HISTORIC RESOURCES ASSESSMENT REPORT

of

Administration-Ramon Academy Building
Palm Springs High School
2248 East Ramon Road
Palm Springs, CA 92262

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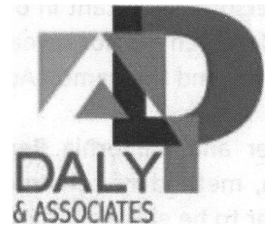

June 2012

PRESENTED AT THE BOARD MEETING ON JUNE 12, 2012.

EXECUTIVE SUMMARY

This report documents and evaluates the federal and state significance and eligibility of the building that was constructed in 1958 to be the Administration Building of Palm Springs High School, and now houses the offices of the Ramon Academy/Alternative School.

The historic resource assessment and evaluation of the building was conducted by Pamela Daly, M.S.H.P., Architectural Historian. In assessing the subject property's historical significance, federal and state criteria were applied. The subject property is not currently listed in either the National Register of Historic Places or the California Register of Historical Resources.

When the Ramon Academy Building was first constructed to house the Administrative offices of Palm Springs High School in 1958, and serve as the reception center for visitors to the campus, it presented the values of Modern architecture with clean lines, wide expanses of glass, and horizontal emphasis. In 2000, the Ramon Academy building was extensively remodeled. Significant architectural features of the original design were removed throughout the building, and the overall massing of the building was altered with the enclosure of the north patio area. The redesign of the building was set to paper by the local Palm Spring architectural firms of Donald A. Wexler Associates and James Cioffi Architect.

Pursuant to the National Register and California Register criteria relating to the Ramon Academy Building's association with significant historical events that exemplify broad patterns of our history, the subject building does not qualifies as a significant resource under Criteria A/I. The building is not associated with any specific events that have made a significant contribution to the history of Palm Springs, California, or the United States. The Ramon Academy Building was constructed at a time when schools all over the country had to expand in response to the thousands of new students resulting from the Postwar Baby Boom. New buildings were appearing on high school campuses, and indeed entire new schools were being built with buildings designed with Mid-Century Modern attributes. The Ramon Academy building was not unique in its architectural design, but rather one of many found on campuses in the U.S.

Pursuant to the National Register and California Register criteria relating to the Ramon Academy Building's association with the lives of persons significant in our past, the building does not qualify as a significant resource under Criteria B/2. Research did not reveal any direct relationship between persons important on a national, state, or local level, and the Ramon Academy Building.

Pursuant to the National Register and California Register criteria relating to the distinctive characteristics of a type, period, region, method of construction, or work of a master architect the Ramon Academy Building does not appear to be eligible for listing as a significant building under Criteria C/3. The Ramon Academy building was designed by Donald A. Wexler in 1956, early in his career while he was a partner in the firm of Wexler & Harrison. The original design of the building had architectural features that were drawn from other renowned architects such as Richard Neutra and Charles Eames. Due to the substantial and permanent alterations made to the building in 2000, and the removal of character-defining features, such as windows and doors, the building has lost its integrity of design, materials, workmanship, and feeling. While a building may lose qualities of integrity, overall it *must* be

able to convey its historic significance as a good example of Mid-Century Modern architecture to the everyday person to be determined eligible for listing as a historic resource. The Ramon Academy Building has lost the physical components that allowed it to convey its architectural history.

In summation, the Ramon Academy Building is not eligible for listing individually in the National Register or the California Register as a significant historic resource as it does not meet the criteria necessary for listing in the registries.

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I. INTRODUCTION

A. PROJECT DESCRIPTION

In 1957-58, the Palm Springs Unified School District (PSUSD) constructed a standalone building to serve as the Administration Building of Palm Springs High School. The building now houses the Ramon Academy/Alternative School and is associated with the street address of 2248 East Ramon, even while it is located in the southern area of the Palm Springs High School campus. The Ramon Academy building is currently under the control and ownership ofthe PSUSD.[1] (Figures 1 and 2, Photograph 1)

PSUSD desires to remove the Ramon Academy building and construct in its place a 9,000 square foot performing arts building. The performing arts building will provide a new band room, small practice rooms, an audio recording studio, changing rooms for the band and Black Box Theatre performers, and storage areas for instruments and costumes.

1 The conventional practice is to name a building after its original owner or use. As there is currently a newer Administration Building on the Palm Springs High School campus, to avoid confusion we are identifying the old Administration building as the Ramon Academy Building.

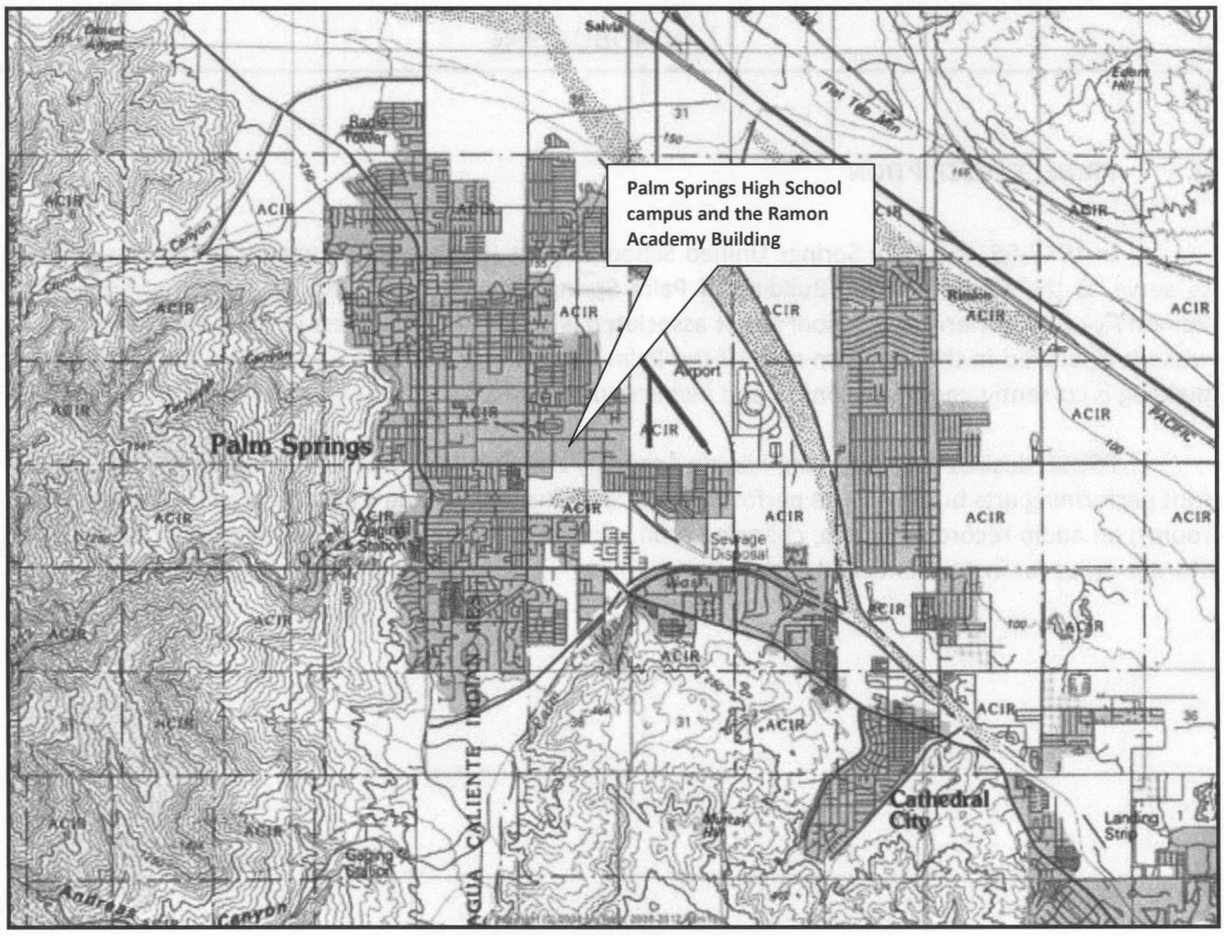

Figure 1: Regional Project Location
(USGS Palm Springs Map 1:100,000)

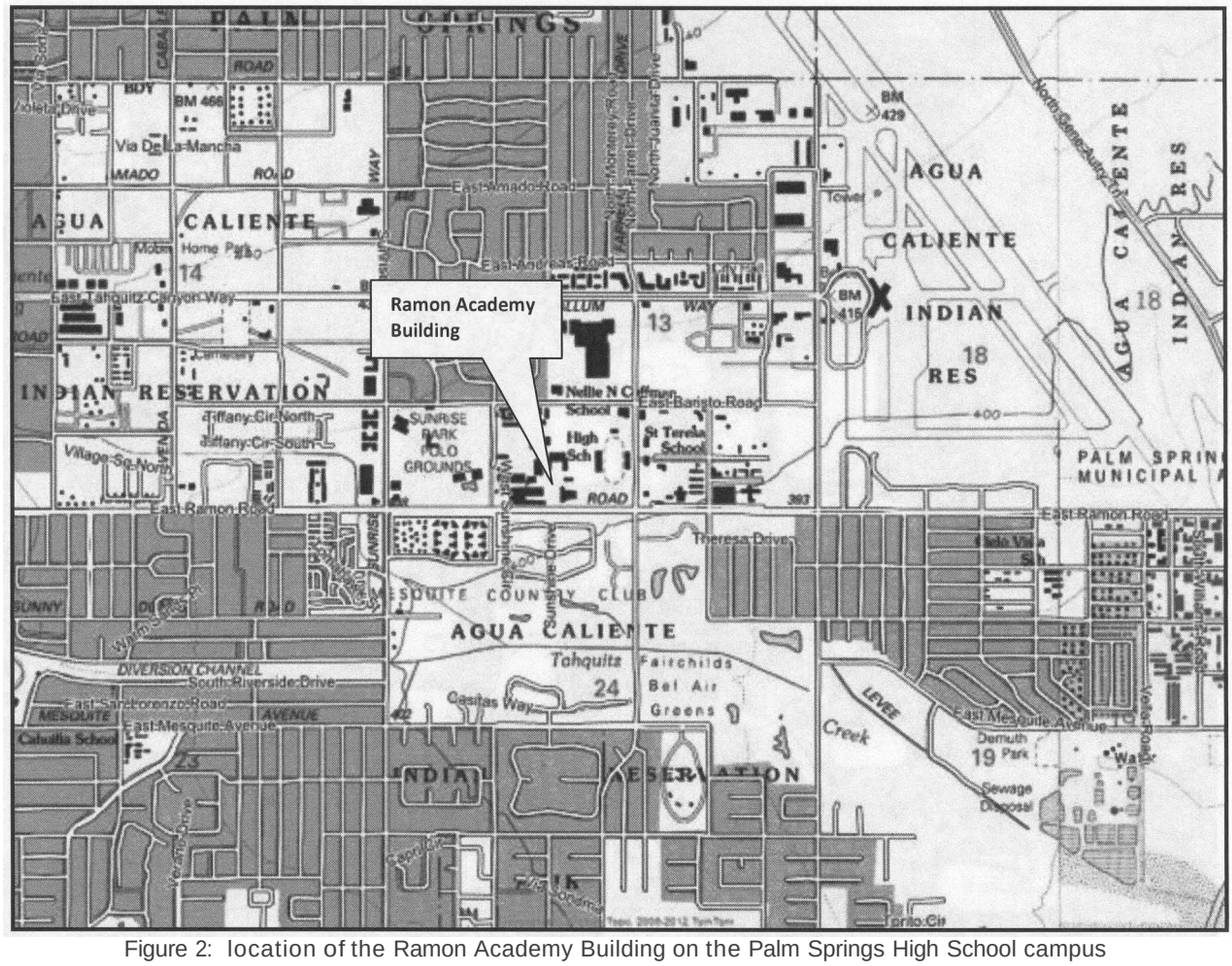

Figure 2: location of the Ramon Academy Building on the Palm Springs High School campus
(USGS Topographic Map: Palm Springs, 1:24,000)

