

The Merrill and Juanita Crockett Residence, 1952

590 West Linda Vista Drive

Palm Springs, CA 92262

Nomination Application For
City of Palm Springs

Class I Historic Resource



Prepared by

Steven Keylon

For the

Palm Springs Preservation

Foundation

February 3, 2021

ACKNOWLEDGEMENTS

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

Tracy Conrad; Barbara and Ron Marshall; Renee Brown, Palm Springs Historical Society; Jade Thomas Nelson; Chris Mills; Royal Phillips; Sharon Varnes; Cindy Simpson; Gary Smith.

Special thanks to Ron Duby, copy editor.

Cover illustration: Watercolor rendering of the Crockett Residence by artist O.E.L. Graves. Courtesy Michael Horn.

CLASS 1 HISTORIC RESOURCE NOMINATION

TABLE of CONTENTS

INTRODUCTION: PAGE 3

EXECUTIVE SUMMARY: PAGE 3

CLASS 1 HISTORIC RESOURCE DESIGNATION APPLICATION FORM: PAGE 5

STATEMENT OF SIGNIFICANCE: PAGE 9

BACKGROUND/HISTORIC CONTEXT: PAGE 13

INTEGRITY ANALYSIS: PAGE 15

APPENDICES

I	Owner's Letter of Support: Page 17
II	Assessor's Map: Page 18
III	Grant Deed (which includes Legal Description): Page 19
IV	Chain of Title: Page 20
V	Building Permits: Page 21
VI	Images: Page 22

INTRODUCTION

The Palm Springs Preservation Foundation (PSPF) is a non-profit organization whose mission is “to educate and promote public awareness of the importance of preserving the historical resources and architecture of the city of Palm Springs and the Coachella Valley area.” In October of 2019, the PSPF board of directors assigned the task of writing Crockett Residence Class 1 Historic Site nomination to Steven Keylon.

EXECUTIVE SUMMARY

SIGNIFICANCE:

The residence of Palm Springs pharmacist and business owner Merrill Crockett, and his wife Juanita, is in the historic Tennis Club neighborhood at 590 W. Linda Vista Road. The house was designed by Palm Springs architectural designer Herbert W. Burns and is a prime example of one of his Late Moderne designs, with everything one would expect in one of his signature homes. The Crockett Residence is an important example of a custom modernist structure and exhibits numerous character-defining features that place it within the historical context of Palm Springs Modern period.

DESIGNATION CRITERIA:

Criteria for the Designation of a Class 1 Historic Resource: Pursuant to the Palm Springs Municipal Code (PSMC) Section 8.05.070(C,1): A site, structure, building, or object may be designated as a Class 1 historic resource or a Contributing Resource in a proposed historic district by the Palm Springs City Council, provided both of the following findings are met. Refer to the US Department of the Interior National Register Bulletin “How to Apply the National Register Criteria for Evaluation” of potentially historic resources for further information.

FINDING 1: The site, structure, building or object exhibits exceptional historic significance and meets the criteria listed below.

8.05.070 (C.1.a) paragraph iv - ***The resource embodies the distinctive characteristics of a type, period or method of construction:*** The Crockett Residence is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the Late Moderne style. There are few remaining examples of Late Moderne architecture in the Coachella Valley, and this home exhibits many character-defining Late Moderne features and is a prime example of the style. As a custom Late Moderne residence designed by Herbert W. Burns, using simple but high-quality materials, it has significance for its distinctive characteristics, and ***qualifies as a Class 1 Historic Site under Criteria iv.***

8.05.070 (C.1.a) paragraph v - ***High Artistic Value - The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his or her age, or that possesses high artistic value:*** High artistic values may be expressed in many ways, including areas as

diverse as community design or planning, engineering, and sculpture. The structure designed by architectural designer Herbert W. Burns is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the Late Moderne style. These attributes include a flat roof; an emphasis on horizontal lines and planes; stucco walls; unique board-and-batten trim; Arizona sandstone fireplace pylons and opposing piers; uplit eyebrow soffits over interior doors and windows; built-in wall clocks; groupings of vertical steel poles; and a splayed, asymmetrical layout. As a custom structure artfully designed by Burns, this building rises to a master architect's level with high artistic values. Therefore, for its distinctive characteristics representing the Late Modern style, as a Master architect's work, and for its high artistic values, the residence qualifies as a Class 1 Historic Resource under Criteria v.

SUMMARY: This evaluation finds The Crockett Residence eligible for listing as a Palm Springs Historic Resource under 8.05.070 (C,1,a) paragraphs iii, iv, and v of the local ordinance's seven criteria.



CITY OF PALM SPRINGS

Department of Planning Services

3200 East Tahquitz Canyon Way, Palm Springs, CA 92262

Phone 760 323 8245

Fax 760 322 8360

Historic Preservation Officer 760 322 8364 x8786

HISTORIC RESOURCE DESIGNATION (HRD)

WHEN TO USE THIS APPLICATION:

Use this application if you are seeking Class 1 or Class 2 historic designation for a property or parcel or for historic district applications.

Use the MINOR ARCHITECTURAL APPLICATION FORM (MAA) if you are seeking approval for alterations to Class 1, Class 2, Class 3 or Class 4 historic sites. (Contact the Planning Department if you are unsure of the classification of your property.)

WHO MAY APPLY:

Any individual or organization may apply to the City for consideration of a request for historic resource designation. Applications must be signed and notarized by the owner(s) of record of the site, structure, building or object for which the designation is sought.

PROCEDURE:

1. For proposed historic sites or resources: Refer to Palm Springs Municipal Code ("PSMC") Section 8.05.070 for *Procedures and Criteria for the Designation of Class 1 and Class 2 Historic Resources*. Visit: [www.palmspringsca.gov/government/departments/planning/municipal code/ title 8/section 8.05 "Historic Preservation"](http://www.palmspringsca.gov/government/departments/planning/municipal%20code/title%208/section%208.05%20Historic%20Preservation)).
2. For proposed historic districts: Refer to Municipal Code Section 8.05.090 for *Procedures and Criteria for Designation of Historic Districts*. Visit: [www.palmspringsca.gov/government/ departments/planning/municipal code/Title 8/section 8.05 "Historic Preservation](http://www.palmspringsca.gov/government/departments/planning/municipal%20code/Title%208/section%208.05%20Historic%20Preservation).
3. Complete all parts of the application and include related reports, mailing labels and back up information in support of the application. Denote "NA" for any line item that is not applicable.
4. Once the application is complete, contact the Planning Department and schedule a pre-application conference with the City's Historic Preservation Officer ("HPO").
5. Submit the completed application and related materials to the Department of Planning Services. A Planning Department case number will be assigned to the application.
6. Applications for historic site / resource or historic district designation are evaluated by staff in the City Planning Department who will prepare the application for consideration by the City's Historic Site Preservation Board ("HSPB") at a noticed public hearing. Applicants should plan on attending the hearing. City staff will schedule site visits for members of the HSPB to become familiar with the site prior to the public hearing. (Exterior review only, interiors are not subject to HSPB review.)
7. At the public hearing, the HSPB will evaluate the application and make a recommendation for City Council action. The City Council will consider the application and the HSPB's recommendation at a second noticed public hearing. The applicant should again attend that hearing.
8. The final action of the City Council to designate will be recorded on the property title with the County Recorder's office.

FOR HISTORIC SITE / RESOURCE APPLICATIONS, SEE CHECKLIST FOR CLASS 1 AND 2.
FOR HISTORIC DISTRICT APPLICATIONS, SEE CHECKLIST FOR HISTORIC DISTRICTS.



CITY OF PALM SPRINGS

Department of Planning Services

3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262

Tel 760-323-8245 – FAX 760-322-8360

For Staff Use Only

Case Number: _____

In-Take Planner: _____

Date: _____

HISTORIC RESOURCE DESIGNATION PLANNING / ZONING GENERAL INFORMATION FORM

TO THE APPLICANT: Complete all parts of this application. Denote "NA" for lines that are not applicable.

Project Information:

Applicant's Name: Palm Springs Preservation Foundation

Applicant's Address: 1775 East Palm Canyon Drive, Suite 110-195, Palm Springs, CA 92264

Site Address: 590 West Linda Vista Drive APN: 513193014

Phone #: (760) 837-7117 Email: srk1941@gmail.com

Zone: _____ GP: _____ Section/Township/Range: _____/X_____/X_____

Description of Project:

The Crockett Residence was designed by architectural designer Herbert W. Burns in 1951 for Merrill and Juanita Crockett. This 3-bedroom, 2-bathroom house is 2,350 square feet, on a .35 acre lot in the Tennis Club, and was completed in 1952.

