 2 (Persons): No claim is made for eligibility under this criterion.

Significant Architecture (*Complete for each of Criteria 3-7 are marked above*)

Criterion 3-7 (Architecture / Design): That reflects or exemplifies a particular period of national State or local history.

The building's ability to exemplify to city's emergence as a modernist destination qualifies it for listing under this criterion.

Criterion 4: Embodies the distinctive characteristics of a type, period, or method of construction,

Designed in the International Style, the subject property was comprised of three, two-story, flat-roofed elements surrounding the open-air courtyard on four sides. Along the east side of the courtyard, a wide staircase leads to a second level restaurant space, originally called the Town and Country Restaurant, now a nightclub called Zeldaz. Along the northwest corner of the courtyard is a semi-circular element that recalls Erich Mendelsohn's famous and influential International Style De La Warr Pavilion of 1938, considered by some to be Britain's first Modernist building.



Figure 11 A. Quincy Jones and Paul R. Williams.

⁶ Museum Market Plaza EIR, Cultural Resources Survey Report, p 19.

Criterion 5: Represents the work of a master.

"Architecturally, the Center complex, as built in 1948, is among the collaborative works of innovative and acclaimed architects A. Quincy Jones and associated architect Paul R. Williams, both of whom individually earned national distinction during their careers. The Center was built by the Palm Springs Corporation on property owned by Bank of America (City of Palm Springs Building Permit dated 1946) as collaboration between architects Jones and Williams. At the same time, the architects were also commissioned to design the Palm Springs Tennis Club Restaurant (now the Bougainvillea Room) and a few years later, Romanoff's on the Rocks, a local restaurant, in 1950 (Buckner 2002)."⁷

"Archibald Quincy Jones (1913-1979) was noted for designing university and office buildings towards the end of his career, but he first gained recognition for his residential work. As a participant in John Entenza's Case Study House Program, Jones became deeply devoted to the experiment's goal of reinventing houses to reflect how people lived in the post-World War II era. His conviction that the quality of life could be improved through architecture led him to introduce new materials and design elements to his residential projects, such as glass walls, usable atriums, high ceilings and post-and-beam construction. In his non-residential buildings, Jones was recognized as an innovator and master of improving the integration and efficiency of mechanical systems while maximizing usable space.

While Jones is known for elevating the lowly post-war tract house to high-art architecture, Paul Revere Williams (1894-1980) is best remembered as a designer of elegant mansions for the rich and famous of Hollywood. Among his clients were Frank Sinatra, Lucille Ball and Desi Arnaz, Tyrone Power, Barbara Stanwyk, Danny Thomas, and Lon Chaney, Sr. Among his most easily recognized buildings in southern California are the Beverly Hills and Ambassador Hotels, Chasen's and Perino's restaurants, the theme building at the Los Angeles International Airport, Saks Fifth Avenue, and the Music Corporation of America building. In all, Williams designed or participated in over 3,000 projects."⁸

Although there is no mention of the subject building in Williams' monograph, it is featured prominently in Cory Buckner's recent Phaidon monograph *A. Quincy Jones*. Contrary to the opinion presented in the Museum Market Plaza EIR, The Center complex does appear to represent a particularly important milestone in the development of Jones' architectural style. It is an unusual property type for Jones and is a good expression of its period, and method of construction. Additionally, it remains a good example of an International Style commercial building that contributes materially to the historical fabrics of "the Village" and to Palm Springs' well-established status as a center of Mid-Modern architecture.

Criterion 6: Possesses high artistic values

Somewhat subjective in nature, a property is significant for its high artistic values when it so fully articulates a particular design concept that it expresses an aesthetic ideal. The Center, with its interior courtyard, is a modernist commercial reinterpretation of the self-sheltering hacienda form found in earlier generations of desert architecture. As such, it possesses high artistic values for the ways in which it fully articulates that particular design concept as an aesthetic ideal.

Criterion 7: Represents a significant and distinguishable entity whose components (may) lack individual distinction.(Historic Districts). No claim is made for eligibility under this criterion.

⁷ *Museum Market Plaza EIR, Cultural Resources Survey Report*, p 19.

⁸ *Museum Market Plaza EIR, Cultural Resources Survey Report*, p 15.

