

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: The Center

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

Name of related multiple property listing: N/A

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

2. LocationStreet & number: 146,156-66,168 & 174 North_Palm Canyon Drive
167-181 North Indian Canyon Drive

City or town: Palm Springs State: CA County: Riverside

Not For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local
Applicable National Register Criteria:
___A ___B ___C ___D_____
Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

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Category of Property

(Check only **one** box.)

Building(s) ☒

District ☐

Site ☐

Structure ☐

Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>5</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Trade: Sub-categories; business, professional, financial institution, specialty store, restaurant

Domestic: Sub-category; multiple dwelling

Current Functions

(Enter categories from instructions.)

Commerce/Trade: Sub-categories; specialty store, restaurant

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement / International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: reinforced concrete, Roof: built-up composition, Walls: cement plaster, Storefront: glazing with steel frames, Structure: steel frame and wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Town & Country Center is an out-door shopping center designed in the International Style and constructed in (1948). Located in the heart of downtown Palm Springs, the Town and Country Center was designed by two internationally famous architects, Paul R. Williams and A. Quincy Jones. The complex consists of four original buildings and a fifth building constructed in 1955 and designed by Donald Wexler, Architect. The two street-facing elevations vary in style, materials, and appearance having varied geometry and quantity of fenestration; however, they share materials of painted concrete and stucco walls, storefront spaces with metal framed window walls, and other fenestration of fixed framed windows along both east & west elevations are consistent. The buildings are steel framed, with partial basements and concrete foundations. Flat roofs are consistent in all buildings. The fifth building, added in 1955, is constructed of concrete, metal & glass, has a flat roof, and responds to the original design documents produced by Jones & Williams illustrating a future building to be constructed at it's current location. The Town & Country Center retains most aspects of historic integrity including, location, design, setting, materials, workmanship, feeling and association.

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Narrative Description:

See Continuation Sheet

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1940's-1950's

Significant Dates

1948, 1955

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

A. Quincy Jones, Architect
Paul Revere Williams, Architect
Donald Wexler, Architect
Albert Frey, Architect
John Porter Clark, Architect

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Town & Country Center is eligible for the National Register under Criterion "C" under the category of "Architecture". The Town & Country Center's ability to exemplify the city's emergence as a modernist destination qualifies it for listing under the category of Architecture. The Town and Country Center is one of the best examples of the International Style of architecture in southern California, and is an important early "mixed use" development. It is also architecturally noteworthy for its pedestrian friendly open-air courtyard which creates passage between two prominent streets, Palm Canyon Drive and Indian Canyon Drive. The subject property was comprised of three, two-story, flat roofed elements surrounding the open-air courtyard on four sides. These building elements can further be distinguished as four buildings, with a fifth building consisting of a one-story, flat-roofed structure constructed in 1955. Along the east side of the courtyard, a wide staircase leads to a second level restaurant space, originally called the Town & Country Restaurant, now vacant. Along the northwest corner of the courtyard is a semi-circular element that recalls Erich Mendelsohn's famous and influential International Style De La Warr Pavilion of 1938, considered by some to be Britain's first Modernist building. The period of significance is 1948-1955, when post World War II modernism was in its heyday in the city of Palm Springs. The Town & Country Center clearly reflects the collaborative work of two distinguished master Architects (A. Quincy Jones & Paul R. Williams), and an additional building later added by a third master Architect (Donald Wexler). There is also evidence, based upon the original drawings of the Town & Country Center, that two other distinguished master Architects (Albert Frey & John Porter Clark) collaborated with Jones & Williams on the design of the retail suites fronting North Palm Canyon Drive.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

See continuation Sheet.

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8. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