Note: For Historic District applications: on a separate page provide a list of all sites/parcels within the proposed historic district boundaries with the same information listed above.

Is the project located on the Agua Caliente Band of Cahuilla Indians Reservation? Yes/No: _____
(Refer to the Land Status Map under Tribal Resources on the Planning Department home page)

Construction Date: 1951 ☐ Estimated ☒ Actual (denote source, i.e. building permits)

Architect: Herbert W. Burns

Original Owner: Merrill and Juanita Crockett

Common/Historic Name of Property: The Crockett Residence

Other historic associations: N/A

Attach to this application any information, photos, drawings, newspaper articles, reports, studies, or other materials to fully describe the characteristics or conditions that support this application for historic designation.

Architectural Style: Late Moderne

Refer to the Architectural Styles chapter of Citywide Historic Context Statement, under Historic Resources on the Planning Department Home Page: www.palmspringsca.gov.

HISTORIC RESOURCE DESIGNATION APPLICATION (CONT.)

Criteria for the Designation of a Class 1 Historic Resource:

Pursuant to the Palm Springs Municipal Code (PSMC) Section 8.05.070(C,1): A site, structure, building, or object may be designated as a Class 1 historic resource or a Contributing Resource in a proposed historic district by the Palm Springs City Council, provided both of the following findings are met. Refer to the US Department of the Interior National Register Bulletin "How to Apply the National Register Criteria for Evaluation" of potentially historic resources for further information.

Provide a written description of how the site qualifies as a historic resource per the following Findings. Please provide answers on a separate sheet or report.

FINDING 1: The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:

- a. The resource is associated with events that have made a meaningful contribution to the nation, state, or community. ¹
- b. The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history.
- c. The resource reflects or exemplifies a particular period of national, state or local history.
- d. The resource embodies the distinctive characteristics of a type, period, or method of construction.
- e. The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possess high artistic value.
- f. The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists.

FINDING 2: The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards. Provide a written description for each element as listed: Design; Materials; Workmanship; Location; Setting; Feeling; and Association. ²

Criteria for the Designation of a Class 2 Historic Resource:

Pursuant to the Palm Springs Municipal Code (PSMC) Section 8.05.070(C,1): A site, structure, building, or object may be designated as a Class 2 historic resource or a Contributing Resource in a proposed historic district by the Palm Springs City Council, provided the site, structure, building, or object exhibits significance and meets one or more of the criteria listed in Finding 1 above. A Class 2 historic resource is not required to meet the findings for integrity as described in Finding 2.

Criteria and Findings for Designation of Historic Districts:

In addition to the criteria listed in Finding 1, to be considered for designation as a Historic District, a defined area must:

- a. Contain contributing resources on a majority of the sites within the proposed district which individually meet the criteria in Finding 1. The defined area may include other structures, buildings, or archaeological sites which contribute generally to the overall distinctive character of the area and are related historically or visually by plan or physical development. *Provide a separate list by address and Assessor Parcel Number (APN) for each site/parcel that meets the criteria outlined in Finding 1.*
- b. Identify non-contributing properties or vacant parcels to the extent necessary to establish appropriate, logical or convenient boundaries. *Provide a separate list by address and APN number for each site/parcel within the proposed historic district that is considered non-contributing to the overall historic significance of the historic district.*

¹ NOTE: Unlike the National Trust criteria, the City's criterion does not consider "patterns of events". For consideration of "patterns of events", use Criterion "C", reflecting a particular period.

² NOTE: Refer to the U.S. Department of the Interior Bulletin for "How to Evaluate the Integrity of a Property".

**CITY OF PALM SPRINGS
PLANNING DEPARTMENT APPLICATION
HISTORIC RESOURCE DESIGNATION**

CLASS 1 AND CLASS 2

APPLICANT'S REQUIRED MATERIAL CHECKLIST

The following items must be submitted before a **Historic Resource Designation** application will be accepted. Please check off each item to assure completeness. Provide twelve (12) hard copies and one (1) PDF copy of the following materials unless otherwise noted:

	Applicant Only	City Use Only
Application Information:		
• General Information form (1 copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Notarized letter from property owner consenting to Historic Designation (1 copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Ownership and Address History ("Chain of Title") (1 copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic Resource Report:		
The following items shall be included in a historic resources report describing the site, structure, buildings, or objects eligible and appropriate for designation per PSMC 8.05.070.		
• Photographs of the exterior of the proposed site, structure, buildings or objects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Aerial photo of the site/resource (from Google Maps or equal).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Information on the architect, designer, and/or developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Date and method of construction. Provide copies of building permits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• A detailed assessment of the character defining features describing materials, architectural details/style, landscape elements, or other relevant descriptors.	<input type="checkbox"/>	<input type="checkbox"/>
• Evaluation of the site relative to the Criteria and Findings for Designation of Class 1 and Class 2 Historic Resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional Information:		
• Site Plan: 8-12" x 11" or 11" x 17"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Public Hearing labels per PSZC Section 94.09.00.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Any other documentation or research as may be necessary to determine the qualifications of the site, structure, building, or objects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicants are encouraged to review the bulletin from the U.S. Department of the Interior titled "How to Apply the National Register Criteria for Evaluation". (National Register Bulletin 15 (<http://www.nps.gov/history/nr/publications/bulletins/nrb15/>)).

6. Statement of Significance

Summary

The Merrill and Juanita Crockett Residence, located at 590 West Linda Vista Road, was designed by architectural designer Herbert W. Burns in 1951. The custom residence is a prime example of the Late Moderne style, examples of which are rare in the Coachella Valley.

Location

The Merrill and Juanita Crockett Residence is located at 590 W. Linda Vista Road.

First Owners

The elegant residence of Merrill and Juanita Crockett in the Tennis Club neighborhood was one of the most successful of Burns' residential designs. The Crocketts and Burnses were good friends and were much-loved and valued members of the Palm Springs community. Royal Phillips, the daughter of another Burns client, remembers the Crocketts as "loving, caring people, they were my favorite couple in Palm Springs. They became very successful, but never lost who they really were."¹

Merrill Philomen Crockett (1905-1993) was born in Pima, Arizona, and married Juanita Valentine French (1906-1998) in Los Angeles in 1925. In 1932 the couple settled in Palm Springs with daughters Donna and Merrilyn. By 1935 Merrill Crockett had begun working as a registered pharmacist at the Palm Springs Drug Store, and in 1938 was named manager of the newly opened Palm Springs Drug and Import Company. In 1942, Crockett bought a half interest in the Village Pharmacy, acquiring the other half in 1946.

In 1951, the Crocketts, who lived in a Spanish-Colonial Revival house at 1146 El Alameda, asked Burns to design a large, modern home for a parcel they had bought in 1949 at 590 West Linda Vista in the Tennis Club neighborhood. Burns created a beautifully detailed 3-bedroom, 2-bath 2,350 square foot house.

Former Palm Springs City Councilman and architect Chris Mills, the Crockett's grandson, says, "I remember that house very well, it was very special and had such a big impact on me. After it was done, I must have been in the third grade, it made me want to become an architect. The only architecture I had been exposed to was all ranch style houses. But then you get that Herb Burns look — you can recognize it right away — all the glass, very open, it was very different from what I lived in and from what I knew. As an architect, he very much understood what the desert meant, with deep overhangs over glass walls. His architecture was always horizontal, flat, and very tied to the ground. You can see the Frank Lloyd Wright and Prairie School influence. The interiors were not what anyone had seen at the time; there was a planter when you walked in the front door, that was so unusual and very impressive. That door is the thing I remember most about the house, with the doorknob in the middle."²

¹ Interview with Royal Phillips, November 9, 2017.

² Telephone interview with Chris Mills, December 20, 2017.

The Architectural Designer

The Crockett Residence was designed by architectural designer Herbert W. Burns (1897-1988). Burns was born Herbert William Bromund in Bridgeton, New Jersey to Gustave and Wilhelmina Bromund. He graduated with a degree in electrical engineering and joined his father in the firm Bromund & Son, designing custom lighting fixtures. During World War I, he served in the 472nd Regiment of Engineers, an elite group that made military maps used for combat. There, he learned surveying and drafting, which, combined with his electrical engineering background, would serve him well as an architectural designer later in life.