Significant Archeologically (*Complete if Criterion 8 is marked above*)

Criterion 8: No claim is made for eligibility under this criterion.

8. Integrity Analysis

In addition to being determined eligible under at least one of the Applicable Criteria listed above, the building must also retain its Architectural Integrity. Integrity is based on significance: *why*, *where*, and *when* a property is important. Only after significance is fully established can you proceed to the issue of integrity. Within the concept of integrity, there are seven aspects or qualities that, in various combinations, define integrity. The seven aspects of integrity are: Location, Design, Setting, Materials, Workmanship, Feeling and Association. 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.

The steps in assessing integrity are:

- Define the essential physical features that must be present for the property to represent its significance.
- Determine whether the essential physical features are visible enough to convey their significance.
- Determine whether the property needs to be compared with similar properties.
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.
- Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.

Integrity:

Now more than 60 years old, the Center represents an established and familiar visual feature in downtown Palm Springs. However, its long history of minor changes and deferred maintenance has taken a toll on the buildings, both physically and commercially. The scattered superficial deterioration noted during the field survey, detracts from the property's historic integrity in the aspect of workmanship. Today the focal point of the Center has shifted from the interior courtyard to the storefronts facing outward, especially those on Palm Canyon Drive – but this trend is reversible. That change may be traced back to the addition of the building at 168 North Palm Canyon Drive that minimally reduced the size of the courtyard. The design, materials, texture, and general appearance of this building are not compatible with the earlier buildings, providing some minor compromise to the integrity of the complex.

"The City of Palm Springs' building safety records documented hundreds of permits issued on the Town and Country Center property. Besides the permits for the construction of the original buildings in the complex, the Palm Springs Corporation also secured a permit to construct a new concrete office building in the southwest portion of the courtyard. Originally intended for a business office, it later served as a women's apparel shop. The other permits recorded in city files chronicle the physical modifications to the buildings in The Center complex, most all of them to accommodate changes in tenancy and usage in the shops, such as storefront remodeling, enlarging or extending display windows, or combining or dividing retail units.

"The interior of the restaurant building was remodeled in 1979 (City of Palm Springs 1979), including gutting of the restaurant to accommodate the installation of dance floors (City of Palm Springs 1977-1978). The

balcony at the restaurant's courtyard entrance was enclosed during another round of renovations in the early 1980s (City of Palm Springs 1980-1983).

"The two buildings at 156-174 North Palm Canyon appear to retain most of their original characteristics. However, the corrugated aluminum panels covering the upper level of their street-facing façades were installed after 1983, covering the original stucco panels (Henderson and Hough 1983:1; Maley et al. 2003:1; Figs. 7, 12)." The important semi-circular element in the courtyard remains intact, if unused. The impressive entry stair to the Town and Country restaurant has also been modified through the addition of a canopy over the stairs and the enclosure of the balcony for more interior space. Planting materials throughout the complex have not been maintained; some are missing, others are overgrown. But, all of these changes are easily reversible. In summary, the Center complex retains most of the basic elements of its International Style architecture, even though some of the storefronts have been altered to accommodate change of tenancy, as is often a common practice among retail-oriented commercial properties. Other than the replacement building in the courtyard, the minor (and restorable) changes to the angular façade of the restaurant are the most obvious. Despite these alterations to the center's integrity, overall it retains enough of its original characteristics in terms of location, design, setting, materials, feeling and association to relate to the early post-WWII period."⁹

9. Bibliography

List any previous surveys that cite the subject property, or any other documentation that may be on file:

California State Office of Historic Preservation: Historic Property data file for Riverside County, 1980.

HSPB Inventory of Historic Structures, September 20, 2001.

Architectural Resources Group, Citywide Historic Resources Survey, 2004.

CRM Tech, Cultural Resources Survey Report: the Museum Market Plaza Project, May 9, 2008.

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

This report incorporates by reference the Bibliography of the Architectural Resources Group, *Citywide Historic Resources Survey of 2004*, and the *Museum Market Plaza EIR Cultural Resources Report* of 2008.

Additional Bibliography:

Baker, Geoffrey and Bruno Funaro. *Shopping Centers, Design and Operation*. Reinhold: Progressive Architecture Library, New York, 1951.

