



CITY COUNCIL STAFF REPORT

DATE: June 17, 2009

PUBLIC HEARING

SUBJECT: CASE HSPB #68: APPLICATION FOR DESIGNATION OF THE
"CASABLANCA ADOBE" AT 590 S. INDIAN CANYON TRAIL AS A
CLASS 1 HISTORIC SITE

FROM: David H. Ready, City Manager

BY: The Planning Department

SUMMARY

Under Section 8.05 of the Palm Springs Municipal Code (Historic Resources), the City Council may designate properties as "Class 1" historic sites. The City's Historic Site Preservation Board (HSPB) has recommended such a designation for the property at 590 S. Indian Canyon Trail, known as the "Casablanca Adobe". The Council will conduct a public hearing and determine if the site should be designated. Class 1 designation would place the building under the guidance of Municipal Code Section 8.05 "Historic Preservation".

RECOMMENDATION

1. Open the public hearing and accept public testimony.
2. Adopt Resolution No. _____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA DESIGNATING THE "CASABLANCA ADOBE" AT 590 S. INDIAN CANYON TRAIL, A CLASS ONE HISTORIC SITE."

PROJECT DESCRIPTION

The City of Palm Springs, via the Historic Site Preservation Board, filed an application requesting the structure at the subject property be designated a Class I historic site. Such designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05

2. Require present and subsequent owners to maintain the site consistent with that ordinance,
3. Grant possible property tax reduction opportunities to the owner under the State of California Mills Act.

A full project description, historic assessment report, findings and recommendations can be found in the attached staff reports to the Historic Site Preservation Board dated January 13, 2009.

PRIOR ACTIONS

The home is listed in the 1984 Riverside County Historic Resources Survey.

On April 16, 2008, the owners, Jeff Trachta and Al Sophianopoulos filed an application for historic designation.

On May 13, 2008, a subcommittee of the HSPB evaluated the site and recommended that the Board proceed with the application for Class 1 designation.

On January 13, 2009, the Historic Site Preservation Board voted 6 to 0 to recommend that City Council designate the "Casablanca Adobe" located at 590 South Indian Trail, a Class I Historic Site in accordance with Municipal Code Section 8.05. HSPB Resolution #68 is attached.

ANALYSIS

The site is approximately a 0.36-acre parcel located in the Warm Sands neighborhood. "Casablanca Adobe" is one block south of Ramon Road, on the corner of South Indian Trail and East Camino Parocela, and is situated in a residential neighborhood comprised mostly of homes constructed from the 1930's to the 1950's.

The house was constructed in 1936 of adobe brick with the style's characteristic cedar shingle roof. (This roof has been replaced with an exact replica of the original cedar shingles and examined by staff and the HSPB). Textural elements include a rough stone foundation, peeled logs, exposed hand-hewn lintels, projecting support beams, and deep window recesses with cut-stone sills. The home is listed in the 1984 Riverside County Historic Resources Survey.

The landscape at "Casablanca Adobe" contains mature desert landscape, including a large cacti and Eucalyptus tree that based on the size and trunk width, could have been planted when the house was built. An original adobe wall surrounds the perimeter of the yard, although the condition of the wall was not constructed or maintained as well as the home.

"Casablanca Adobe" was constructed by Pearl McCallum McManus and designed in the Vernacular Adobe style by Palm Springs builder Lee Miller. In 1946, legendary

screenwriter Howard E. Koch purchased the home. Several of his most noteworthy accomplishments include writing Warner Brother's *The Sea Hawk*, penning Orson Welles's adaptation of *War of the Worlds* for Mercury Theater's popular radio program, and winning the Oscar for writing *Casablanca*. These accomplishments occurred prior to Mr. Koch's purchase of his Palm Springs home.

While living in "Casablanca Adobe", Koch wrote both the classic *No Sad Songs for Me* and *Letter from an Unknown Woman*. The Library of Congress designated *Letter* a cultural treasure, and the United States National Film Registry selected the film for preservation.