Photograph 1: Aerial view of Palm Springs High School campus. The Ramon Academy Building is circled in yellow. (Google earth, 2011)

B. BACKGROUND INFORMATION

The Ramon Academy Building is located on the Palm Springs High School campus, within the central residential area of the City of Palm Springs. The Ramon Academy Building was originally designed in 1956 and constructed in 1957-58, to serve as a dedicated Administration Building housing the offices of the school principal, vice-principal, nurse, and school counselors.

The PSUSD desires to remove the Ramon Academy Building and construct in its' place a 9,000 square foot Performing Arts Building. The new performing arts building will provide essential space to the school's growing performance arts programs. The band program alone has nearly 200 students enrolled in its classes and activities, and cannot be accommodated by its current quarters.

C. METHODOLOGY

This historic resource assessment and evaluation of the Ramon Academy Building was conducted by Pamela Daly, M.S.H.P., Architectural Historian. In order to identify and evaluate the subject building as a potential historic resource, a multi-step methodology was utilized. An inspection of the building, combined with a review of accessible archival sources for this parcel, was performed to document existing conditions and assist in assessing and evaluating the building for significance. Photographs were taken of the building, including photographs of architectural details or other points of interest, during the pedestrian-level survey.

The National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) criteria were employed to evaluate the significance of the Ramon Academy Building.

In addition, the following tasks were performed for this study:

- Archival resources available at the ENV Archives Special Collections at Cal Poly Pomona and Palm Springs High School were accessed.

- Site-specific research was conducted on the subject property utilizing maps, city directories, newspaper articles, historical photographs, building permits and other published sources including the *Avery Index* to *Architectural Periodicals.*

- Background research was performed about the architect Donald A. Wexler and Richard A. Harrison through written publications available in print and on internet websites.

- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA), of 1966, as amended, and the California Register of Historical Resources (CRHR) are the primary federal, state, and local laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations is presented below.

In analyzing the historic significance of the subject property, criteria for designation under federal, and State landmark programs were considered. Additionally, the Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the property.

A. FEDERAL LEVEL

1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.,,2 The National Register recognizes properties that are significant at the national, state, and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

A. is associated with events that have made a significant contribution to the broad patterns of our history; or

B. is associated with the lives of persons significant in our past; or

C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. yields, or may be likely to yield, information important to prehistory or history.[3]

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2 Code of Federal Regulations (CFR), 36 § 60.2.

3 *Guidelines for Completing National Register Forms, National Register Bulletin* 16, U.S. Department of the Interior, National Park Service, September 30, 1986 *("National Register Bulletin 16/1).* This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance.,,4 According to *National Register Bulletin* 15, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.[S] The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15,* which provides guidance on the interpretation and application of these factors:

- Location is the place where the historic property was constructed or the place where the historic event occurred.[6]
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.7
- Setting is the physical environment of a historic property.s
- 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.9
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.lo
- Feeling is the property's expression of the aesthetic or historic sense of a particular period oftime.[11]

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4 *National Register Bulletin* 15, page 44.

5 Ibid.

"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 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." Ibid.

"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; and arrangement and type of plantings in a designed landscape." Ibid.

8 *National Register Bulletin* 15, page 45.

9 *'The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place."* Ibid.

10 *"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. In can be based on common traditions or innovative period techniques."* Ibid.

11 *"It results from the presence of physical features that, taken together, convey the property's historic character."* Ibid.

- Association is the direct link between an important historic event or person and a historic property.12

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.13

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin* 15 states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).14

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin* 15 provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.15

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.16 In addition, for projects that receive federal funding, the Section 106 clearance process must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to the California Environmental Quality Act (CEQA).

B. STATE LEVEL

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties set forth in the Public Resources Code (PRe) and maintains the California Historic Resources Inventory. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

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12 *"A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character... Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."* Ibid.

13 *National Register Bulletin* 15, page 46.

14 Ibid.

15 *"A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style."* Ibid.

16 See 36 CFR 60.2(b) (e).

1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the CRHR is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[17] The criteria for eligibility for listing in the California Register are based upon National Register criteria.[18] Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.[19]

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.[20]

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.[21]

To be eligible for listing in the California Register, a historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

2. Is associated with the lives of persons important in our past;

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17 California Public Resources Code § S024.1(a).

18 California Public Resources Code § S024.1(b).

19 California Public Resources Code § S024.1(d).

20 California Public Resources Code § S024.1(d).

21 California Public Resources Code § S024.1(e).

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.[22]

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.[23]

2. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (5), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

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22 California Code of Regulations, California Register of Historical Resources (Title 14, Chapter11.5), Section 4852(c).

23 Ibid.

C. LOCAL LEVEL

1. City of Palm Springs

The PSUSD derives its powers from the California Constitution, the California Education Code, and other codes enacted by the state legislature, and Title 5 of the Administrative Code which contains the rules and regulations of the State Board of Education. As such, the buildings and structures located at Palm Springs High School, including the Ramon Academy Building, are not under the jurisdiction of Chapter 8.05 Historic Preservation of the City of Palm Springs Municipal Code.

III. EVALUATION

A. HISTORIC CONTEXT

1. Palm Springs

The ancestors of today's Agua Caliente Band of Cahuilla Indians lived in the region of Palm Springs more than 2,000 years ago. The Agua Caliente Indians of Palm Springs are one of ten or more independent clans of the Cahuilla tribe from the Shoshonean division (Takic) of the Uto-Aztecan language family. Their traditional communities were located in the Palm, Andreas, Murray, Tahquitz, and Chino canyons.

In 1774, Captain Juan Bautista de Anza led his expedition through Alta California and the lands of the Cahuilla tribes on his way towards Mission San Gabriel Archangel. Almost seventy-five years later, in 1853, the United States Government sent out teams of land surveyors and engineers to map the new territory west of the Rocky Mountains and future transportation routes. Palm Springs was noted as a settlement on a stage coach road through the San Gorgonio Pass. An influx of white travelers coming through the area in 1863 brought a strain of highly virulent smallpox that caused an epidemic within the native community and decimated the local Cahuilla tribe population.

After running a railroad line through to Colton, and on into Los Angeles in 1876, the Southern Pacific Railroad then began the construction of its southern route that would run through Bryn Mawr, Beaumont, Whitewater, Indio, Mecca, Niland, continuing to Yuma, Arizona and points east. Although it stayed to the north of the small settlement of Palm Springs, the area was now accessible by a day's train ride from Los Angeles. The Southern Pacific Railroad Company had been given thousands of acres of land by the U.S. Government as an incentive to build the railroad and create towns along their routes. The even-numbered parcels of Southern Pacific Railroad Company land in Palm Springs were given to the Agua Caliente, yet federal law prohibited the tribe from leasing or selling the land to derive income from it.

The first non-native person to become a permanent resident in the Palm Springs settlement was Judge John Guthrie McCallum, who arrived with his family from San Francisco. Attracted by the dry desert air that was so beneficial to tubercular patients, McCallum settled in the area primarily to help cure one of his sons. McCallum saw the potential to create a health-based retreat for those seeking to escape congested and dirty cities. McCallum purchased unwanted and surplus lands from the Southern Pacific Railroad Company to build a canal to bring water into the Coachella Valley from the Whitewater River, and constructed the regions first hotel in 1886.

The area east of Redlands and Riverside attracted visitors arriving by train to escape the harsh winter weather of the eastern and northern states, and even from Northern California. In the small settlement of Riverside, the navel orange had created an overnight sensation, and the land around the Riverside exploded overnight with newly planted orange groves and all the people necessary to run the groves and packing houses. In 1893, the new county of Riverside was carved out of the southern portion of San Bernardino County and the northern part of San Diego County.

Knowing that the region could be very popular for those seeking the desert heat, Dr. Wellwood Murray opened the Palm Springs Hotel. Guests at the Palm Springs Hotel could "take the waters" at the natural hot springs bathhouse across the road on tribal land. As the scourge of tuberculosis moved into the twentieth century, Dr. Harry and Nellie Coffman established The Desert Inn for the long term stays of the tubercular patient. After the causes of tuberculosis were identified and addressed in the 1920s, The Desert Inn saw less consumptive patients and became known as a resort hotel visited by very wealthy guests.

In 1936, the village of Palm Springs initiated a study to consider incorporating the community which by then had a year-round population of over 5,000 residents and an influx of almost 3,000 visitors during the winter months. The City of Palm Springs was incorporated in 1938 to establish traffic, housing, schools, and zoning controls. Accessible by train and automobile from Los Angeles and Hollywood, Palm Springs became a favorite weekend retreat for members of high society, actors, and movie industry moguls.

As with many communities in California, after World War II ended, soldiers came to the West Coast seeking opportunities and escape from the harsher weather back east. A housing boom spread throughout Los Angeles, San Bernardino, Riverside, Orange, and San Diego counties. The first new housing development in Palm Springs was started in the Veterans Tract, east of El Cielo. Into the 1950s and 1960s, other housing projects included Jack Meiselman's and later, the Alexander steel houses. The idea of Palm Springs being a perfect location for a second home became popular, and thousands of condominium units were constructed throughout the city and adjoining communities. The City developed its first General Plan in 1966.