In 1927, Herbert W. Bromund changed his name to Herbert W. Burns and moved his entire family to Los Angeles. Besides his parents, his family now included a wife Mildred, son Herbert, Jr. and daughter Verna. In Los Angeles, Burns became a successful stockbroker, even after the Stock Market Crash of 1929. He was so successful that in the early 1930s, he bought an airplane and got his pilot's license. Shortly after that, he met a young aviatrix, Gayle Dai Stewart, and a romance blossomed. Mildred filed for divorce and Burns married Gayle Stewart in 1937. Burns once again switched gears and became a building contractor in the Los Angeles area, working until the advent of World War II. After a period teaching young men to fly, after World War II the Burnses decided to move to Palm Springs where Burns opened an office, offering his services as Palm Springs' only architectural designer (at that time) devoted exclusively to modern design.³

His first project in the desert was the Town & Desert Apartment Hotel, which opened in late 1947. Burns designed a large living unit for he and Gayle, with wings attached containing self-contained hotel rooms with kitchenettes and bathrooms. Having kitchenettes allowed guests to stay for extended periods, generally without relying on room service or restaurants for their meals. From 1947 until the 1970s, starting with his Town & Desert Apartment Hotel, Burns was in high demand for his architectural services and would design several apartment hotels, commercial structures, and custom residences, typically in the Late Moderne style. Many of these were built in the historic Tennis Club neighborhood, with a group clustered along or near West Arenas Road.

Both Herbert and Gayle Burns were regularly active in civic affairs in Palm Springs, and Burns ran for City Council in 1950, though he lost to incumbent Thomas Kieley. Herbert W. Burns died in Palm Springs in 1988 at age 90.

Herbert Burns' Town & Desert Apartment Hotel, renamed The Hideaway, was named a Class 1 Historic Resource in 2014. Burns' Village Manor Apartment Hotel, now called The Orbit In, was named a Class 1 Historic Resource in 2015.

The Late Moderne Style

Beginning with his Town & Desert Apartment Hotel, Herbert Burns utilized the Late Moderne style for nearly all his built structures. The style was popular from the late 1930s through the 1950s. In contrast to

³ Herbert W. Burns opened his office advertising his design services, emphasizing his modern design. Though there were other fine architects doing modernist design at the time (John Porter Clark & Albert Frey; Williams, Williams, & Williams; William Cody), they worked in both traditional and contemporary design. Burns didn't create any traditional architecture in the Coachella Valley.

the International Style (exemplified by Richard Neutra's Kaufmann Desert House) and the post-and-beam style, Late Moderne is mellower, with a finer sense of ornamentation. Speaking about the Late Moderne style, architectural historian Alan Hess has said, "Like Streamline Moderne, they emphasized solid volumes, but usually with more sophistication than the idiomatic curved corners of that popular commercial style. Influenced by Frank Lloyd Wright and the vernacular buildings of rural California, they were drawn to natural wood and unpainted brick."⁴

Late Moderne was influenced by Frank Lloyd Wright's Fallingwater, with its bold vertical stone pylons and piers and long cantilevered balconies, and his 1930s Usonian Homes, with their dynamic horizontal planes intersecting with contrasting verticals. Wright's rich organic palette of materials that were often indigenous to the site and colors inspired by their surroundings, rooted his designs to their site.

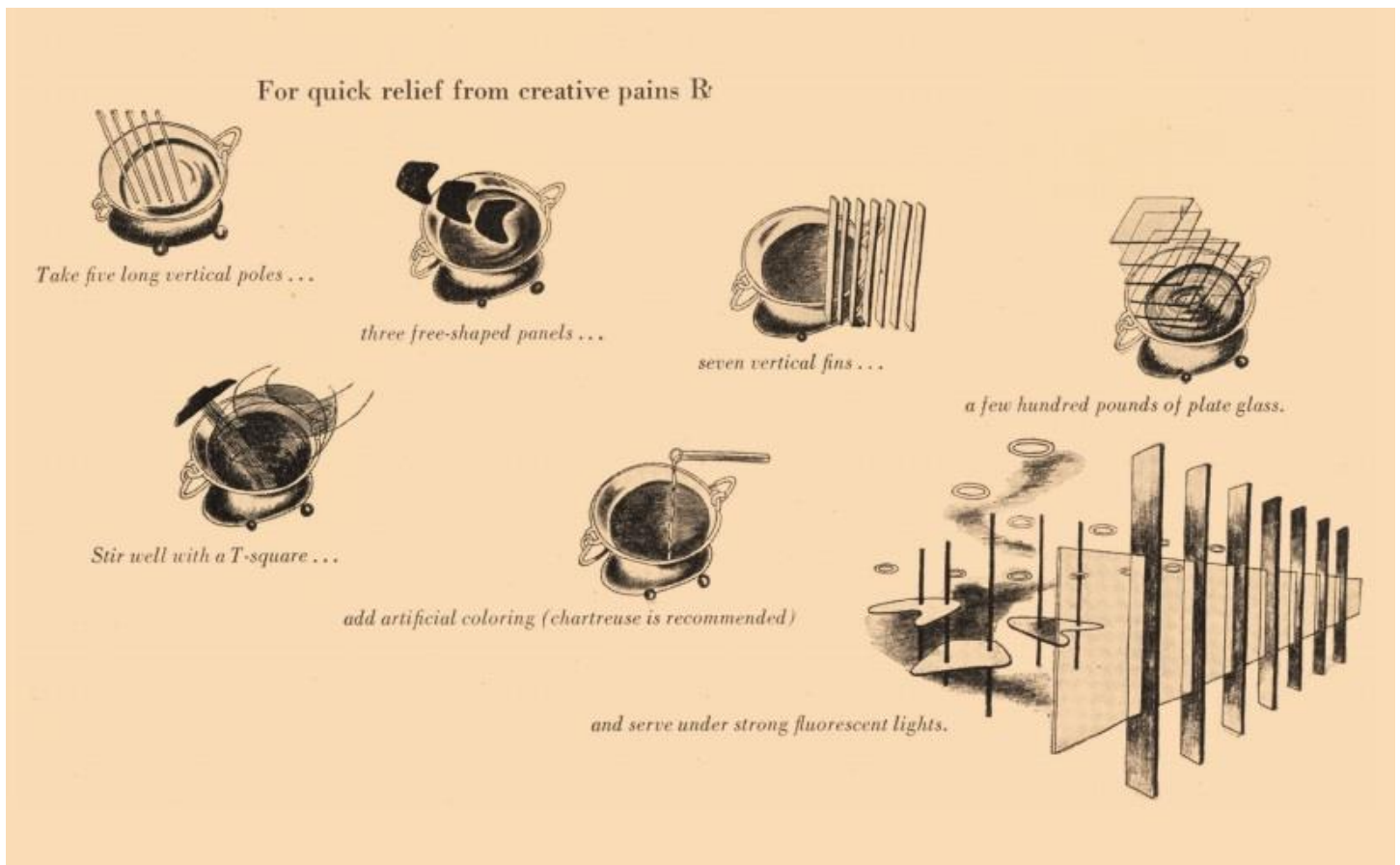
To this, a mix of decorative elements was used to enliven the architecture, some of which were given humorous names by architect Morris Lapidus. These included:

- Vertical steel poles ("beanpoles").
- Biomorphic ceiling coves or trays for indirect light ("woggles").
- Geometric cutouts ("cheese holes").
- Vertical louvers, either in wood or metal.
- Weldtex, plywood sheets striated with an irregular incised texture.
- Long redwood shiplap balconies or planter boxes, tapering down at the end.
- Heavily corrugated architectural glass or asbestos panels
- Bold geometric screens.

Herbert Burns utilized many of these in his designs, and specifically at the Crockett Residence:

- Long horizontal volume organized around Arizona sandstone pylons, piers and planter box.
- Board-and-batten detail, an homage to Palm Springs' western roots.
- Vertical steel poles.
- Interior cantilevered soffit tray for indirect light.
- Vertical redwood louvers.
- Walls clad in Weldtex.
- Long redwood shiplap planter box, tapering down at the end.
- Geometric eggcrate grid screen in redwood was planned, but probably never built.

⁴ *Julius Shulman, Palm Springs*, by Alan Hess and Michael Stern, 33.



Architect Victor Gruen's humorous "recipe" for a Late Moderne storefront. From "Architectural Record," May 1948.