During his residence at "Casablanca Adobe", Koch appeared before the House Un-American Activities Committee (HUAC) in Washington D.C. regarding the film *Mission to Moscow* that portrayed the new Soviet Union in a positive light. Koch's refusal to turn against his friends and colleagues led him to be blacklisted from the American film industry. Subsequently he and his wife Anne turned "Casablanca Adobe" into a respite and rallying point for blacklisted artists as a place to organize, discuss, and relax. Eventually he and his family made a new life for themselves in Europe where he began writing again under the pseudonym "Peter Howard".

REQUIRED FINDINGS

As noted above, Section 8.05.020 of the Municipal Code provides the definition of a historic site: "*An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect.*" Based on the above analysis and the attached information, staff has concluded that the "Casablanca Adobe" at 590 S. Indian Trail meets the definition of a historic site because of its location, design, materials, workmanship and aesthetics. Furthermore, the building possesses qualities defined under criteria 2 and 4 from Municipal Code Section 8.05.020 as noted below:

(2) That is associated with lives of persons who made meaningful contributions to national, state or local history as follows:

The property at 590 South Indian Trail is historically significant because it was associated with two people who made meaningful contributions to national, state and local history. Pearl McCallum McManus was the daughter of John G. McCallum, the first non-Indian to settle here permanently. She is greatly responsible for shaping Palm Springs architecture. She hired well-renowned architects to build hotels in town, including Lloyd Wright, son of Frank Lloyd Wright, to build The Oasis Hotel in 1923. She also hired Paul Williams to design the Tennis Club in the 1930's and Stewart Williams to build the Oasis Commercial building in 1952. She is recognized for her aforementioned local contributions and for building the "Casablanca Adobe".

In 1946, legendary screenwriter and Oscar winner, Howard E. Koch, purchased the house. Mr. Koch's noteworthy accomplishments on both the state and local levels include writing significant screenplays for successful films while in Hollywood. While living in "Casablanca Adobe", Koch wrote two classics, one, which was designated a cultural treasure by The Library of Congress, and one selected for preservation by the United States National Film Registry.

During his residence at "Casablanca Adobe", Koch was subpoenaed to appear before the House Un-American Activities Committee in Washington D.C. He was subsequently blacklisted from the American film industry. He and his wife Anne turned "Casablanca Adobe" into a respite and rallying point for blacklisted artists as a place to organize, discuss, and relax.

(4) That embodies the distinctive characteristics of a type, period or method of construction; or

"Casablanca Adobe" is determined to be historically significant because it embodies the distinctive characteristics of the Vernacular Adobe style of architecture similar to the original adobe homes. The house contains an attention to detail, proportion, setting, method of construction, quality of materials, and the almost pristine condition of the house creates a select example of Vernacular Adobe style of architecture. "Casablanca Adobe" is determined to be historically significant because of these qualities.

ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within three hundred (300) feet of the subject property have been notified and notice was made in a newspaper of general circulation. As of the writing of this report, staff has not received any inquiries on this matter.

FISCAL IMPACT: No fiscal impact.



Craig A. Ewing, AICP
Director of Planning/Services



Thomas J. Wilson
Assistant City Manager, Dev't Svcs



David H. Ready
City Manager

Attachments:

1. Draft City Council Resolution
2. Vicinity Map
3. Resolution #68 of the HSPB
4. HSPB meeting minute dated January 13, 2009
5. HSPB staff report dated January 13, 2009, with attachments
6. Applicant's supplemental information

RESOLUTION NO. _____

OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING 590 S. INDIAN TRAIL, THE "CASABLANCA ADOBE", A CLASS ONE HISTORIC SITE

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, on April 16, 2008, the property owners, Jeff Trachta and Al Sophianopoulos, filed an application for Historic Site Designation of the "Casablanca Adobe"; and