In the 1970s, there was a move to slow down the rapid and seemingly uncontrolled growth of the city. The City's Planning Commission and City Council, with input from local residents, created a new general plan which down-zoned several areas in the city. Unfortunately, because of the way sections of land are divided between land owned by the Agua Caliente Indians and city-controlled land, the plan to create a new general plan caused conflict between the two disparate groups. The City and the Agua Caliente were forced to devise a one-of-a-kind General Plan to incorporate the best interests of both groups. The City's General Plan was rewritten in 1977 and 1993, with an update to the Plan issued in 2007.[24]

2. Palm Springs High School

The Desert School District was established by San Diego County almost immediately before Palm Springs and nearby environs had been assigned to the newly created Riverside County in 1893. The first schoolroom was located in the "Pierce's house", run under the auspices of the Desert School District. School census records reveal that 21 children, 8 Caucasian and 13 Indian were eligible to attend the school.[25] According to official records, in 1894-95 the Desert School District that served Palm Springs had only an average daily attendance of nine students.[26]

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24 *City of Palm Springs General Plan;* Chapter 1, Administration: http://ci.palm-springs.ca.usfindex.aspx?page=558

25 Palm Springs Unified School District. *Report of the Survey.* May 1964. Page 361.

26 Ibid, page 1.

The District bought a site for a school in 1896 for $160. The Southern Pacific Railroad objected to the use of selling bonds to finance the construction of the new school, and instead constructed it themselves. The new school opened in 1897, at the northeast corner of the intersection of Indian Avenue and Amado Road.[27] Under the new assignment of students in the recently formed Riverside County, the Desert School District oversaw the elementary school children and Banning Union High School District was responsible for the education of the high school students.

With the continued growth of Palm Springs as a tourist location, and the permanent settlement of families to support the recreation industry, a new high school was constructed in Palm Springs in 1938. This meant that students no longer had to travel to Banning for high school classes. The new Palm Springs High School opened for the 1939-40 school year, and the campus on East Ramon Road consisted of eight classrooms, one science room, and one homemaking room. The year of 1940 also brought the creation of the Palm Springs Union High School District out of the Banning Union High School District. Eight years later, the Palm Springs Unified School District was formed.[28]

Within ten years, an electric shop, five additional classrooms, a gymnasium, cafeteria, wood shop, and metal shop had been added to Palm Springs High School campus. In 1958, after the end of World War II, the campus took on a more modern appearance with the construction of a 1,165-seat auditorium, administration building, a building devoted to science laboratories and classrooms, and a music building. Additional classrooms and a library were added in 1961.[29]

The Palm Springs High School has continued to grow and expand. Today it has an enrollment population of approximately 2,200 students.

3. Harrison and Wexler Architects

According to biographical listing in the American Architects Directory for 1970, Donald Allan Wexler was born in Sioux Falls, South Dakota in 1926. He received his Bachelor of Architecture degree from the University of Minnesota in 1950. Wexler came to the Los Angeles area and was hired as an apprentice/draftsman at the firm of Neutra and Alexander. After nine months with Neutra's firm, Wexler moved to Palm Springs to work with William F. Cody for the balance of his pre-license period. He met Richard A. Harrison, a graduate of the school of Architecture at the University of Southern California, while working with Cody. After both Wexler and Harrison finished their apprenticeship programs with Cody they set up a partnership in 1953.[30] In Palm Springs, as throughout Southern California, there was a building boom of residential housing, and two young, relatively inexperienced architects could forge careers out of the abundance of opportunities available.

Wexler and Harrison worked on a variety of projects during the nine years of their partnership. Their firm was one of the team, along with architects William Cody and Phillip Koenig, who designed the Palm Springs Spa and Bath House in 1957.

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27 Ibid, page 361.

28 Ibid, page 1.

29 Ibid, page 364.

30 Donald Allan Wexler. American Institute of Architects, "American Architects Directory, 1970." R.R. Bowker, LLC.

One of the firm's early commissions was to design a dedicated Administration Building and a Science Building to be constructed on the Palm Springs High School campus. (The Administration Building is now used to house the Ramon Academy.) In 1956, Wexler was the lead architect for the modest, 5,400 square foot, one story Administration building that would house the offices of the principal, vice-principal, student counselors, and school nurse. Both the Administration and Science buildings were constructed in 1958, but only the Administration/Ramon Academy Building survives.

Wexler and Harrison began to gravitate towards different types of projects in the late 1950s, with Wexler focusing on the design of schools and public works projects, and Harrison becoming involved with housing development projects.[31] The team split up shortly after designing seven model homes in Palm Springs, in a design program working with U.S. Steel in 1962. The steel-framed homes were built by the Alexander Construction Co. in a project with Rheem Manufacturing Company's Rheemetal Division from Huntington Park, California. (Rheemetal had purchased the steel building division of Calcor Corporation in 1960.)[32] Steel Development House #2, designed by Wexler & Harrison, and was accepted for listing in the National Register of Historic Places in March 2012.

Wexler went on to design many school buildings, public, and private buildings over the course of his career to 2002. One of his finest achievements was the design of the Palm Springs International Airport from 1963 to 1965. Two of his notable residential projects are the Maurice and Dinah (Shore) Smith house constructed in Palm Springs in 1964, and the "Style in Steel" house constructed in 1967-68 in Buena Park, CA.

B. HISTORIC RESOURCES IDENTIFIED

A pedestrian-level inspection of the Ramon Academy Building on the campus of Palm Springs High School, with the address of 2248 East Ramon Road, Palm Springs, was performed during a site visit on May 4, 2012. The Ramon Academy Building is located in the south central area of the campus, and is currently used for the administrative operations of the Ramon Academy alternative school. Ramon Academy is operated and maintained under the auspices of PSUSD, 980 East Tahquitz Canyon Way, Suite 202, Palm Springs, CA.

John Vega, from the PSUSD office of Facilities, Planning and Development, and Ricky Wright, Principal of Palm Springs High School, escorted this investigator during the physical investigation of the interior and exterior of the Ramon Academy Building. Mr. Vega described the recent and historic use of the building, and gave a tour of the current layout of the interior space. The PSUSD office of Facilities, Planning and Development provided a copy of the original 1956 blueprints/drawings of the building, along with the drawings of the alterations made to the building in 2000, for this evaluation.

The Ramon Academy Building is a public-use type building containing approximately 5,654 square feet of floor space. The building is massed in a rectangular shape with the front (south) elevation of the building set lengthwise facing a school parking lot and East Ramon Road. When the building first served as the Administration building for the entire high school in 1958, the campus was orientated to face towards East Ramon Road as the primary entrance route. (Photograph 2)

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[31] McGrew, Patrick. *Donald Wexler: Architect.* Palm Springs Preservation Foundation, 2010. Page 8.

[32] *Los Angeles Times.* "Model Homes Demonstrate Steel Building Methods", February 25, 1962.

Donald A. Wexler from Wexler & Harrison of Palm Springs was the lead architect for the project. Structural engineers were Parker, Zehnder & Associates from Los Angeles, Cal Construction Company of San Bernardino were the General Contractors, E.A. Wicholm from Inglewood was the Masonry Contractor, and Chamco Concrete Block Co. was the concrete block supplier.[33]

The original blueprints of the building, dated 1956, show the building to be in an offset "H" pattern with the "arms" of the "H" extending north and south. (See Photographs 3 and 4) The building is one-story in height and, including the front entrance and interior patio area, measures approximately 105 feet long by 75 feet wide. The entire building is covered with a flat roof system and is set on a poured-concrete slab foundation. The building was designed to be a modest example of Mid-Century Modern architecture, used to house the high schools administration functions.

The use of concrete masonry units for both interior and exterior walls, reduced the cost of building wood-frame walls, but also lent the feeling of bringing a natural material into the building. A long glass curtain wall across the front entrance to the building, and in shorter spans on other exterior walls, allowed a person in the building to "connect" with the environment around the building, which in 1958 was open landscape for almost as far as the eye could see. A Neutra-influenced rectangular canopy is suspended between the west wall of the south building area, and from a free-standing Chamco block wall on the opposite side of the paved entranceway. The entrance way expounded on the use of rectangular shapes to bring vibrancy to the building. (Photograph 5) Interior patio spaces had been created between the "arms" of the building, and glass curtain walls were installed on the east walls to allow a full view of the outdoor area.

The lobby area was open and airy, expounding on the Modern architects vision of "bringing the outdoors in". (Photograph 6 and 7) The use of the Chamco block was used by Wexler because of the aggregate and the color that could be raised from the surface of the block when it had been sandblasted. "For both structural and aesthetic reasons all concrete block areas are used in a rectangular shape within the bloc module with filler panels of glass and wood stud and plaster. The stack bond pattern was decided upon because of its clean and neat appearance..."[34] The concrete walls were sealed with two coats of silicone to protect the special surface and reduce maintenance needs.

Over the years Palm Springs High School has erected and demolished a number of buildings. In 2000, Palm Springs High School rearranged the use of buildings on campus, and with the construction of a new Administration Building, relegated the old Administration Building for use by the administrative offices of the Ramon Academy alternative school program. A photograph of the Ramon Academy Building from the PSUSD School Sites Report in that same year shows that at some point in time all the exterior concrete block walls had been painted white.

To accommodate the operations of the Ramon Academy, Donald A. Wexler Associates and James Cioffi Architect, were retained as the project architects to reuse the old Administration building for a new purpose. Under the supervision of the buildings original architect, all the glass curtain walls and full-length glass doors were removed. (Photographs 8) Solid doors with small inset windows were installed. (Photograph 9) Other floor-to-ceiling glass infill walls were removed, and smaller windows