1. Architectural Record Book, *MOTELS, HOTELS, RESTAURANTS and BANKS*. (W. Dodge Corporation, 1950).
2. Architectural Resources Group, "Palm Springs Citywide Historic Resources Survey, 2004".
3. Baker, Geoffrey and Bruno Funaro, *Shopping Centers, Design and Operation*. (New York: Reinhold: Progressive Architecture Library, 1951).
4. Buckner, Cory, *A. Quincy Jones*. (New York and London: Phaidon, 2002).
5. Conrad, Tracy, "From Soulful to Sexy" *Desert Magazine*, January 2014, 24-26.
6. CRM Tech, Cultural Resources Survey Report: "The Museum Market Plaza Project", May 9, 2008.
7. Desert Sun, *Palm Springs Resorter*, February 16, 1951.
8. Edwards Harris, Elizabeth and Mark Davis, "The Town and Country Center and the Modern Urban Village", *Modernism*, Winter 2012-13, 64-67.
9. Hammer Museum, UCLA. *A. Quincy Jones Building for Better Living*, 2012.
10. Hudson, Karen E, *Paul R. Williams Architect: A Legacy of Style*, (New York: Rizzoli International Publications, Inc., 1993).
11. Hine, Al, "Palm Springs is Perfect", *Holiday*, February 1953, 98-104.
12. Koenig, Gloria, *Albert Frey*, (Taschen, 2008).
13. McGrew, Patrick, *Donald Wexler: Architect*, (Palm Springs: Palm Springs Preservation Foundation, 2009).
14. Palm Springs Historic Site Preservation Board "Inventory of Historic Structures", September, 2001
15. PROCESS: Architecture Number 41, *A. QUINCY JONES: The Oneness of Architecture*. Bunji Murotani, 1983.
16. Rosa, Joseph, *Albert Frey Architect*: New York: Rizzoli International Publications, 1989.
17. Shamp, Eric – Ecotype Consulting, "Sustainability Assessment for the Preservation of The Town and Country Center", prepared for The Palm Springs Preservation Foundation, 2011.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☒ University
☐ Other

Name of repository: University of California Los Angeles, Charles E. Young Research Library, Special Collections: A. Quincy Jones Collection 1692

Historic Resources Survey Number (if assigned): _____

9. Geographical Data

Acreage of Property 2.09 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------------|---|
| 1. Latitude: 33deg49'29.31N | Longitude: 116deg32'44.70W (northeast) |
| 2. Latitude: 33deg49'27.94"N | Longitude: 116deg32'48.11W (northwest) |
| 3. Latitude: 33deg49'26.42"N | Longitude: 116deg32'48.10"W (southwest) |
| 4 Latitude: 33deg49'26.30"N | Longitude: 116deg32'44.61"W (southeast) |

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Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

USGS Quad, Palm Springs, 7.5 quadrangle (Section 15, T4S, R45, San Bernardino Base Meridian. Assessor's parcel number: 513 092 09,10 & 26. Addresses: 146,156-66, 168, and 170-174 North Palm Canyon Drive; 167-81 North Indian Canyon Drive. City of Palm Springs, Riverside County, California 92262.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected that contain the subject buildings and the landscaped courtyard, based upon parcel data.

10. Form Prepared By

name/title: Susan Secoy Jensen, Architect, AIA , M.Arch.
organization: Palm Springs Preservation Foundation
street & number: 160 South Cypress Street
city or town: Orange state: CA zip code: 92866
e-mail: secoyarch@sbcglobal.net
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date: 04.03.14