WHEREAS, notice of a public hearing of the Board of the City of Palm Springs to consider designation of the "Casablanca Adobe" as a Class 1 historic site was issued in accordance with applicable law; and

WHEREAS, on January 13, 2009, the Board conducted a public hearing in accordance with applicable law, following which hearing the Board adopted a recommendation to the City Council that the "Casablanca Adobe" be designated a Class 1 Historic Site; and

WHEREAS, on June 3, 2009, the City Council conducted a public hearing, following notification in the manner prescribed by law, at which hearing the Council received a staff report, associated exhibits and historical research, and written and oral testimony; and

WHEREAS, the City Council has reviewed and considered all of the evidence in connection with the proposed designation, including but not limited to the staff report, application and historical research, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the proposed designation is Categorically Exempt from environmental review, in accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), as the proposed designation meets the conditions outlined for preservation of a historic resource.

SECTION 2. That the proposed designation conforms to the criteria for Class 1 historic designation, as contained in Section 8.05.020.a of the Palm Springs Municipal Code, as follows:

(2) It is associated with lives of persons who made meaningful contributions to national, state or local history as follows:

The property at 590 South Indian Trail is historically significant because it was associated with two people who made meaningful contributions to national, state and local history. Pearl McCallum McManus was the daughter of John G. McCallum, the first non-Indian to settle here permanently. She is greatly responsible for shaping Palm Springs architecture. She hired well renowned architects to build hotels in town, including Lloyd Wright, son of Frank Lloyd Wright, to build The Oasis Hotel in 1923. She also hired Paul Williams to design the Tennis Club in the 1930's and Stewart Williams to build the Oasis Commercial building in 1952. She is recognized for her aforementioned local contributions and for building the "Casablanca Adobe".

In 1946, legendary screenwriter and Oscar winner, Howard E. Koch, purchased the house. Mr. Koch's noteworthy accomplishments on both the state and local levels include writing significant screenplays for successful films while in Hollywood. While living in "Casablanca Adobe", Koch wrote two classics, one, which was designated a cultural treasure by The Library of Congress, and one selected for preservation by the United States National Film Registry.

During his residence at "Casablanca Adobe", Koch was subpoenaed to appear before the House Un-American Activities Committee in Washington D.C. He was subsequently blacklisted from the American film industry. He and his wife Anne turned "Casablanca Adobe" into a respite and rallying point for blacklisted artists as a place to organize, discuss, and relax.

(4) It embodies the distinctive characteristics of a type, period or method of construction; or

"Casablanca Adobe" is determined to be historically significant because it embodies the distinctive characteristics of the Vernacular Adobe style of architecture similar to the original adobe homes. The house contains an attention to detail, proportion, setting, method of construction, quality of materials, and the almost pristine condition of the house creates a select example of Vernacular Adobe style of architecture. "Casablanca Adobe" is determined to be historically significant because of these qualities.

SECTION 4. That the "Casablanca Adobe" at 590 South Indian Trail, Palm Springs, California is hereby designated a Class 1 Historic Site subject to the following conditions:

1. The property owner shall permit the City to place a historic marker on the Oasis Commercial Building of the City's choosing. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.

2. All future exterior modifications including but not limited to building, site, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and HSPB review pursuant Municipal Code Ordinance 8.05.180.
3. No permit shall be issued for the alteration of the exterior, including any and all of the defining elements and characteristics without prior approval by the Historic Site Preservation Board.
4. That the City Clerk shall submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED this xxth day of Month, Year.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on _____, by the following vote:

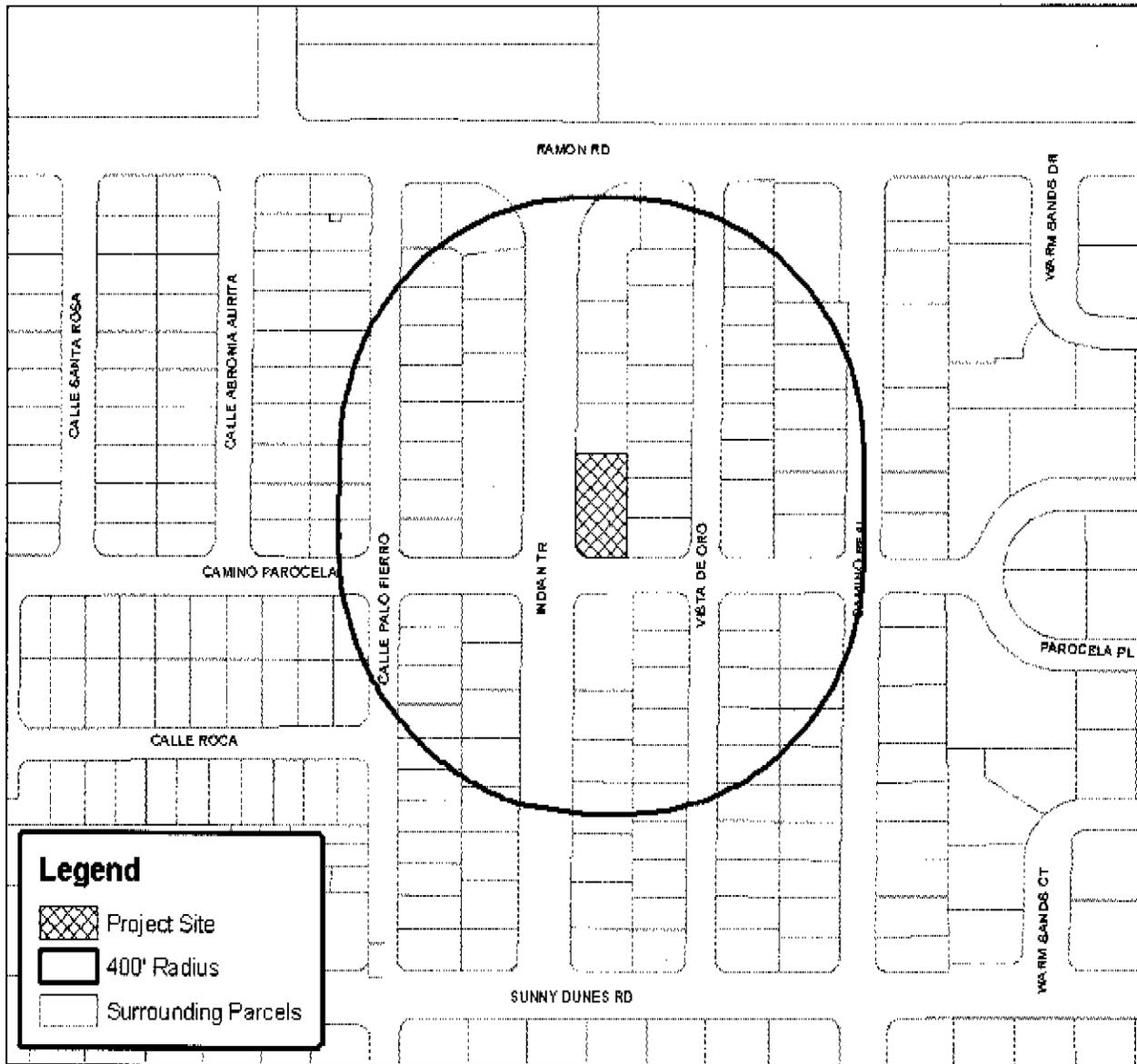
AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California

ary



Department of Planning Services Vicinity Map



Legend

-  Project Site
-  400' Radius
-  Surrounding Parcels

CITY OF PALM SPRINGS

CASE NO: HSPB #68
"Casablanca Adobe"

APPLICANT: City of Palm Springs

DESCRIPTION: To consider designating 590 South Indian Trail known as "Casablanca Adobe" as Class 1 Historic Site #68, Zone R-1-C, APN: 508-142-006.