The Crockett Residence, 1952

The Architecture

Designed in 1951 and completed in early 1952, the Crockett Residence is sited on the northern side of Linda Vista Drive in the Tennis Club neighborhood. The home sits on a .35 acre parcel (100 frontage x 150 deep). The 2,350 square foot house has three bedrooms and two bathrooms. Herbert Burns' design for the home utilized the Late Moderne toolbox of materials and decorative features for which he had become well-known in the desert. As is typical of other Burns structures, the design of the primary façade on Linda Vista is anchored by a series of opposing Arizona sandstone pylons and piers. Sandstone piers flank a central sandstone-clad pylon (the fireplace) on either side. On the left, the pier continues into a sandstone planter in front of a bedroom window. To the right, the other sandstone pier supports a flat-roofed secondary roofline, which appears to slice through the sandstone fireplace pylon at the left, continues over the front door and adjacent window, terminating over the open carport. Besides the Arizona sandstone pylons and pier and secondary roofline, other Burns signatures are present in this architectural composition: flat-roofed structure with stucco walls; to further emphasize the horizontality of the low-slung home, the raised flat molding under the fascia (typically painted in a different color than the adjacent

stucco, Burns called this a “stucco belt course” on the blueprints. The original colors of the Crockett Residence are unknown without paint analysis); a series of vertical steel poles; a panel of glass block; and board-and-batten decorative trim, here adjacent to the front door. The front door features a center doorknob with a sizeable decorative escutcheon. As designed, the house had steel-framed casement windows and featured a wood-clad planter box to the front door's right, comprised of horizontal slats of redwood. A large box grid screen of redwood was planned for the house's west elevation, but doesn't appear to have been built.

In comparison, the rear elevation is relatively simple, with massive walls of glass or sliding glass doors from the living room and master bedroom, some set at rakish angles, all of which was sheltered by a deep overhang, supported by vertical steel poles. The remainder of the rear façade featured stucco walls punctuated by more steel casement windows.

Changes Over Time

After construction was completed in 1952, very few permitted changes took place. After the Crocketts sold the house in 1956, the subsequent owner, Ralph L. Smith, had a Paddock swimming pool installed behind the house. In 1967 a chain-link fence was added, which was replaced by a concrete block wall in 2005. An unpermitted modification was the enlargement and enclosure of the carport, which negatively impacted the clean horizontal lines of Burns' architectural composition.

In 2014, the Crockett Residence was bought by Mike Horn, who remodeled much of the interior of the house. The most significant changes are either inside the home or on the private north façade facing the backyard. On the primary south elevation facing Linda Vista Road, the only visible modification are the replacement of steel casement windows with new dual-paned aluminum-framed windows. The most significant modification is the rehabilitation of the original carport configuration as Burns designed, which restored an important long horizontal plane to Burns' planned composition. Though the plans indicated the plane would terminate on a pair of vertical steel poles, no photographs show the as-built condition. The current rehabilitation has a small storage closet in lieu of the steel poles.

The following is a description of the rehabilitation of the house that took place in 2014-2015, provided by owner Mike Horn:

1. *I restored the outer façade to the original design by replacing the retrofitted garage back to be a carport. This was done using the original architectural drawings and sketch for the house.*
2. *I replaced the front landscaping with drought-tolerant landscaping*
3. *Interior changes included:*
 - a. *Replacing all the windows with double-paned windows with safety glass. (the original windows were single-paned regular glass; very dangerous, particularly for floor to ceiling windows)*
 - b. *Insulating the walls and ceiling of the house*
 - c. *Updating the kitchen with modern appliances, cabinets and fixtures*
 - d. *Updating the bathrooms with modern fixtures and tiles*
 - e. *Replacing the carpeting with tile floors*

- f. No change in the footprint of the house, or the plan of the house. It is the same as it was originally.*
- g. Replacement of all plumbing*
- h. Replacement of all electrical wiring*
- i. Change of electrical service to be to Linda Vista Dr., instead of the next street over (Santa Rosa)*
- j. Replacement of all pool equipment and plumbing.*

Character-Defining Features of the Crockett Residence

Contributing Elements

The Crockett Residence is an exceptional example of a custom-designed Mid-century Modern house. It exhibits numerous extant character-defining features including:

- Flat-roofed one-story structure.
- Splayed asymmetrical layout.
- An emphasis on the horizontal line, enhanced by Herbert Burns' signature secondary roofline and raised stucco belt course.
- Series of decorative vertical steel poles.
- Massive Arizona sandstone pylon (fireplace); sandstone piers and planting bed.
- Solid slab front door with center doorknob and escutcheon.
- Board-and-batten panel on primary façade.
- Panel of glass block adjacent to front door.
- Open carport.
- Deep sheltering overhangs
- North elevation is almost entirely glass, including very large sliding glass doors, and features dynamic rakish angles, which are not related to the rectilinear quality of the roof plane.

Non-Contributing Elements

- Aluminum-framed windows and sliding glass doors.
- Drought-tolerant landscaping at the front of the house.

Bibliography

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

Books

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

The Design of Herbert W. Burns, by Steven Keylon, Palm Springs Preservation Foundation, 2018.

Other Sources Consulted

- Historic Resources Group. City of Palm Springs Citywide Historic Context Statement & Survey Findings. Pasadena, 2015 (Final Draft, December 2018).
- Architectural Resources Group. City of Palm Springs Historic Resources Survey. San Francisco, 2004.
- Historic Site Preservation Board. Inventory of Historic Structures. Palm Springs, 2001.
- www.newspapers.com (*Desert Sun* and *Los Angeles Times*).
- City of Palm Springs (Planning and Building Departments).
- Ancestry.com.
- Palm Springs Historical Society.
- Riverside County Assessor's Office.

BACKGROUND / HISTORIC CONTEXT

The relatively short history of Palm Springs can be organized into several distinct periods, as defined by the Historic Resources Group's *Citywide Historic Context Statement & Survey Findings*. These include the following:

- Native American Settlement to 1969
- Early Development (1884-1918)
- Palm Springs between the Wars (1919-1941)
- Palm Springs During World War II (1939-1945)
- Post-World War II Palm Springs (1945-1969)

It is within the context of the period "Post-World War II Palm Springs" that the Crockett Residence will be evaluated. The following context statement is edited from Historic Resource Group's *Citywide Historic Context Statement & Survey Findings: Post-World War II Palm Springs (1945-1969)*:

This context explores the post-World War II boom and related development that left Palm Springs with what many consider the most extensive and finest concentration of mid-20th century Modern architecture in the United States. Hollywood film stars and Eastern industrialists were joined in the postwar decades by ever-increasing numbers of tourists. The growing prosperity of the postwar years and the rise of the car culture created a leisured, mobile middle class that sought, in Palm Springs, the "good life" that had previously been available only to the wealthy. This surge of visitors and seasonal residents—by 1951 the

city's winter population swelled to almost 30,000 from a permanent population of 7,660—coincided with the peak of Modernism's popularity.

The population growth accelerated in the 1950s, bringing a demand for civic necessities such as schools, libraries, museums, a city hall and police headquarters, offices, stores, and housing. Palm Springs' growth as a tourist destination brought a demand for inns, resorts, and tourist attractions. Tourism also introduced a demand for affordable second homes for a growing middle class; the construction and financing methods for building such mass-produced housing tracts were already developing in suburban areas of larger cities, including nearby Los Angeles, and found a ready market in Palm Springs. Though Palm Springs was a smaller municipality, this economic climate provided many opportunities for locally-based architects, as well as several Los Angeles architects, to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School."

The desert climate and casual lifestyle all but demanded unconventional design, and clients were more accepting of, even sought out, a more adventurous style in the resort atmosphere of Palm Springs than they would have in their primary residences. In the two decades after the war, Palm Springs was transformed with new commercial and institutional buildings, custom homes, and a large number of housing tracts.

EVALUATION:

CRITERION 2 – Significant Persons - *The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history:* The Crockett Residence is not affiliated with significant persons and does not qualify under Criterion 2.

ARCHITECTURE (Criteria 3 – 6)

CRITERION 3 - *The resource reflects or exemplifies a particular period of national, state or local history:* The Crockett Residence, completed in 1951, exhibits many stylistic markers which place it directly in the historic context of Palm Springs' "Post-World War II Palm Springs" period. The custom-designed private residence represents a prime example of significant Post-war architecture for which Palm Springs is internationally known. As such, the residence may be viewed as an important component of the historic trends that have come to define Palm Springs' image as a center of important Modern architecture, i.e., an historic trend that exemplifies a particular period of the national, state or local history. The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 3.