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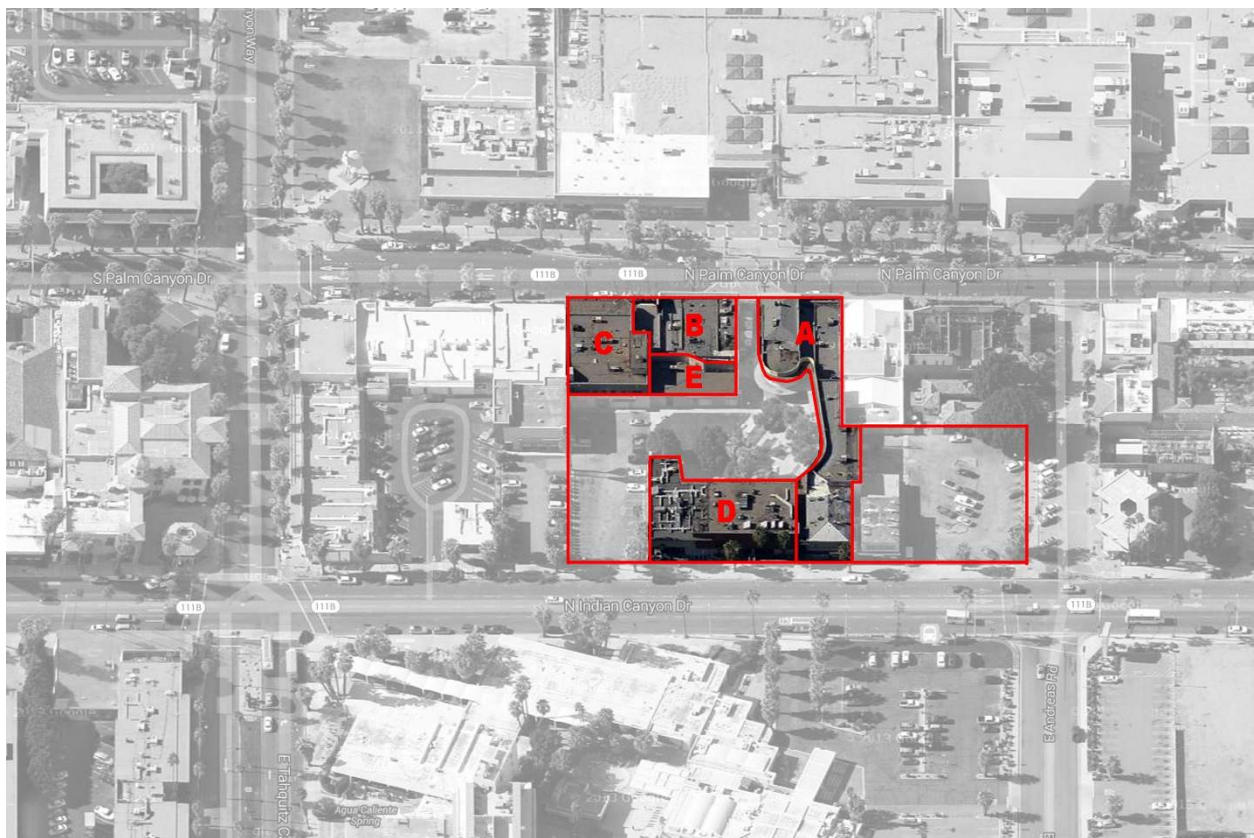
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