RESOLUTION NO. 68

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE CASABLANCA ADOBE HOUSE LOCATED AT 590 SOUTH INDIAN TRAIL AS CLASS 1 HISTORIC SITE – HSPB 68.

WHEREAS, in 1936, Pearl McManus commissioned local builder Lee Miller to design a house at 590 South Indian Trail; and

WHEREAS, the defining characteristics of this home are its Vernacular Adobe style rough stone foundation, peeled logs, exposed hand-hewn lintels, cedar shingle roof, projecting support beams, and deep window recesses with cut-stone sills; and

WHEREAS, the home stands as a very good example of a style of residential architecture typical of the period of Palm Springs' development in the 1930's and 1940's, and

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, the current property owners, Jeff Trachta and Al Sophianopoulos, filed an application for Historic Site Designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the Casablanca Adobe House as a Class 1 historic site was issued in accordance with applicable law; and

WHEREAS, on January 13, 2009, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Casablanca Adobe House as a Class 1 historic site; and

WHEREAS, the designation of the Casablanca Adobe House shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the Casablanca Adobe House shall promote the sensitive preservation of said site; and

WHEREAS, the Historic Site Preservation Board has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, all written and oral testimony presented.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

Section 1: *The Casablanca Adobe House is associated with lives of persons who made meaningful contribution to national, state or local history;*

The property at 590 South Indian Trail is historically significant because it was associated with two people who made meaningful contributions to national, state and local history. Pearl McCallum McManus was the daughter of John G. McCallum, the first non-Indian to settle here permanently. She is greatly responsible for shaping Palm Springs architecture. She hired well

renowned architects to build hotels in town, including Lloyd Wright, son of Frank Lloyd Wright, to build The Oasis Hotel in 1923. She also hired Paul Williams to design the Tennis Club in the 1930's and Stewart Williams to build the Oasis Commercial building in 1952. She is recognized for her aforementioned local contributions and for building the Casablanca Adobe.

In 1946, legendary screenwriter and Oscar winner, Howard E. Koch, purchased the house. Mr. Koch's noteworthy accomplishments on both the state and local levels include writing significant screenplays for successful films while in Hollywood. While living in Casablanca Adobe, Koch wrote two classics, one, which was designated a cultural treasure by The Library of Congress, and one selected for preservation by the United States National Film Registry.

During his residence at Casablanca Adobe, Koch was subpoenaed to appear before the House Un-American Activities Committee in Washington D.C. He was pressured by the HUAC to confess to being a member of the Communist Party or to name others suspected of communist activity. Koch's loyalty to his friends deemed him described by McCarthy & Co. as one of the "Unfriendly Nineteen" and subsequently blacklisted from the American film industry. He and his wife Anne turned Casablanca Adobe into a respite and rallying point for blacklisted artists as a place to organize, discuss, and relax.

Section 2: *The Casablanca Adobe House reflects or exemplifies a particular period of the national, state or local history,*

Casablanca Adobe located at 590 South Indian Trail is determined to be historically significant because it embodies the distinctive characteristics of the Vernacular Adobe style of architecture similar to the original adobe homes. The house contains an attention to detail, proportion, setting, method of construction, quality of materials, and the almost pristine condition of the house creates a select example of Vernacular Adobe style of architecture. Casablanca Adobe is determined to be historically significant because of these qualities.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the Casablanca Adobe House, located at 590 South Indian Trail, Palm Springs, California as a Class 1 Historic Site subject to the following conditions;

1. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. All future exterior modifications including but not limited to building, site, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and HSPB review pursuant Municipal Code Ordinance 8.05.180.
3. No permit shall be issued for the alteration of the exterior, including any and all of the defining elements and characteristics without prior approval by the Historic Site Preservation Board.