CRITERION 4 - *The resource embodies the distinctive characteristics of a type, period or method of construction:* The Crockett Residence is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the Late Moderne style. There are few remaining

examples of Late Moderne architecture in the Coachella Valley, and this home exhibits many character-defining Late Moderne features and is a prime example of the style. As a custom Late Moderne residence designed by Herbert W. Burns, using simple but high-quality materials, it has significance for its distinctive characteristics, and qualifies as a Class 1 Historic Site under Criterion 4.

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

5a: Work of a Master: Though the work of Herbert W. Burns possesses a high artistic value, his influence did not extend far beyond the Coachella Valley, therefore the structure does not qualify under Criterion 5(a).

5b: Properties possessing high artistic values: High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. The structure designed by architectural designer Herbert W. Burns is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the Late Moderne style. These attributes include a flat roof; an emphasis on horizontal lines and planes; stucco walls; unique board-and-batten trim; Arizona sandstone fireplace pylons and opposing piers; uplit eyebrow soffits over interior doors and windows; built-in wall clocks; groupings of vertical steel poles; and a splayed, asymmetrical layout. As a custom structure artfully designed by Burns, this building rises to a master architect's level with high artistic values. Therefore, for its distinctive characteristics representing the Late Modern style, as a Master architect's work, and for its high artistic values, the residence qualifies as a Class 1 Historic Resource under Criterion 5.

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

ARCHEOLOGY

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

SUMMARY: This evaluation finds The Crockett Residence eligible for listing as a Palm Springs Historic Resource under 8.05.070 (C.1.a) paragraphs 3, 4, and 5 of the local ordinance's seven criteria.

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

INTEGRITY

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

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing. *The Crockett Residence's essential characteristics of form, plan, space, structures, configuration, and style have survived largely intact. Similarly, the structural system; massing; arrangement of spaces; pattern of fenestration; and the type, amount, and style of detailing have survived with a large portion intact. Herbert W. Burns' signature Arizona sandstone, used as pylons and piers, are extant. Stucco and board & batten exterior siding is original, and in exceptionally good condition. The important carport configuration has been restored; it had been turned into a garage at some point. These character-defining features remain intact or have been thoughtfully restored. Though some changes (like the replacement of steel casement windows with aluminum framed windows) have occurred on the exterior since the original construction, the changes were made following the basic original fenestration pattern. The most significant exterior change was to the kitchen area at the rear of the house, which allowed the ability to open that area up to the pool and landscaped grounds.*

MATERIALS

Materials are the physical elements that were combined or deposited during a period and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of types of materials and technologies. *The Crockett Residence's materials successfully represent the best of Late Moderne design, with high quality but simple stucco, sandstone, wood, and glass.*

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. *The Crockett Residence continues to reflect Herbert W. Burns' original designed relationship between the structure and site. The custom-designed home uses materials to root it to the desert—bold monoliths of Arizona sandstone, beautifully executed by expert masons; rustic board-and-batten trim detailing ground the modernist aesthetic with the Western roots of Palm Springs; contemporary materials like glass block, stucco, steel express Burns' forward-thinking contemporary style.*

LOCATION

Location is the place where a historic property was constructed or the place where a historic event occurred. The relationship between the property and its location is often important to understand why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. *The Crockett Residence remains in its original location and therefore qualifies under this aspect.*

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. *The Crockett Residence was designed to conform to the existing character of the Tennis Club neighborhood, with Burns utilizing board-and-batten detailing to blend his contemporary architecture with the feeling of the Old West. The long, low horizontality, rustic materials and colors helped the structure fit naturally into their surroundings, contrasting with the mountains and large boulders. The setting of The Crockett Residence continues to reflect Herbert W. Burns' original designed relationship of site and structure.*

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. *The Crockett Residence is sited on a large lot in the Tennis Club*

neighborhood, which takes advantage of panoramic mountain views to the south, west, and north. The custom-designed home in the Late Moderne style conveys the feeling of the mid-century modern period for which Palm Springs is internationally known. The Crockett Residence still conveys Herbert W. Burns' stylishly informal and contemporary design, which still blends well into this unique neighborhood. Accordingly, the residence retains its original integrity of feeling.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and man-made elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. *The Crockett Residence is a fine example of a custom-designed home by Herbert W. Burns in his signature Late Moderne style. Architectural signatures such as the secondary roofline, Arizona sandstone piers and pylons, and vertical steel poles, allows even the most casual observer to instantly recognize the home as the work of Burns.*

INTEGRITY SUMMARY: This integrity analysis confirms that the site and structures of the Crockett Residence still possesses six aspects of integrity. *Though relatively minor modifications have been made on the primary elevation have been, the changes were designed using sympathetic materials and design. The most detrimental change had been to the primary façade: the conversion of the original carport into a garage, which had been clumsily executed and negatively impacted the horizontality of the original design. The current owner has restored that original configuration of an open carport, re-establishing that important long, horizontal plane. The most significant recent change is to the kitchen area at the back of the house, where the original window configuration of steel casement windows has been changed, enlarging that opening with accordion-fold aluminum-framed windows. In summary, the residence still possesses a degree of integrity sufficient to qualify for designation as a Class 1 Historic Resource.*

APPENDICES

I Owner's Letter of Support

City of Palm Springs
Department of Planning Services
Historic Site Designation (HSD)
3200 East Tahquitz Canyon Way,
Palm Springs, CA. 92262

December 2nd, 2019

To Whom it May Concern,

This is a letter of strong support of the nomination of my home to a PS Class 1 Historic Site, which is located at 590 West Linda Vista Drive.

I am an enthusiastic supporter of preserving historic architecture, and am hopeful that you will seriously consider, and approve, the nomination of my home.

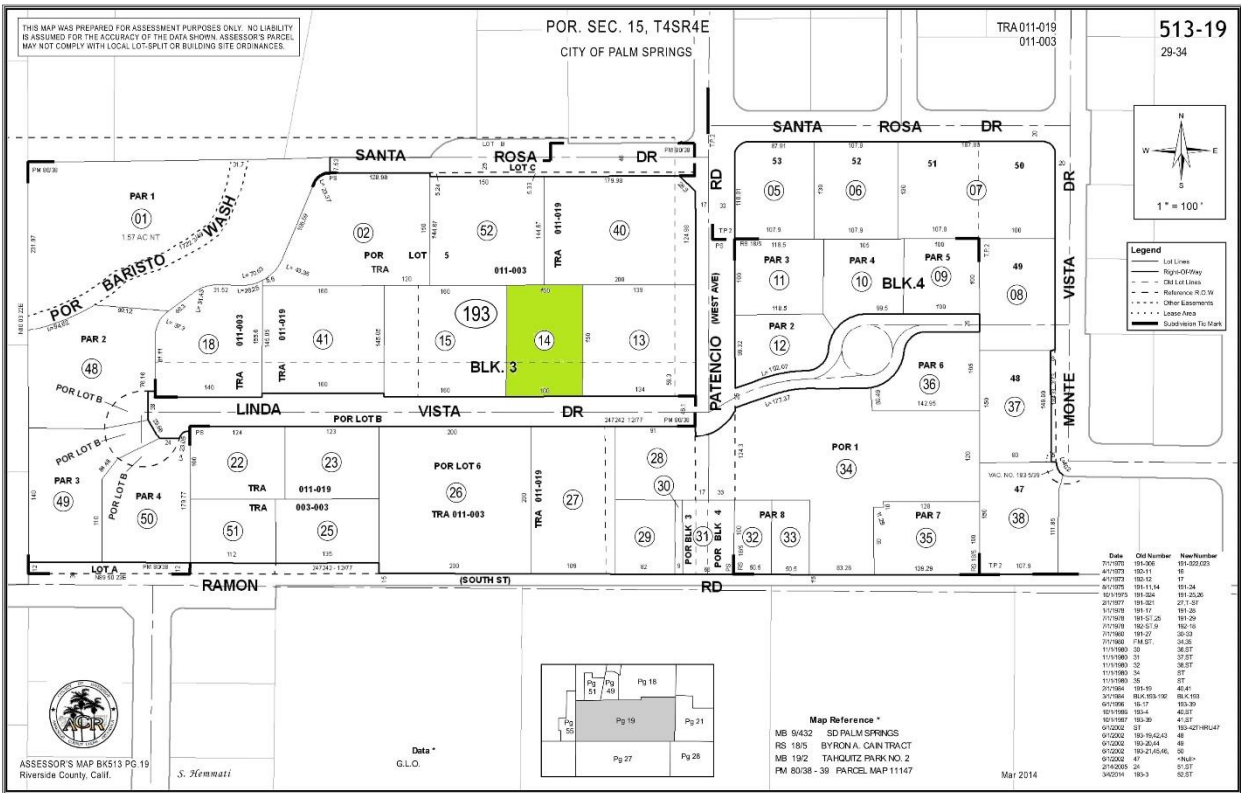
Sincerely,

A handwritten signature in black ink, appearing to read 'MH', enclosed within a thin black rectangular border.