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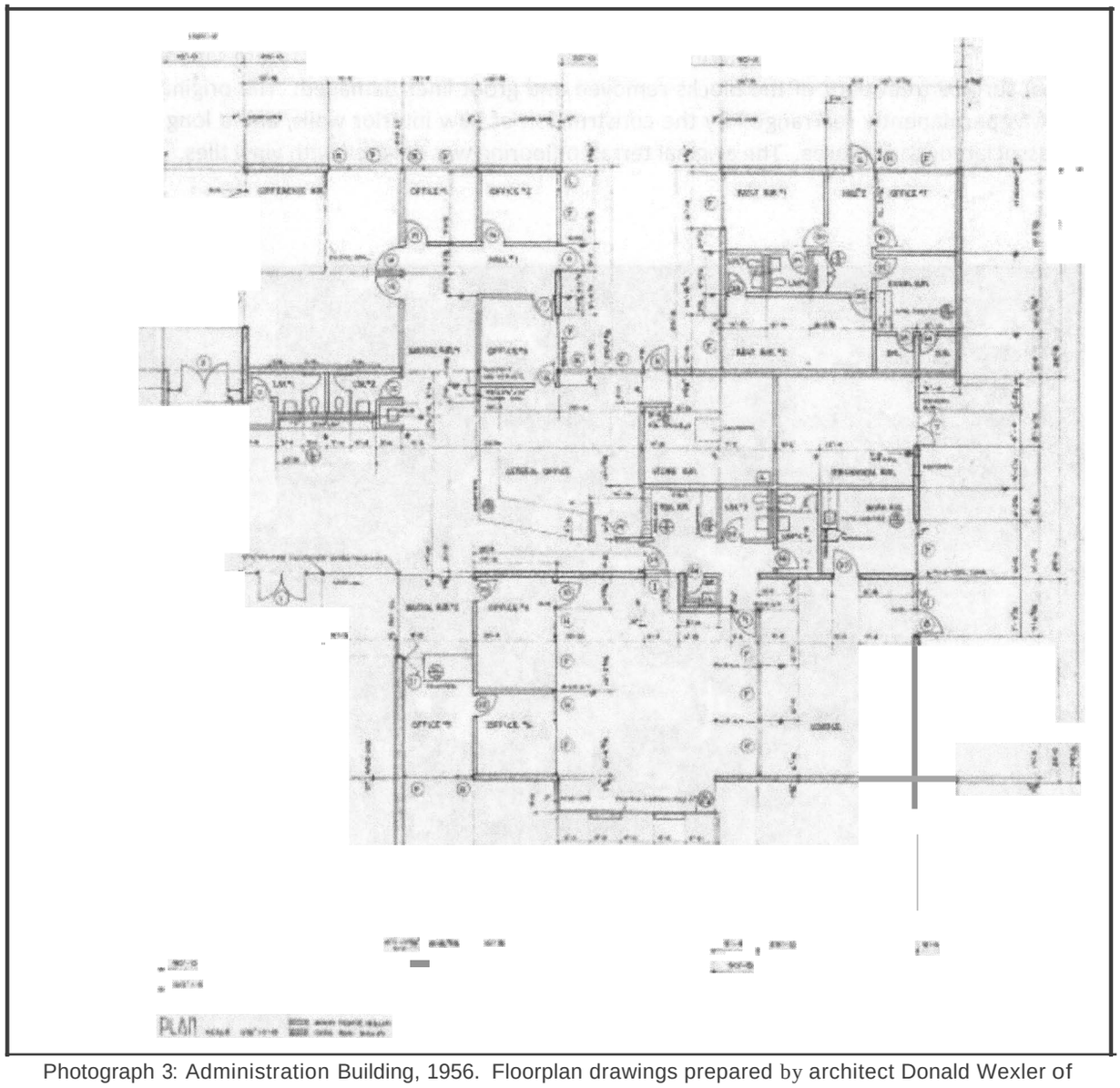
[33] *Concrete Masonry Age* "Administration Building Palm Springs", January 1958.

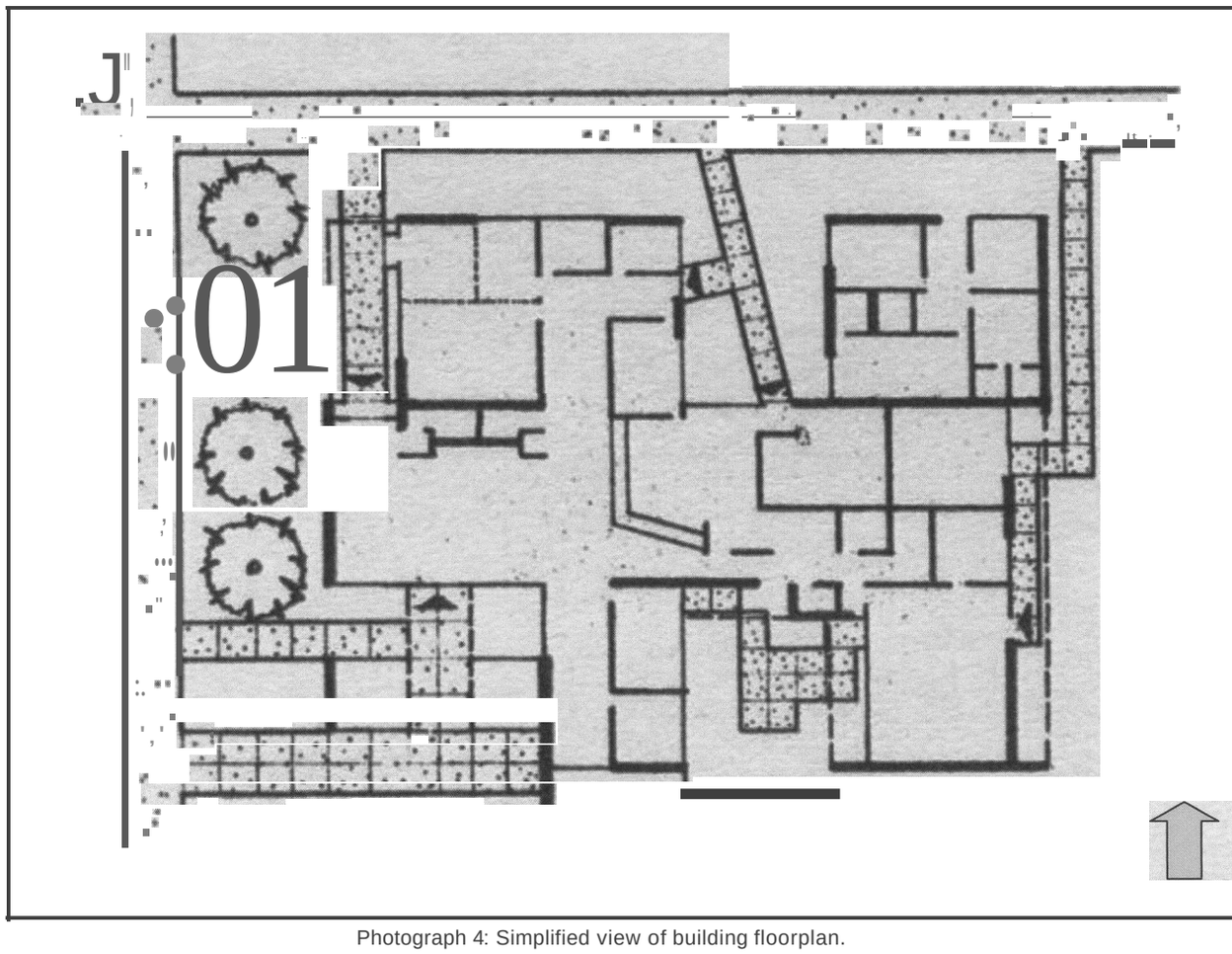
[34] Ibid.

were set in wood frame walls in their place. (Photograph 10) The north patio area was enclosed to become an interior space. (Photograph 11) The painted concrete block walls were sandblasted, with the original surface treatment of the blocks removed and grout lines damaged. The original interior lobby area was permanently rearranged by the construction of new interior walls, and a long "help" counter with associated storage area. The original terrazzo flooring was covered with vinyl tiles.

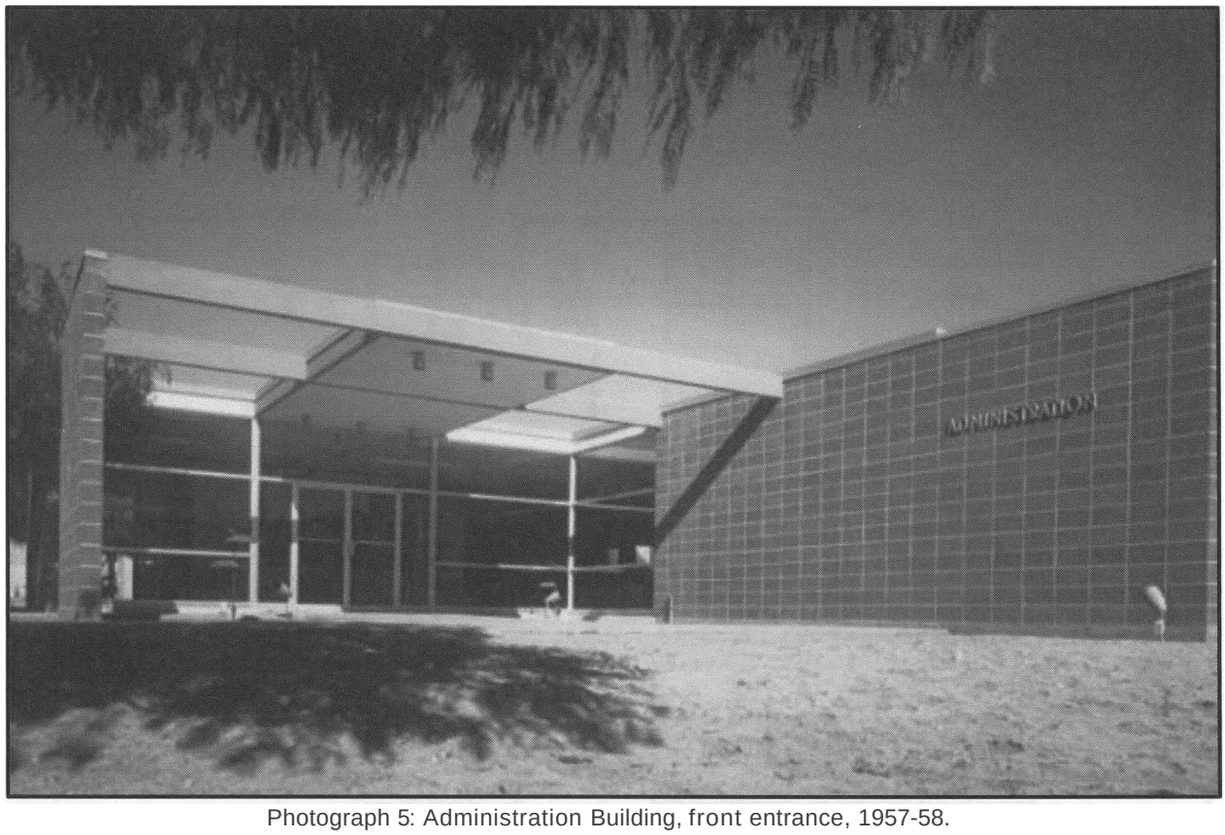
Photograph 2: Aerial view of the Ramon Academy, 2009.
The Ramon Academy Building was constructed in 1958 to be the Administration Building. It was the primary entrance to the High School when the campus was orientated to face East Ramon Road.
(Source: Google, 2011)