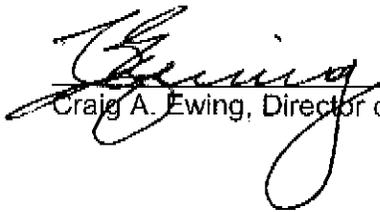
4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED this 13th day of January, 2009.

AYES: 6
NOES: 0
ABSENT: 0
ABSTENTIONS: 0

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA



Craig A. Ewing, Director of Planning



Loretta D. Moffatt
Historic Site Preservation Board Secretary

~~several workshops and tours. The Hilton Hotel is the headquarters. Conference coordinators are seeking volunteers for the study sessions, workshops, etc. Contact Chair Williams to volunteer or Emily Christie at the Palm Springs Art Museum at EChristie@psmuseum.org. Attendance is expected to exceed 500 from all over California. "Modernism Week" is February 13 -21, 2009. The City of Palm Springs is a major sponsor of this week-long event. Information is available at www.modernismweek.com~~

7. PUBLIC HEARINGS:

→ 7.A Case 3.3229 – Application by Jeff Trachta and Al Sophianopoulos, owners, requesting a Class 1 Historic Site Designation of a single-family residence "Keeh Casablanca Adobe -HSPB-68" constructed in 1936 by Lee Miller at 590 South Indian Trail, Zone R1C, Section 23.

Director Ewing explained the project and notable elements as described in the staff REPORT. He further commented on the background of former owner Howard Koch, screenwriter of the movie "Casablanca" which lends to the name "Casablanca Adobe." Staff recommended that the Board recommend approval of the dwelling for designation as Class 1 Historic Site – 68.

Chair S. Williams commented that the staff report and individual reports were outstanding and gave credence to all the important historic elements of this significant property and its preservation.

Board member Strahl corrected the reference to "Mission to Mars" on page 3 of the Staff Report which should be "Mission to Moscow". Staff will correct.

Board member Marshall asked how the name "Casablanca" name got attached to the Adobe? There is nothing in the report as to how the property became the Casablanca Adobe.

Board member DeLeeuw reported that he has been inside the house and that the interior is in as good a condition as the exterior. Unfortunately the interior is not within the purview of HSPB, but it is hoped that the owners maintain the interior historic elements and character.

M/S/C (Grattan/Strahl) moved that the Board approve the property known as the "Casablanca Adobe" at 590 South Indian Trail for recommendation to City Council for designation as Class 1 Historic Site HSPB – 68. Vote 6 Yes, 0 No, 0 Absent, 0 Abstentions – motion passed.

~~8. CERTIFICATE OF APPROVAL REQUEST(S)~~

~~8.A A Mills Act Agreement Request by George Kessinger for Class 1 HSPB - 26 for the General Telephone Building located at 369 North Palm Canyon Drive, Zone CBD.~~

~~Director Ewing briefly explained the Mills Act Agreement request as outlined in the Staff Report, which offers property tax relief for Class 1 designated historic properties. Staff recommends that the Board approve this application for recommendation to City Council for the City to enter into a Mills Act Agreement with the owners of this Class 1 Historic Site – GTE Building – HSPB #26."~~

~~Board Gilmer asked if this is the first Mills Act Agreement application on this property. Chair Williams and staff responded that it is the first.~~



Historic Site Preservation Board Staff Report

Date: January 13, 2009

Case No.: HSPB – 68 Casablanca Adobe Residence

Application Type: Class 1 Designation

Location: 590 South Indian Trail

Applicant: Jeff Trachta and Al Sophianopoulos

Zone: R-1-C

General Plan: Very Low Density

APN: 508-142-006

From: Diane Bullock, Associate Planner

PROJECT DESCRIPTION

An application by the Historic Site Preservation Board (HSPB) of the City of Palm Springs to recommend to City Council the designation of Casablanca Adobe at 590 South Indian Trail as a Class 1 Historic Site. Such designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05
2. Require present and subsequent owners to maintain the building consistent with that ordinance,
3. Grant possible property tax reduction opportunities to the owner under the State of California Mills Act.