Michael Horn
590 West Linda Vista Drive
Palm Springs, CA. 92262
Cell #1 858 344 4788

II

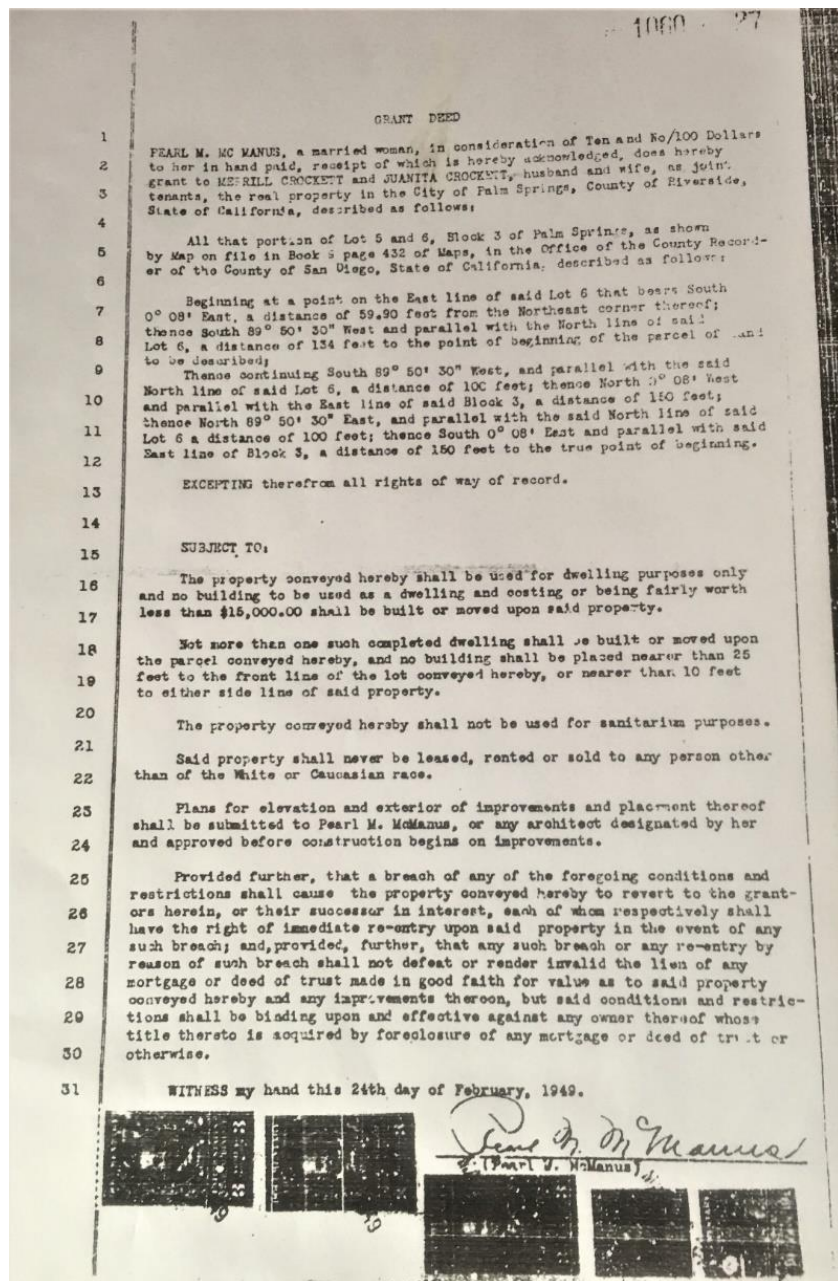
Assessor's Map



III Grant Deed

The Crockett Residence, located at 590 Linda Vista, was constructed in 1952 on portions of Lots 5 and 6 in Block 3 of the Tennis Club neighborhood, its legal description being "POR LOTS 5 & 6 BLK 3 MB 009/432 SD MAP OF PALM SPRINGS."

APN: 513193014



IV Chain of Title

Primary sources show the chain of ownership for the Crockett Residence as follows:

2-24-49	Pearl M. McManus to Merrill & Juanita Crockett
9-6-56	Merrill & Juanita Crockett to Ralph L. & Evelyn M. Smith
3-6-57	Ralph & Evelyn Smith to Heirs and Devisees of Ed Krist, deceased
9-13-61	Ed Krist Trust to Henry's Outfitting Company
7-25-63	Henry's Outfitting Company to Union Bank and Sydney D. Krystal (executors of the estate of Abe Prell, deceased).
5-6-76	Union Bank and Sydney D. Krystal (executor of the estate of Abe Prell, deceased), to Burton A. Browne and George W. Mitzner
4-18-91	George W. Mitzner, trustee of Burton A. Browne trust, to Jon Roberts
1-27-98	Jon Roberts to Marlene Blackwell
4-11-11	Marlene Blackwell to Dale E. Christensen
7-19-11	Dale E. Christensen to Dale E. Christensen & Cathy Geddes
1-14-14	Dale E. Christensen & Cathy Geddes to Michael Horn

V Building Permits

Date	Owner	Permit Type	Description of Work
09-13-51	Mr. & Mrs. Merrill Crockett	Building	Dwelling: 6 room dwelling and carport, frame and stucco with Tropicool roof (white gravel)
09-25-51	Merrill Crockett	Electrical	Temporary Service
09-28-51	Merrill Crockett	Plumbing	Various fixtures (sink, lavatories, toilets, etc)
11-16-51	Merrill Crockett	Plumbing	1 cesspool; 1 septic tank
12-06-51	Merrill Crockett	Electrical	Various outlets and fixtures
10-07-56	Ralph L. Smith	Swimming Pool	Swimming pool permit
10-30-56	Ralph L. Smith	Building	18x38 Paddock swimming pool
04-23-67	A. Prell	Plumbing	Gas outlet
05-18-76	George Mitzner	Building	200 linear foot 5' and 6' high chain link fence in rear yard
11-19-79	George Mitzner	Building	Install 2 heaters/air conditioning units (work completed 04-29-81)
03-08-05	Marlene Blackwell	Building	Relocate and replace pool equipment. New gas line.
11-23-05	Marlene Blackwell	Building	Construct 5 linear feet of 4.5 foot high block wall, 10 linear feet of 5 foot high block wall, and 135 linear feet of 6 foot high block wall.
09-12-07	Marlene Blackwell	Building	Replace furnace, coil, and condenser.
09-22-14	Mike Horn	Building	Complete remodel of existing residence under existing roof footprint. Includes reconfiguring layout, adding full baths to bedrooms 1 and 3. New lighting and electrical throughout, includes new 225A service. New plumbing, mechanical. Includes windows and doors, water heater and the alteration of existing mechanical systems. All per approved plans.
08-06-15	Mike Horn	Building	Clean and primer roof; re-roof with foam.
01-20-16	Mike Horn	Building	Add solar panels (28 panel PV system).

VI Images



Merrill Crockett's Village Pharmacy. Courtesy Palm Springs Historical Society.