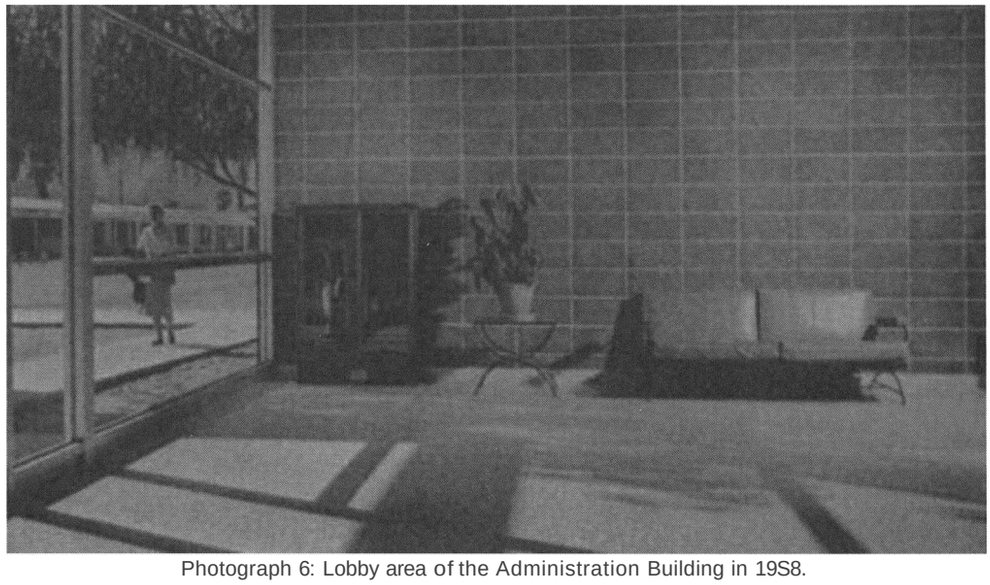
Photograph 3: Administration Building, 1956. Floorplan drawings prepared by architect Donald Wexler of Harrison & Wexler Architects.
(Drawings courtesy of Palm Springs Unified School District)



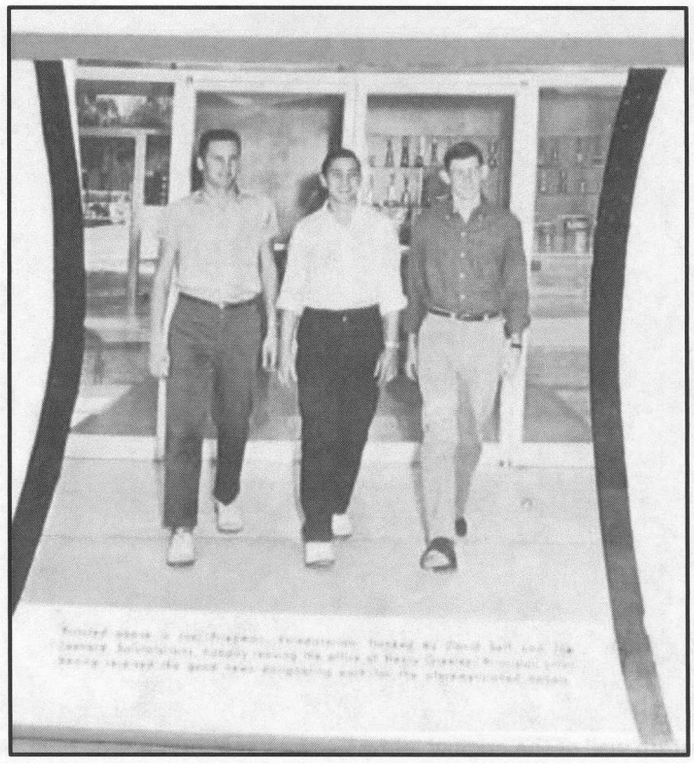
Photograph 4: Simplified view of building floorplan.
(Taken from article "Administration Building Palm Springs" in Concrete Masonry Age, 1958)



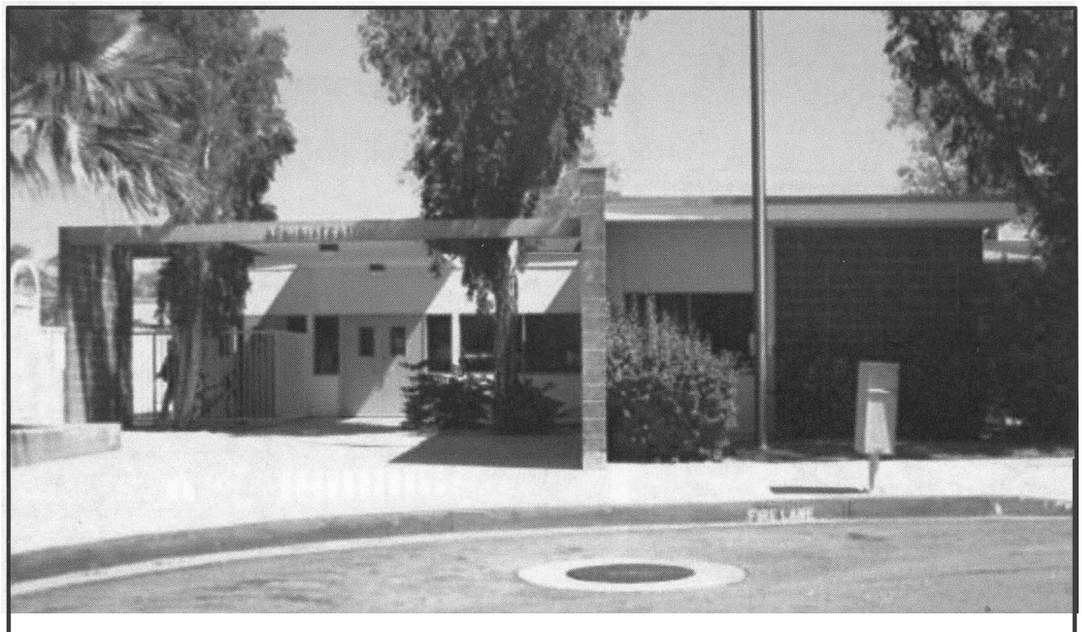
Photograph 5: Administration Building, front entrance, 1957-58.
(Photograph courtesy of Donald Wexler Collection, ENV Archives Special Collections, Cal Poly Pomona)



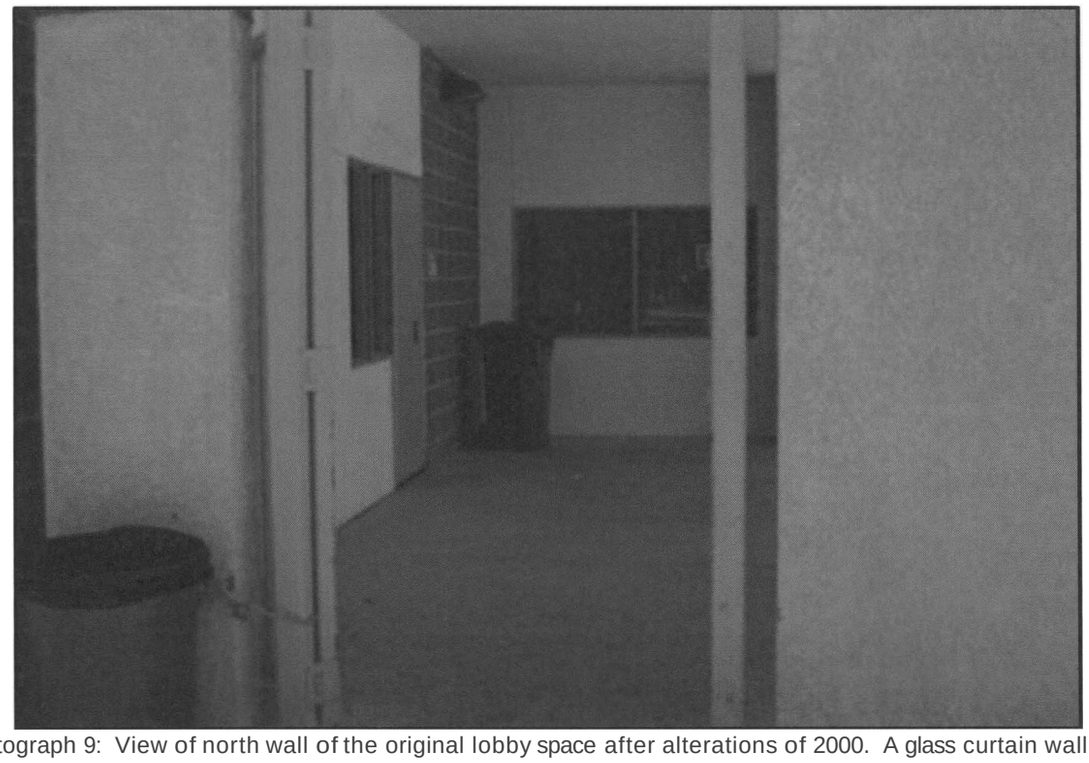
Photograph 6: Lobby area of the Administration Building in 19S8.
((Taken from article "Administration Building Palm Springs" in Concrete Masonry Age, 1958J



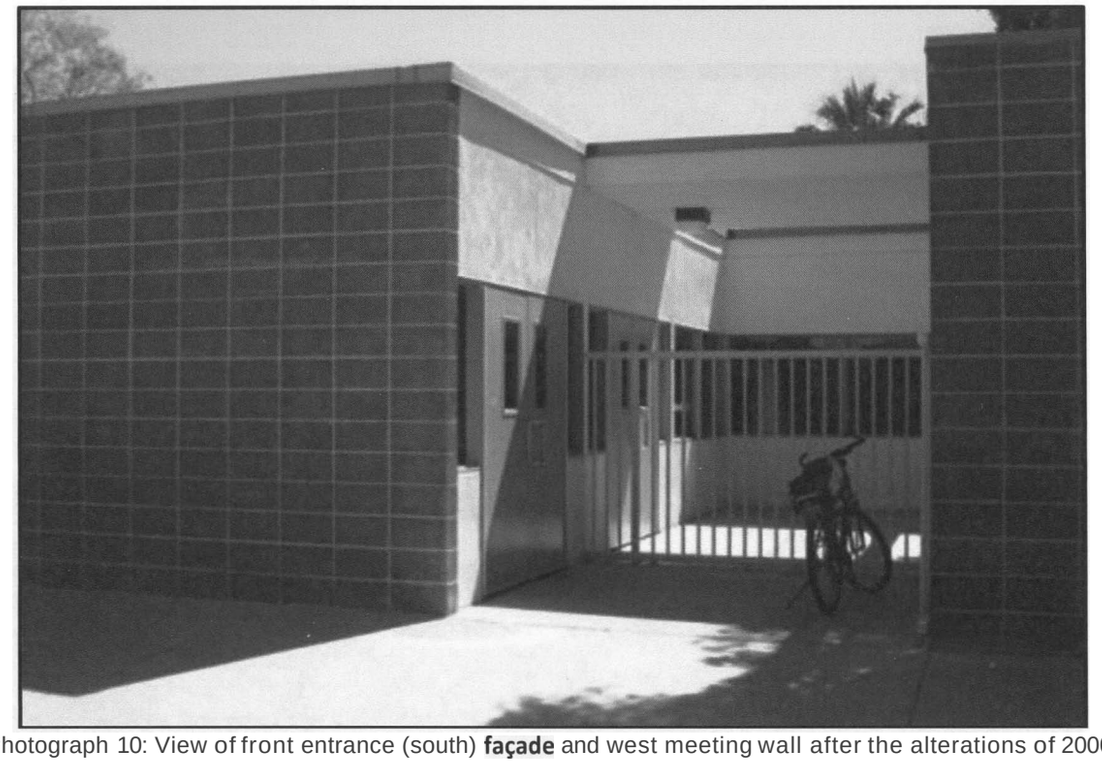
Photograph 7: Photograph of the lobby area of the Ramon Academy Building with the original glass curtain walls on the south (main front entrance) and north (door to schoolyard) elevations.
(Photograph courtesy of Palm Springs High School, 1958 Chia Yearbook)