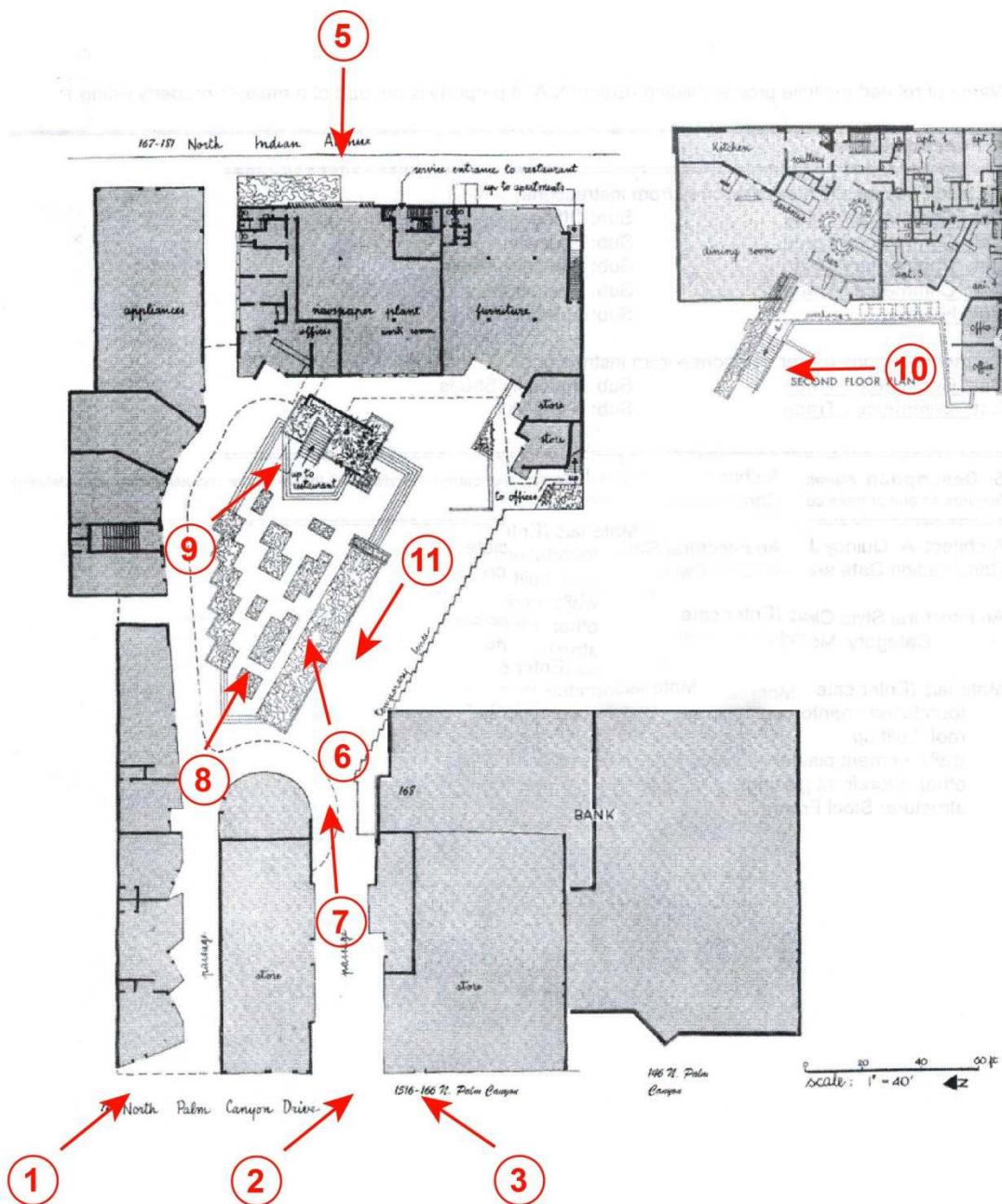
USGS location map



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Sketch Map with Photo Key:



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Photographs

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Photo #1:

Palm Canyon Drive, looking South, **Building A** (Twin Building North) in foreground, **Building B** (Twin Building South in Background) Circa 1950



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Photo #1A:

Palm Canyon Drive, looking South, **Building A** (Twin Building North) in foreground, **Building B** (Twin Building South in Background) 2014



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Photo #2:

Palm Canyon Drive, looking south towards **Building B** (Twin Building South) & **Building C** (Bank of America Building). Circa 1950



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Photo #2A:

Palm Canyon Drive, looking south towards **Building B** (Twin Building South) & **Building C** (Bank of America Building). 2014



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Photo #3:

Palm Canyon Drive, looking east towards **Building B** (Twin Building South), and **Building C** (Bank of America Building) Circa 1953



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Photo #4:

Colorized postcard image of photo #3.



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Photo #4A:

Palm Canyon Drive, looking east towards **Building B** (South Twin Building) and **Building C** (Bank of America Building) 2014



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Photo #5:

Indian Canyon Drive, looking west towards **Building D** (with a portion of **Building A** to the north) Circa 1948



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Photo #5A:

Indian Canyon Drive, looking west towards **Building D** (with a portion of **Building A** to the north) 2014



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Photo #6:

In the courtyard, looking east towards **Building D** (Town & Country Restaurant). Circa 1950



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Photo 6A:

In the courtyard, looking east towards **Building D** (Town & Country Restaurant). 2014



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Photo #7:

Approaching courtyard, looking east, with **Building A** (Twin Building North) in the foreground. Across the courtyard is the rear portion of **Building A**, and **Building D** (Town & Country Restaurant). Circa 1950



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Photo #7A:

Approaching courtyard, looking east, with **Building A** (Twin Building North) in the foreground. Across the courtyard is the rear portion of **Building A**, and **Building D** (Town & Country Restaurant). 2014



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Photo #8:

In the courtyard facing east towards **Building D** (Town & Country Restaurant), under curved canopy of **Building A** (Twin Building North) Circa 1950



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Photo #8A:

In the courtyard facing east towards **Building D** (Town & Country Restaurant), under curved canopy of **Building A** (Twin Building North) 2014



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Photo 9:

In the courtyard, looking southeast towards the upper entry to **Building D** (Town & Country Restaurant). Circa 1950



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Photo #9A:

In the courtyard, looking southeast towards the upper entry to **Building D** (Town & Country Restaurant). 2014



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Photo #10:

View from upper balcony of **Building D** (Town & Country Restaurant) looking north towards courtyard and rear portion of **Building A** (Twin Building North). Circa 1950



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Photo #11: View from courtyard of **Building A** (Twin Building North)