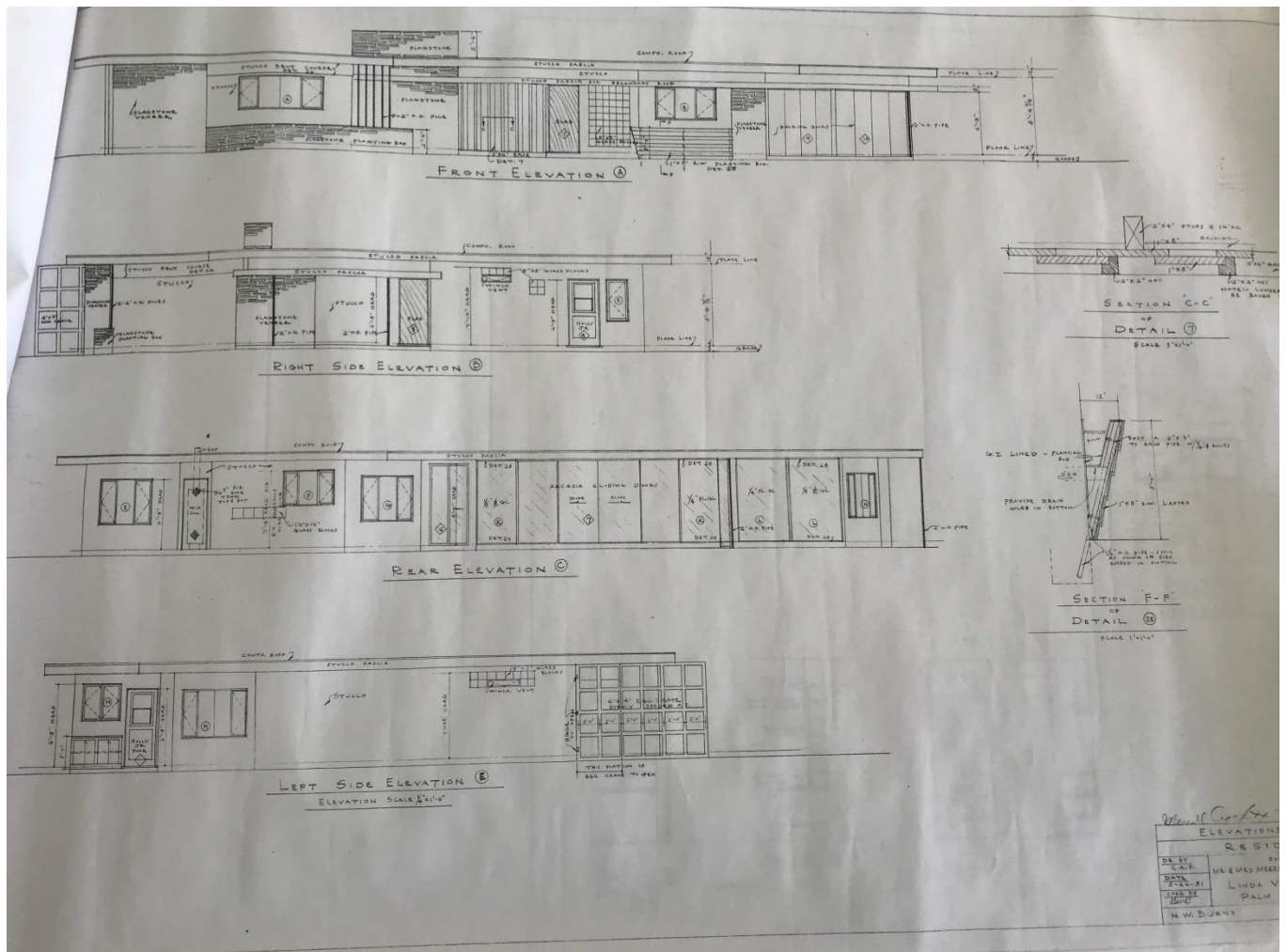
Blueprints

Approved —
 Pearl M. McManus
 Beautiful!

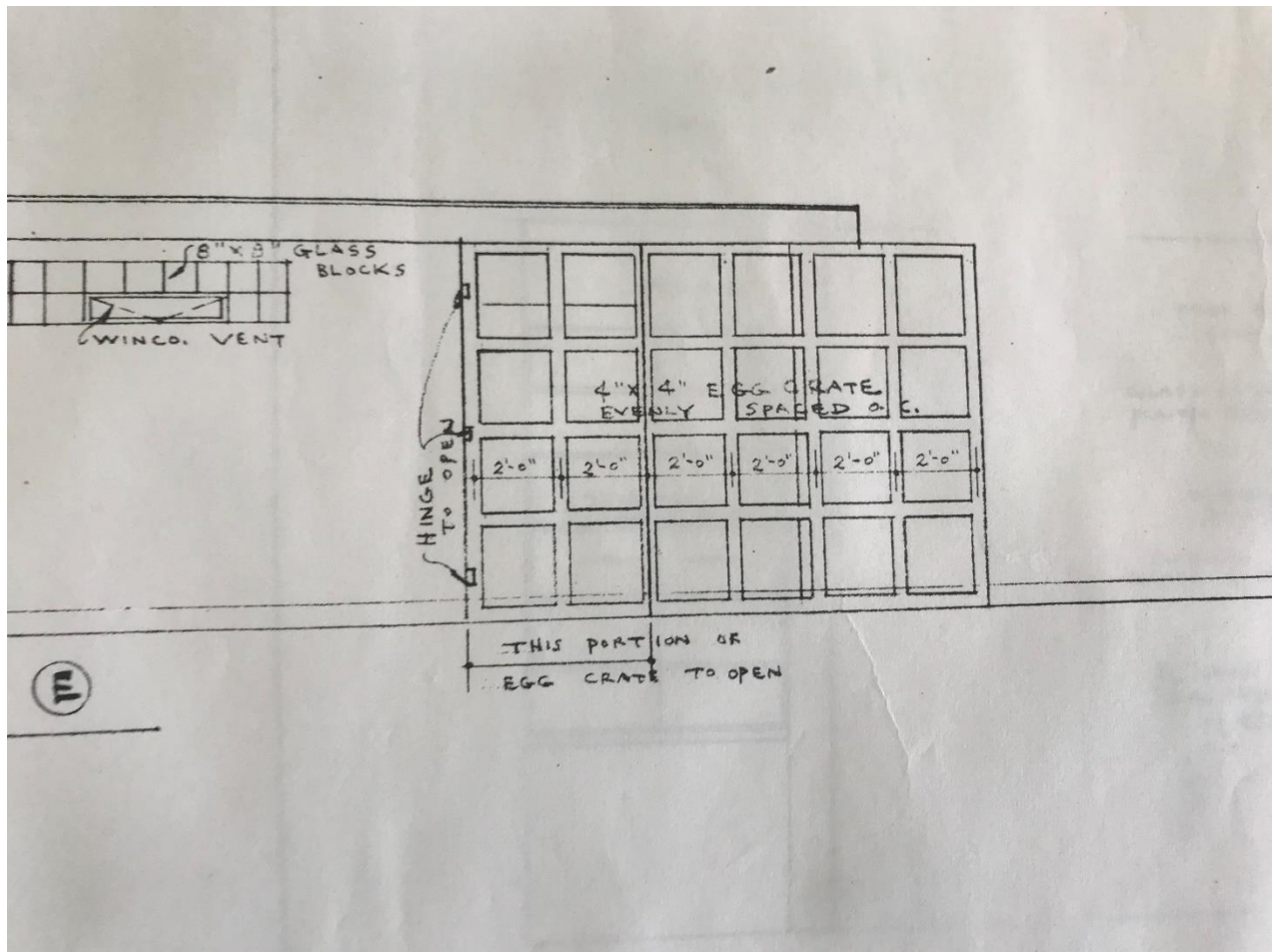
Merrill Crockett X Santa Anita

FLOOR PLAN RESIDENCE		
DR. BY C.A.P.	FOR	SCALE AS SHOWN
DATE 8-26-51	MR. & MRS. MERRILL CROCKETT	DOB NO 1007
CHKD. BY H.W.B.	LINDA VISTA DRIVE	SHT. NO 1 OF 8
PALM SPRINGS		
H.W. BURNS -		PALM SPRING