10. Geographical Data

Acreage of Property: 4.5 acres

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

USGS Quad, Palm Springs, 7.5 quadrangle (Section 15, T4S, R45, San Bernardino Base Meridian. Assessor's parcel number: 513 092 09, 10 & 26. Addresses: 146, 156-66, and 170-174 North Palm Canyon Drive; 167-81 North Indian Canyon Drive. City of Palm Springs, Riverside County, California, Zip code: 92262.

Boundary Justification: The boundaries were selected that contain the subject buildings and the landscaped courtyard.

⁹ Museum Market Plaza EIR, Cultural Resources Survey Report, p 17.

11. Form Prepared By

Name/title: Patrick McGrew
Organization; Palm Springs Preservation Foundation
Date: April 2009
Address: 674 South Grenfall Road
City: Palm Springs
State; California
Zip code: 92264
Telephone; 760 / 416-7819
E-mail: pmaa@sbcglobal.net

Consultant's Qualifications:

Professional Qualifications Standards: The Code of Federal Regulations, 36 CFR Part 61 defines the minimum education and experience required to perform historic preservation identification, evaluation, registration, and treatment activities. The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years full-time experience in architecture; or a State license to practice architecture.

Patrick McGrew received his Bachelor of Architecture from the University of Oklahoma in 1965. He has been actively engaged in the architectural profession, specializing in historic preservation, since then. McGrew has been a licensed architect in the State of California since 1970. He possesses an in-depth knowledge of all procedures and standards utilized in the identification, evaluation, registration, and treatment of historic properties as evidenced by his lengthy career known for the depth and breadth of accumulated architectural / historical knowledge. He places a high value on the objectivity and completeness of his written works. He has several years experience in research, writing, practicing and lecturing on architecture with an academic and historical agencies and institutions. He has made a substantial contribution through research and publication of a body of scholarly knowledge in the field of California architectural history. His experience has included the preparation of numerous historic research reports, National Register nominations, and San Francisco and Palm Springs historic site nominations, as well as the preparation of plans and specifications for architectural preservation projects. He regulates his firm through the use of ethics standards developed by the Society of Architectural Historians.

Patrick McGrew's knowledge and reputation in the field of historic preservation provided the basis his public service as the long- time President of San Francisco's Landmarks Preservation Advisory Board, which extended over an eighteen year span beginning in 1978 when he was first appointed by then-Mayor George Moscone; he served the next ten years under Mayor Dianne Feinstein. Although he served less than a year under Mayor Art Agnos, it was Agnos who declared November 17, 1991 "Landmarks of San Francisco Day" to honor the publication of McGrew's first book, *Landmarks of San Francisco* (Harry Abrams, New York, 1991). Reappointed in 1992 by Mayor Frank Jordan, McGrew served four more years on San Francisco's Landmarks Board. McGrew's second book, *Landmarks of Los Angeles* was published by Abrams in 1994.

His acknowledgment by government and/or regulatory agencies, combined with Mr. McGrew's impressive list of publications on California's historic architecture, is a testament to his proficiency as a leading expert in California architectural history, for which he has received many awards for his work during a distinguished career. In 1995, his book *The Historic Houses of Presidio Terrace*, received an award of honor from the California Heritage Council. Upon the occasion of Mr. McGrew's induction into the City Club of San Francisco's "Wall of Fame," Mayor Willie Brown declared November 30, 2003 as 'Patrick McGrew Day' in San Francisco. A Commendation from the United States Senate was presented in recognition of McGrew's 'distinguished career and outstanding contributions to the City of San Francisco.' Patrick McGrew moved to Palm Springs, California in 2005 and is currently working on a book about Palm Springs' historic architecture.

Memberships and Professional Affiliations

Palm Springs Modern Committee
Palm Springs Historical Society
Architecture and Design Council of the Palm Springs Art Museum (Board Member)
Palm Springs Preservation Foundation (Board Member)
Society of Architectural Historians / Southern California Chapter