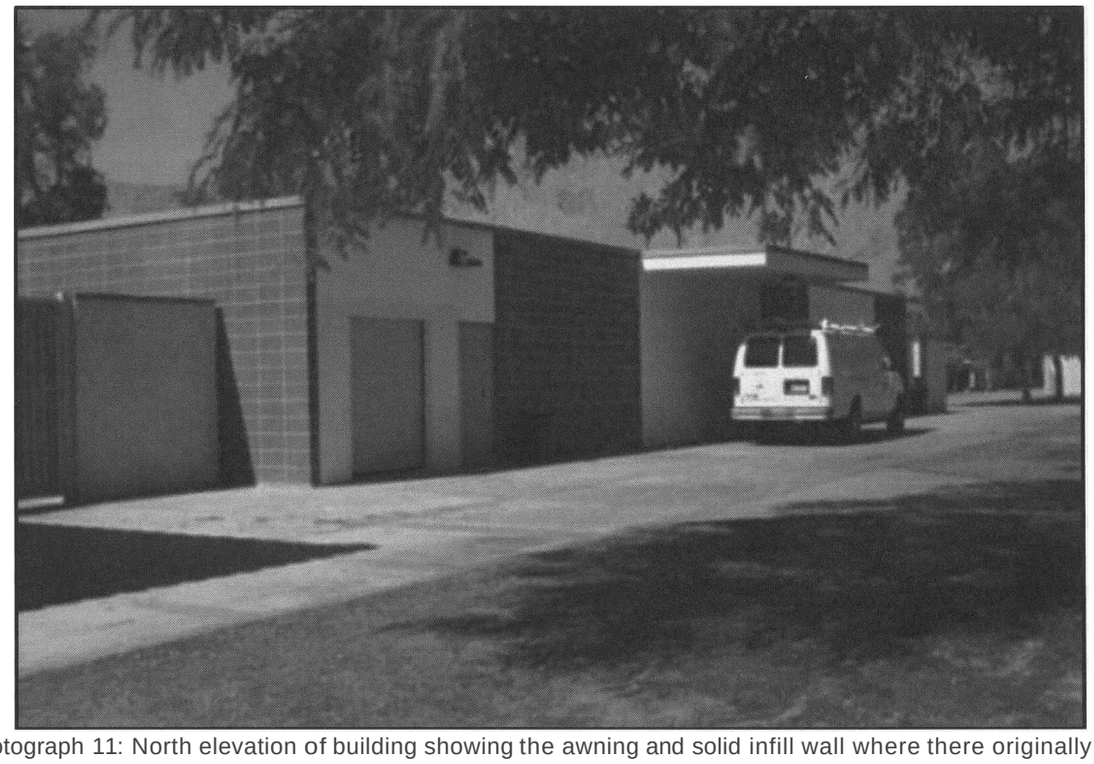
Photograph 8: Front entrance to building after alterations of 2000. View looking north.



Photograph 9: View of north wall of the original lobby space after alterations of 2000. A glass curtain wall with a set of full-length glass doors had been situated here to open the lobby space to a view of the north lawn area.



Photograph 10: View of front entrance (south) **façade** and west meeting wall after the alterations of 2000. Historic photographs reveal that the entire front entrance **façade** and the meeting wall were of glass curtain wall construction with a single set of glass doors to enter the building. View looking east.



Photograph 11: North elevation of building showing the awning and solid infill wall where there originally was an open patio area for the building. View looking southwest.

C. SIGNIFICANCE

The subject building, historically known as the Administration Building, and which now serves to house the offices of the Ramon Academy is located in the south central area of the Palm Springs High School Campus. The Ramon Academy Building was designed by the architect Donald A. Wexler of the firm Wexler & Harrison, in Palm Springs. Both Donald Wexler and Richard A. Harrison were residents of Palm Springs, and were partners in an architecture design firm from 1953 to 1962.

When the Ramon Academy Building was first constructed to house the Administrative offices of Palm Springs High School in 1958, and serve as the reception center for visitors to the campus, it presented the values of Modern architecture with clean lines, wide expanses of glass, and horizontal emphasis. In 2000, the Ramon Academy building was extensively remodeled. Significant architectural features of the original design were removed throughout the building, and the overall massing of the building was altered with the enclosure of the north patio area. The redesign of the building was set to paper by the local Palm Spring architectural firms of Donald A. Wexler Associates and James Cioffi Architect.

In assessing the historical significance of the subject property, federal, state, and local significance criteria were applied. The subject property is not currently listed in either the National Register or the California Register.

Criteria A/1: Pursuant to the National Register and California Register criteria relating to the Ramon Academy Building's association with significant historical events that exemplify broad patterns of our history, the subject building does not qualifies as a significant resource under Criteria A/1.

The building is not associated with any specific events that have made a significant contribution to the history of Palm Springs, California, or the United States. The Ramon Academy Building was constructed at a time when schools all over the country had to expand in response to the thousands of new students resulting from the Postwar Baby Boom. New buildings were appearing on high school campuses, and indeed entire new schools were being built with buildings designed with Mid-Century Modern attributes. The Ramon Academy building was not unique in its architectural design, but rather one of many found on campuses in the U.S.

Criteria 8/2: Pursuant to the National Register and California Register criteria relating to the Ramon Academy Building's association with the lives of persons significant in our past, the building does not qualify as a significant resource under Criteria B/2. Research did not reveal any direct relationship between persons important on a national, state, or local level, and the Ramon Academy Building.

Criteria C/3: Pursuant to the National Register and California Register criteria relating to the distinctive characteristics of a type, period, region, method of construction, or work of a master architect the Ramon Academy Building does not appear to be eligible for listing as a significant building under Criteria C/3.

The Ramon Academy building was designed by Donald A. Wexler in 1956, early in his career while he was a partner in the firm of Wexler & Harrison. The original design of the building had architectural features that were drawn from other renowned architects such as Richard Neutra and Charles Eames. Neutra himself had been designing schools since the 1930s, using the Modern architecture vocabulary to enhance a student's experience in the schoolroom. Wexler was influenced by Neutra and other Mid-Century Modern attributes when designing the Ramon Academy Building.

> *Neutra pioneered the understanding that good houses can be made of inexpensive materials; that outdoor spaces contribute as much* to *the design as much as indoor spaces….Other International Style principles include the use of large glass area that face away from public view while providing outlooks toward private gardens at the rear and sides of the site; and a building should connect into rather than onto the landscape though the extension of plans beyond the building envelope. Thin projecting overhangs for shade, supported by ubiquitous "spider legs", are often found in both Neutra and Wexler projects.*[35]

Due to the substantial and permanent alterations made to the building in 2000, and the removal of character-defining features, such as windows and doors, the building has lost its integrity of design, materials, workmanship, and feeling. With the demolition of the glass and metal framed walls in the building, particularly in the front lobby area, the original design concept of "allowing nature in" was destroyed. The "H" layout for the building, which was chosen to allow almost every office to have natural light, was permanently changed with the removal of the north patio and the construction of a storage room. The removal of paint applied to the exterior concrete block walls by sandblasting, irreparably destroyed the workmanship and surface material of the building.

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35 McGrew, page 6.

While a building may lose qualities of integrity, overall it *must* be able to convey its historic significance as a good example of Mid-Century Modern architecture to the everyday person to be determined eligible for listing as a historic resource. The Ramon Academy Building has lost the physical components that allowed it to convey its architectural history.

In summation, the Ramon Academy Building is not eligible for listing individually in the National Register or the California Register as a significant historic resource as it does not meet the criteria necessary for listing in the registries.

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V. QUALIFICATIONS

Pamela Daly is a Qualified Architectural Historian with more than 16 years experience in historic resource management and consulting in California, Vermont, New York, and Nevada. She earned a Bachelor of Science degree in Business Management from Elmira College in Elmira, New York, and a Master of Science degree in Historic Preservation at University of Vermont. Ms. Daly's coursework in Historic Preservation included the study of American Architecture, Historic Landscapes, and Building Conservation Techniques.

Ms. Daly has expertise not only in assessing and evaluating classic residential architectural styles of the United States dating from the eighteenth to the twenty-first century, but she has a wide range of experience in the survey and evaluation of military sites and structures in both the western and eastern United States. She has performed studies on the architecture of the Wilshire Boulevard corridor in Los Angeles and Beverly Hills, airplane hangars, military housing, helicopter hangers, ammunition bunkers, flight simulators, and Cold War radar arrays. Industrial archaeological sites include automobile and railroad bridges, irrigation canals and ditches, gravity-fed water supply systems, gold mines, water-pumping systems, privately-owned reservoirs, electric transmission line towers, roads, historic signage, steam-powered belt and pulley systems, and a historic zanja.

Studies of built-environment resources include archival research, field investigation, significance criteria and determinations, assessment of impacts/effects, management plans, and mitigation implementation. Mitigation measures include preparation of Historic American Building Survey documentation, Historic American Engineering Record documentation, Historic American Landscape documentation, interpretive signage, layout and production of brochures, websites, and video displays. Ms. Daly has also worked with clients with historically significant buildings to restore or rehabilitate them in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

From her training at the University of Vermont, Ms. Daly is qualified to prepare Historic Structure Reports (HSR) for built-environment resources. She has the expertise and equipment to perform chromochronology, mortar analysis, historic interior evaluations, and analysis of historic paint finishes. She has prepared reports detailing the existing conditions of the interior and exterior features of a building, and presented the recommended repair and maintenance tasks necessary to protect the historic resource.

Ms. Daly has experience with federal agencies including U.S. Air Force, U.s. Navy, U.S. Army Reserve, U.s. Army Corps of Engineers, Bureau of Land Management, the U.S. Forest Service, the National Park Service, and U.S. Fish & Wildlife. She is accepted as a principal investigator for both Architectural History and History by the California State Office of Historic Preservation, and holds the qualifications to work throughout the United States. Ms. Daly belongs to the National Trust for Historic Preservation, Vernacular Architecture Forum, Society of Industrial Archaeology, and Association of Preservation Technology.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #:
HRI # :
Trinomial:
NRHP Status Code : 6Z
Other Listings
Review Code Reviewer Date

*Resource Name or #: Administration-Ramon Academy Building

Pi. Other Identifier:

*P2. Location: D Not for Publication .Unrestricted *a. County: Riverside
and (P2b and P2c or P2d. Attach a location Map as necessary.)
*b. USGS 7.S· Quad: Palm Springs Date: 1996 T 45; R4 E; SE ¼ of SW ¼ of Sec 13 ; S.B. B.M.
c. Address: 2248 East Ramon Road City: Palm Springs Zip:
d. UTM: Zone: 11; 0544296mE/ 3741938mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 406 feet absl.
The Ramon Academy building is located in the south central area of the Palm Springs High School campus. It is accessed by Ramon Road.