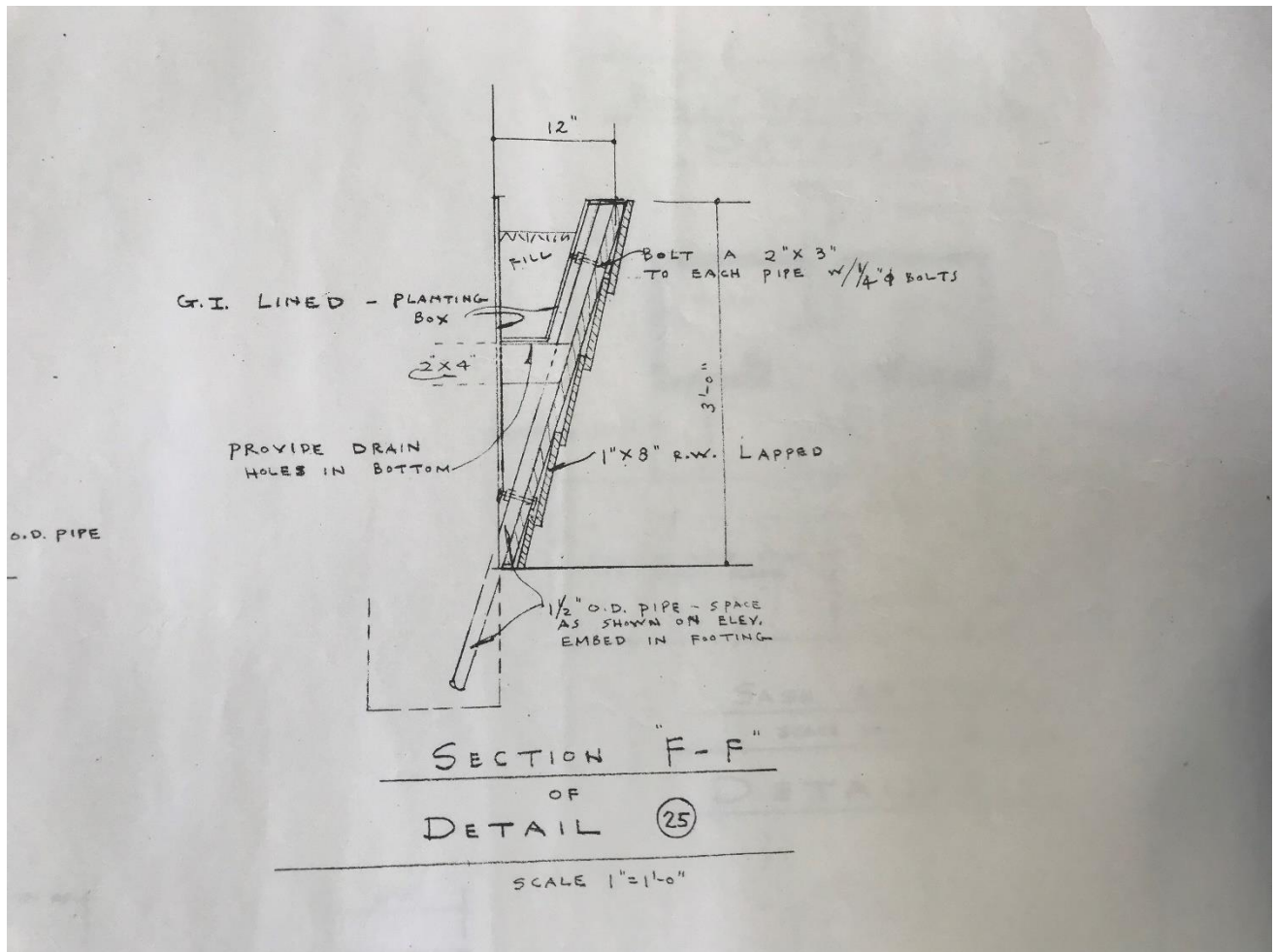
Detail of the Floor Plan Sheet, showing Pearl McManus' approval, with the added "Beautiful." Palm Springs pioneer Pearl McCallum McManus was well-known for her love of great architecture, and had deeds to parcels she sold include wording that would allow her to revoke the deed if she didn't approve of the architecture proposed for the parcel.



Elevations



Detail of an egg crate box grid which would have projected into the landscape. This detail doesn't appear to have been built. Note Winco vent surrounded by glass blocks for bathroom light and ventilation, a Herbert Burns signature.



Detail of redwood planter box at front of house. This feature no longer exists.

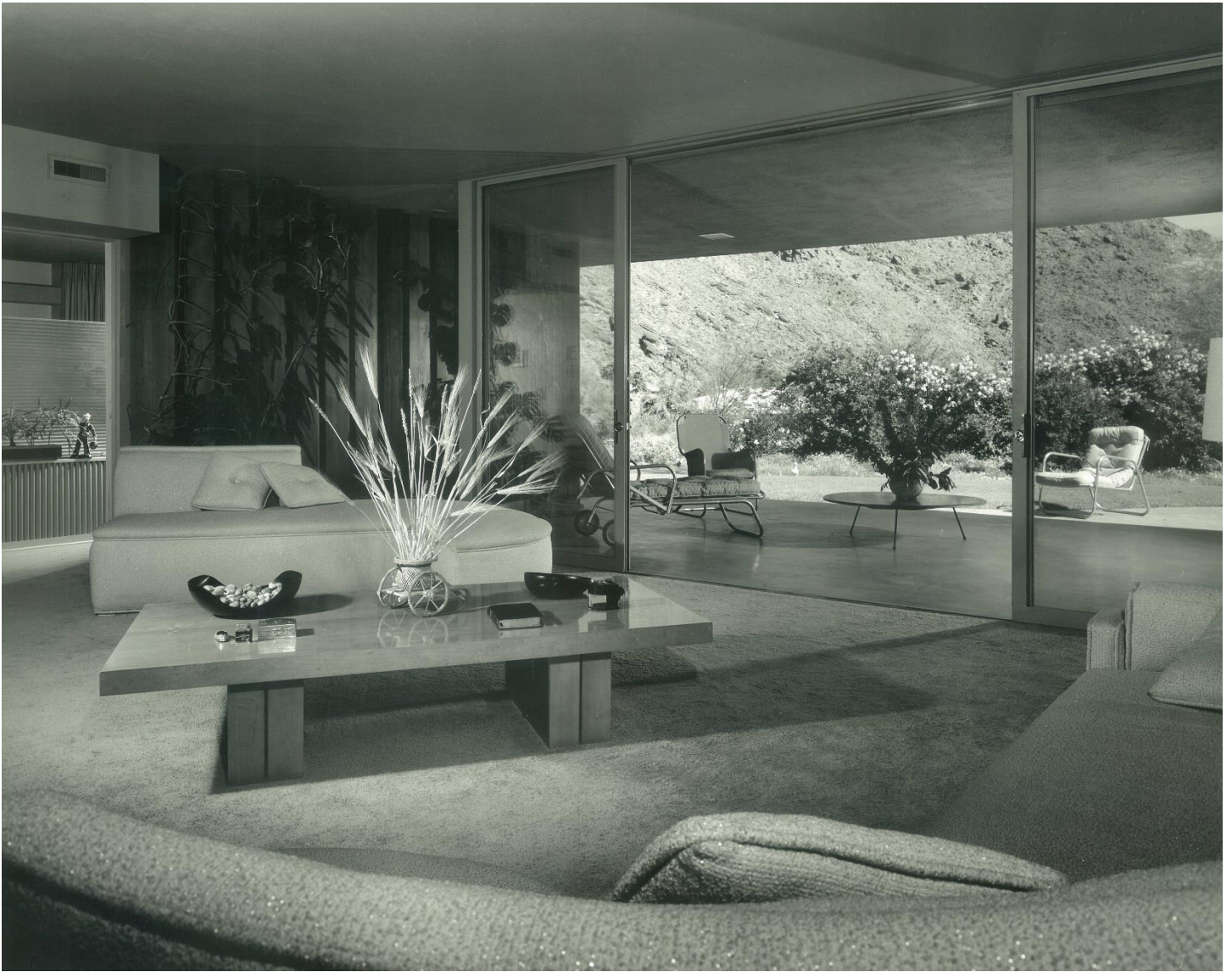
Julius Shulman photographs, 1956.



The primary south-facing elevation facing Linda Vista Road.



The living room, which shows the Arizona sandstone chimney wall with built-in clock; front door with center doorknob; large panel of glass block; board-and-batten detailing, highlighted by tropical plantings.



Opposite view of living room, looking out towards backyard facing north. Walls of sliding glass doors, vertical redwood louvers.



The dining room.



Juanita Crockett's vanity which connected the master bedroom to the master bathroom.



The view from Mrs. Crockett's vanity area into the master bedroom.



The den/guest room, which featured a sliding pocket door of aluminum-framed vertical fluted architectural glass.



The rear elevation facing north.



The kitchen.

Later Photographs



In this 2009 photograph, the enlarged and enclosed garage, seen at right, cuts off the long, horizontal plane of the secondary roofline, which started at the large Arizona sandstone pylon, continuing over the front door, supported by the sandstone pier. This long horizontal line originally continued over the carport.



The house and landscape as seen in 2009. Note group of vertical steel poles, Arizona sandstone pylon, pier and planter box, and raised stucco belt course above steel casement window.

Photographs 2019



The primary south-facing elevation along Linda Vista Road. Signature Herbert Burns details include Arizona sandstone pylons, piers and planter boxes; vertical steel poles; long horizontal planes.



Details of the primary elevation.



The original carport configuration was restored in 2014, reestablishing the important horizontality of the design.



Arizona sandstone, board-and-batten, and glass block at the entrance.



The rear north-facing elevation. The original sliding glass doors have been replaced with accordion-fold doors. The kitchen was modified, replacing a steel casement window with a long row of more accordion-fold windows.



Details of the rear elevation.



The west elevation.



The east elevation.



Looking north towards the swimming pool.



The rear garden and pool area facing west.