12. Additional Documentation

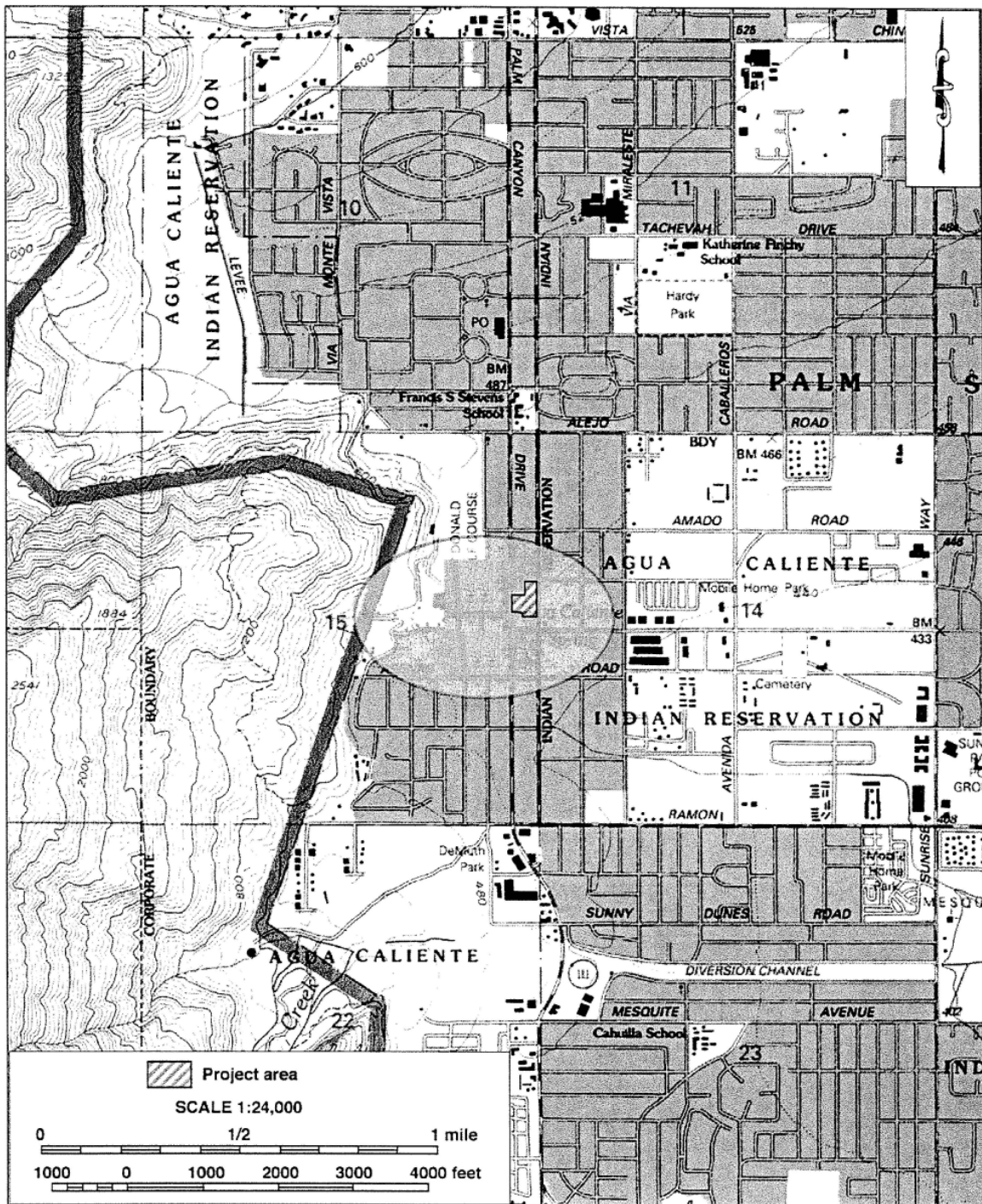


Figure 2. Project location. (Based on USGS Palm Springs, Calif., 1:24,000 quadrangle [USGS 1996])

The following form must be completed in the presence of a Notary Public. Select the form best fitting the type of authorization required.

OWNER AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss

I (We) _____ being duly sworn,
depone and say that I (we) am (are) the owners herein named and that the forgoing statements and answers
herein contained and the information herein submitted are in all respect true and correct to the best of my
(our) knowledge and belief.

Name (Please print)

Mailing Address: _____ City _____ State _____ Zip _____

Telephone _____

Signature: _____ Signature: _____

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph
is true and correct.

WITNESS my hand and official seal this _____ Day of _____, 20__.

Notary Public in the State of _____
with principal office in the County of _____