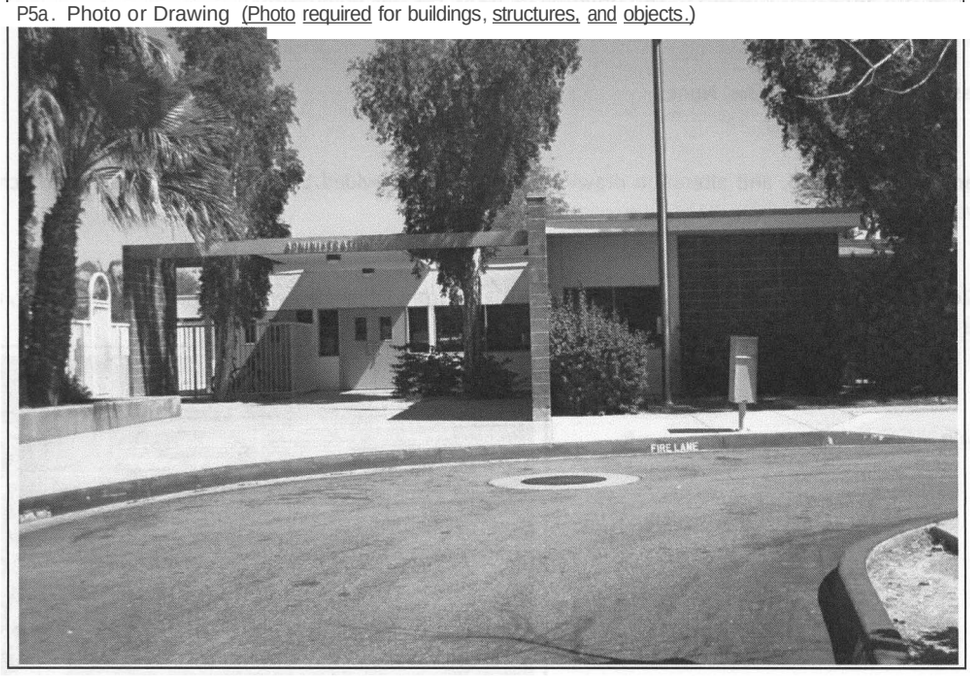
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Ramon Academy Building is a public-use type building containing approximately 5,654 square feet of floor space. The building is massed in a rectangular shape with the front (south) elevation of the building set lengthwise facing a school parking lot and East Ramon Road. When the building first served as the Administration building for the entire high school in 1958, the campus was orientated to face towards East Ramon Road as the primary entrance route. The original blueprints of the building, dated 1956, show the building to be in an offset "H" pattern with the "arms" of the "H" extending north and south. (See Photographs 3 and 4) The building is one-story in height and, including the front entrance and interior patio area, measures approximately 105 feet long by 75 feet wide. The entire building is covered with a flat roof system and is set on a poured-concrete slab foundation. The building was designed to be a modest example of Mid-Century Modern architecture, used to house the high schools administration functions. (See Continuation Sheet for additional text.)

*P3b. Resource Attributes: (list attributes and codes) HP-15 (Educational bUilding)

*P4. Resources Present: ☒Building DStructure DObject DSite DDistrict DElement of District DOther (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
View looking north May 4, 2012.

*P6. Date Constructed/Age and Sources: .Historic DPrehistoric DBoth
1958; Palm Spring Unified School District.

*P7. Owner and Address:
Palm Springs Unified School District
980 East Tahquitz Canyon Way,
Suite 202
Palm Springs, CA

*P8. Recorded by:
Pamela Daly, M.S.H.P.
Daly & Associates
4486 University Avenue
Riverside, CA 92501

*P9. Date Recorded: June 8, 2012.

*PIO. Survey Type: Intensive (CEQA)

*PII. Report Citation: Daly, Pamela. *Historic Resource Evaluation Report of Administration-Ramon Academy Building, Palm Springs High School, Palm Springs, Riverside County, CA.* June 2012.

*Attachments: DNONE .Location Map DSketch Map .Continuation Sheet .Building, Structure, and Object Record DArchaeological Record DDistrict Record DLinear Feature Record DMilling Station Record DRock Art Record DArtifact Record DPhotograph Record D Other (list):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code : 6Z

*Resource Name or #: Administration-Ramon Academy Building

B1. Historic Name: Administration Building #100, Palm Springs High School
B2. Common Name: Ramon Academy offices
B3. Original Use: High School administration offices
B4. Present Use: Alternative school administrative offices
*85. Architectural Style: Mid-Century Modern
*86. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1957-1958. Major alterations in 2000.
*87. Moved? .No DYes DUnknown Date: Original location:
*88. Related Features: None

B9a. Architect: Donald A. Wexler, Wexler & Harrison
b. Builder: Cal Construction Company of San Bernardino
*810. Significance: Theme: Education
Area: City of Palm Springs
Period of Significance: 1956-1958
Property Type: Building
Applicable Criteria: NR/CR
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A pedestrian-level inspection of the Ramon Academy Building on the campus of Palm Springs High School, with the address of 2248 East Ramon Road, Palm Springs, was performed during a site visit on May 4, 2012. The Ramon Academy Building is located in the south central area of the campus, and is currently used for the administrative operations of the Ramon Academy alternative school. Ramon Academy is operated and maintained under the auspices of PSUSD, 980 East Tahquitz Canyon Way, Suite 202, Palm Springs, CA.

John Vega, from the PSUSD office of Facilities, Planning and Development, and Ricky Wright, Principal of Palm Springs High School, escorted this investigator during the physical investigation of the interior and exterior of the Ramon Academy Building. Mr. Vega described the recent and historic use of the building, and gave a tour of the current layout of the interior space. The PSUSD office of Facilities, Planning and Development provided a copy of the original 1956 blueprints/drawings of the building, along with the drawings of the alterations made to the building in 2000, for this evaluation.

(See continuation sheet for additional text.)

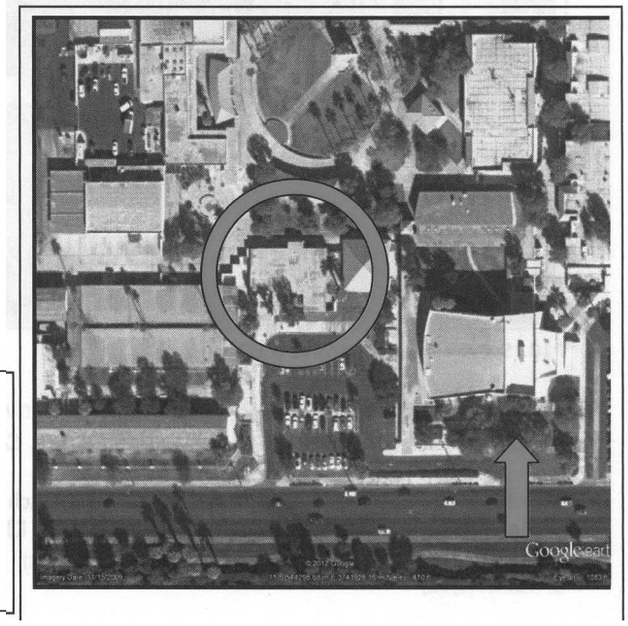
B11. Additional Resource Attributes: (List attributes and codes) None.

*812. References:
Original drawings by Wexler & Harrison dated 1956, and alteration drawings dated 2000, provided by the Palm Springs Unified School District, Facilities, Planning and Development Office.

B13. Remarks:
Structural engineers were Parker, Zehnder & Associates from Los Angeles, E.A. Wicholm from Inglewood was the Masonry Contractor, and Chamco Concrete Block Co. was the concrete block supplier

*814. Evaluator: Pamela Daly, M.S.H.P.

*Date of Evaluation: June 6, 2012.



(This space reserved for official comments.)

P3a.: Description:

The use of concrete masonry units for both interior and exterior walls, reduced the cost of building wood-frame walls, but also lent the feeling of bringing a natural material into the building. A long glass curtain wall across the front entrance to the building, and in shorter spans on other exterior walls, allowed a person in the building to "connect" with the environment around the building, which in 1958 was open landscape for almost as far as the eye could see. A Neutra-influenced rectangular canopy is suspended between the west wall of the south building area, and from a free-standing Chamco block wall on the opposite side of the paved entranceway. The entrance way expounded on the use of rectangular shapes to bring vibrancy to the building. Interior patio spaces had been created between the "arms" of the building, and glass curtain walls were installed on the east walls to allow a full view of the outdoor area.

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B.10: Significance:

The subject building, historically known as the Administration Building, and which now serves to house the offices of the Ramon Academy is located in the south central area of the Palm Springs High School Campus. The Ramon Academy Building was designed by the architect Donald A. Wexler of the firm Wexler & Harrison, in Palm Springs. Both Donald Wexler and Richard A. Harrison were residents of Palm Springs, and were partners in an architecture design firm from 1953 to 1962.

When the Ramon Academy Building was first constructed to house the Administrative offices of Palm Springs High School in 1958, and serve as the reception center for visitors to the campus, it presented the values of Modern architecture with clean lines, wide expanses of glass, and horizontal emphasis. In 2000, the Ramon Academy building was extensively remodeled. Significant architectural features of the original design were removed throughout the building, and the overall massing of the building was altered with the enclosure of the north patio area. The redesign of the building was set to paper by the local Palm Spring architectural firms of Donald A. Wexler Associates and James Cioffi Architect.

In assessing the historical significance of the subject property, federal, state, and local significance criteria were applied. The subject property is not currently listed in either the National Register or the California Register.

Criteria *All:* Pursuant to the National Register and California Register criteria relating to the Ramon Academy Building's association with significant historical events that exemplify broad patterns of our history, the subject building does not qualifies as a significant resource under Criteria A/I.The building is not associated with any specific events that have made a significant contribution to the history of Palm Springs, California, or the United States. The Ramon Academy Building was constructed at a time when schools allover the country had to expand in response to the thousands of new students resulting from the Postwar Baby Boom. New buildings were appearing on high school campuses, and indeed entire new schools were being built with buildings designed with Mid-Century Modern attributes. The Ramon Academy building was not unique in its architectural design, but rather one of many found on campuses in the U.S. (See Continuation Sheet for additional text.)

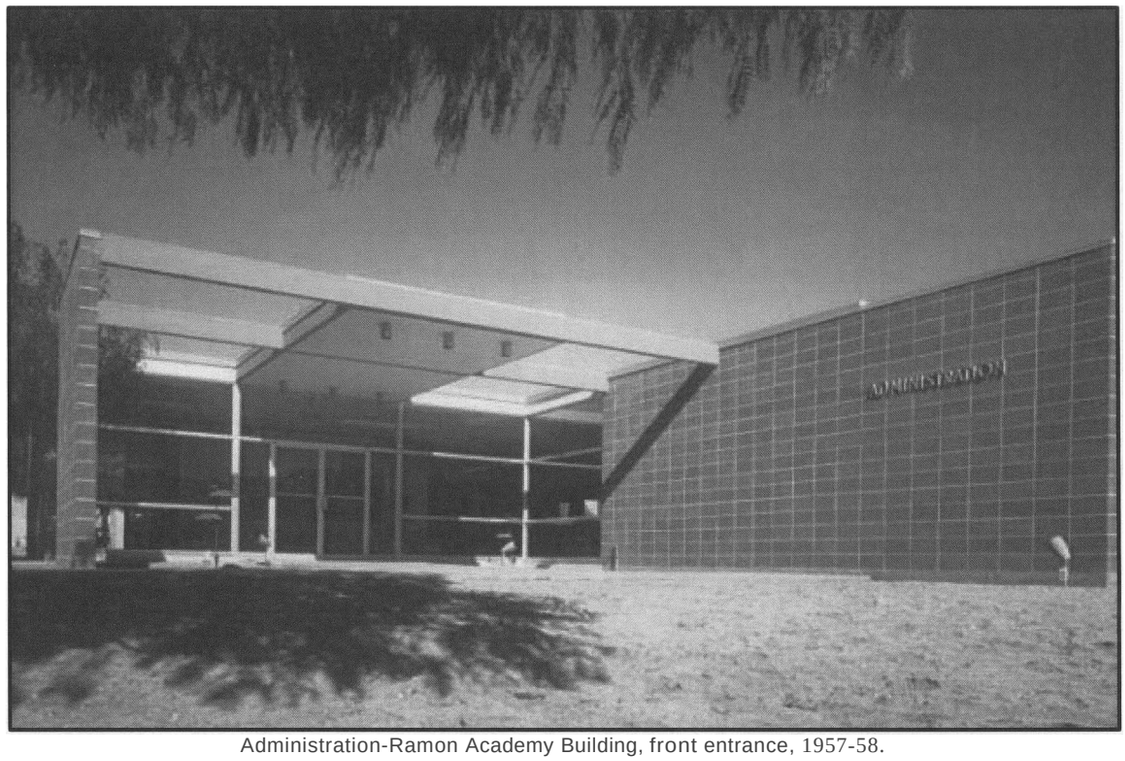
B.10: Significance, continued:

Criteria B/2: Pursuant to the National Register and California Register criteria relating to the Ramon Academy Building's association with the lives of persons significant in our past, the building does not qualify as a significant resource under Criteria B/2. Research did not reveal any direct relationship between persons important on a national, state, or local level, and the Ramon Academy Building.

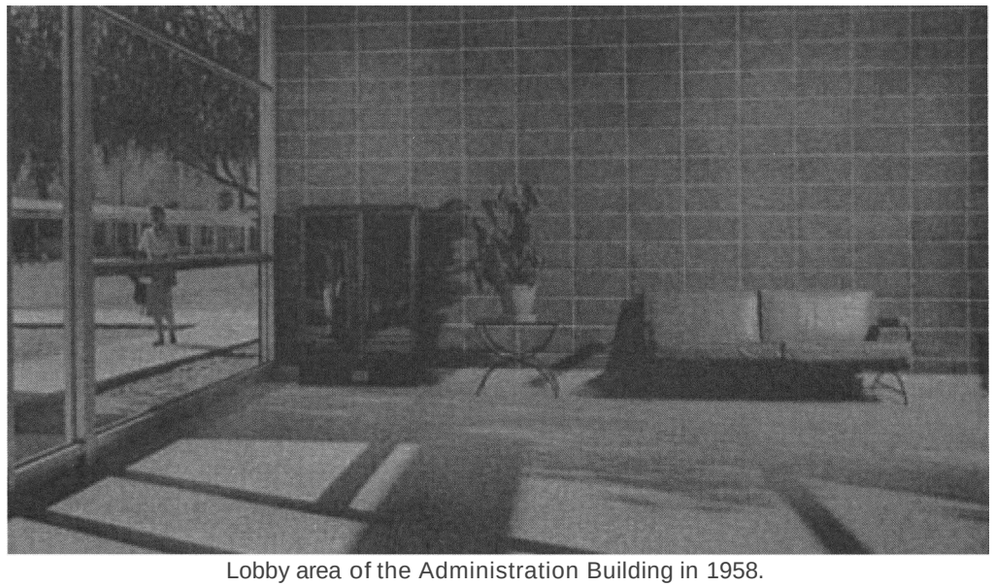
Criteria C/3: Pursuant to the National Register and California Register criteria relating to the distinctive characteristics of a type, period, region, method of construction, or work of a master architect the Ramon Academy Building does not appear to be eligible for listing as a significant building under Criteria C/3.The Ramon Academy building was designed by Donald A. Wexler in 1956, early in his career while he was a partner in the firm of Wexler & Harrison. The original design of the building had architectural features that were drawn from other renowned architects such as Richard Neutra and Charles Eames. Neutra himself had been designing schools since the 1930s, using the Modern architecture vocabulary to enhance a student's experience in the schoolroom. Wexler was influenced by Neutra and other Mid-Century Modern attributes when designing the Ramon Academy Building.

Due to the substantial and permanent alterations made to the building in 2000, and the removal of character-defining features, such as windows and doors, the building has lost its integrity of design, materials, workmanship, and feeling. With the demolition of the glass and metal framed walls in the building, particularly in the front lobby area, the original design concept of "allowing nature in" was destroyed. The "H" layout for the building, which was chosen to allow almost every office to have natural light, was permanently changed with the removal of the north patio and the construction of a storage room. The removal of paint applied to the exterior concrete block walls by sandblasting, irreparably destroyed the workmanship and surface material of the building. While a building may lose qualities of integrity, overall it *must* be able to convey its historic significance as a good example of Mid-Century Modern architecture to the everyday person to be determined eligible for listing as a historic resource. The Ramon Academy Building has lost the physical components that allowed it to convey its architectural history.

In summation, the Ramon Academy Building is not eligible for listing individually in the National Register or the California Register as a significant historic resource as it does not meet the criteria necessary for listing in the registries.



Administration-Ramon Academy Building, front entrance, 1957-58.
(Photograph courtesy of Donald Wexler Collection, ENV Archives Special Collections, Cal Poly Pomona)



Lobby area of the Administration Building in 1958.
((Taken from article "Administration Building Palm Springs" in Concrete Masonry Age, 1958)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

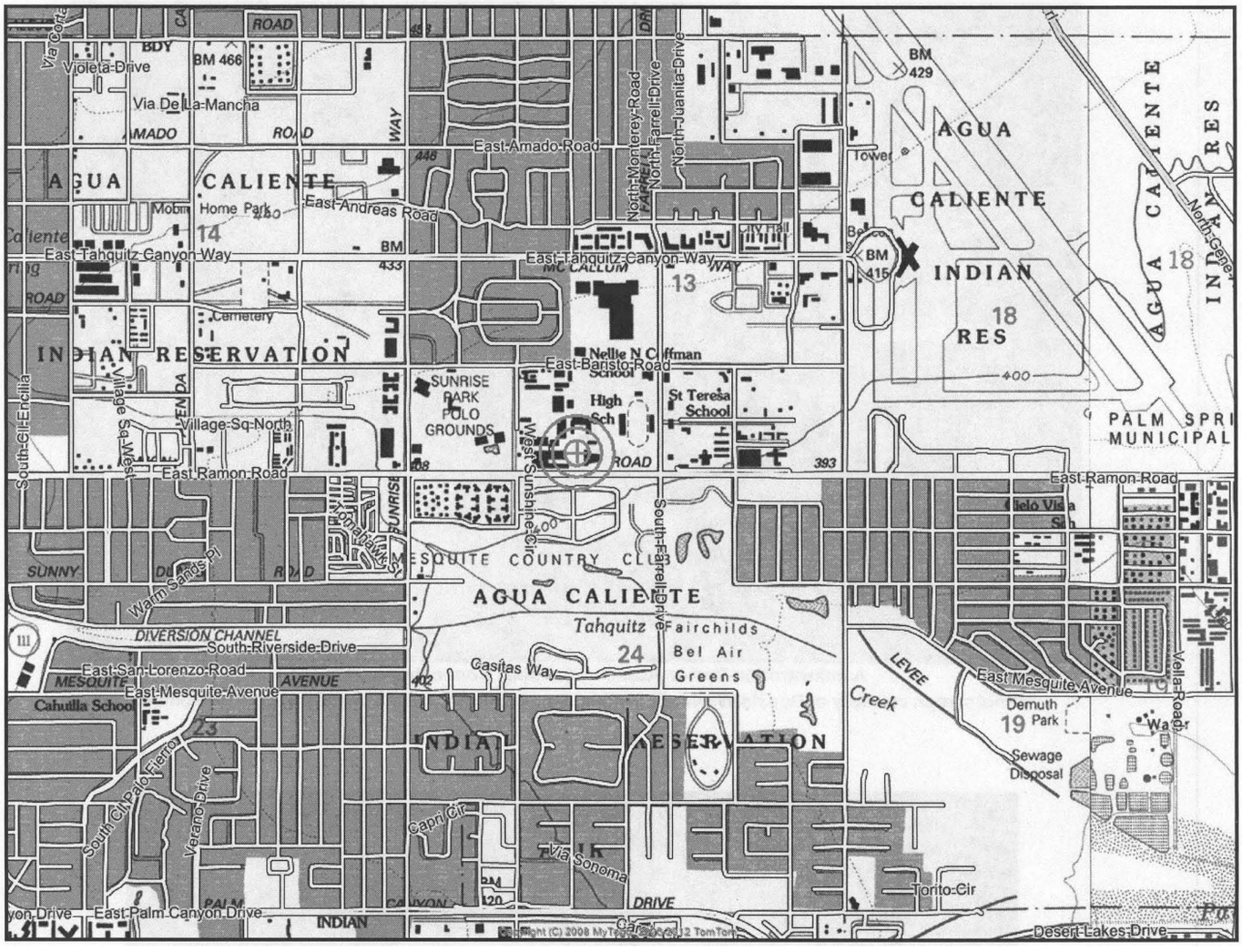
Trinomial

LOCATION MAP

*Resource Name or #: Administration-Ramon Academy Building

*Map Name: Palm Springs

*Scale: 1:24,000 *Date of Map: 1996



DPR 523J (1/95)

*Required information