RECOMMENDATION

That the HSPB recommend to the City Council the designation of Casablanca Adobe, at 590 South Indian Trail as a Class 1 Historic Site. A draft resolution is attached for consideration.

PRIOR ACTIONS

The home is listed in the 1984 Riverside County Historic Resources Survey.

On April 16, 2008, the owners, Jeff Trachtá and Al Sophianopoulos filed an application for historic designation.

On May 13, 2008, a subcommittee of the HSPB evaluated the site and recommended that the Board proceed with the application for Class 1 designation.

BACKGROUND AND SETTING

The site is approximately a 0.36-acre parcel located in a neighborhood known as "Warm Sands." Casablanca Adobe is one block south of Ramon Road, on the corner of South Indian Trail and East Camino Parocela, and is situated in a residential neighborhood comprised mostly of homes constructed from the 1930's to the 1950's. This portion of South Indian Trail is significant because it contains a median planter of mature *Washingtonian filifera* palm trees dividing the street in half. These median planters only exist in two other Palm Springs residential neighborhoods.

Casablanca Adobe was constructed in 1936 by Pearl McCallum McManus, and designed in the Vernacular Adobe style by Palm Springs builder Lee Miller. In 1946, legendary screenwriter Howard E. Koch purchased the home.

Lee Miller used Craftsman elements in the design that created an idealized version of early California pioneer life. The house is built of adobe brick with the style's characteristic cedar shingle roof. (This roof has been replaced with an exact replica of the original cedar shingles and examined by staff and the HSPB Subcommittee). Textural elements include a rough stone foundation, peeled logs, exposed hand-hewn lintels, projecting support beams, and deep window recesses with cut-stone sills. The home is listed in the 1984 Riverside County Historic Resources Survey.

The landscape at Casablanca Adobe contains mature desert landscape, including a large cacti and Eucalyptus tree that based on the size and trunk width, could have been planted when the house was built. An original adobe wall surrounds the perimeter of the yard, although the condition of the wall was not constructed or maintained as well as the home.

Interiors of privately owned sites do not fall under the jurisdiction of the Historic Site Preservation Board; however, this home has significant interior elements worthy of note. Lee Miller invigorates the Adobe Vernacular style with Craftsman and Storybook elements such as the living room's rock inglenook fireplace with a decorative tile niche. Several farmhouse style doorways contain hand-hewn shelves and niches, which take the place of conventional exposed lintels. Lastly, the bathrooms' original tile has not been altered in almost seventy-five years and the finish is still the same.

ANALYSIS

The property was originally part of a tract owned by Pearl McCallum McManus through her real estate company called Pioneer Properties. The tract was surveyed and platted into lots. Casablanca Adobe was constructed in 1936 by Pearl McManus one of the early pioneers of Palm Springs and prolific builder of hotels, designed and built in the Vernacular Adobe style by local builder, Lee Miller.

Provenance

The home was transferred several times after it was constructed. In 1946, legendary screenwriter, Howard E. Koch, purchased the house. Several of his most noteworthy accomplishments include writing Warner Brother's *The Sea Hawk*, penning Orson Welles's adaptation of *War of the Worlds* for Mercury Theater's popular radio program, and winning the Oscar for writing *Casablanca*. Mr. Koch wrote many other successful films while in Hollywood.

After winning the Oscar for *Casablanca*, Koch decided that a quiet desert setting would be more conducive to writing compared to busy Los Angeles, and purchased the adobe hacienda at 590 South Indian Trail where he and his family lived full-time in the house during the Golden Years of Palm Springs from 1946 until 1954.

While living in Casablanca Adobe, Koch wrote both the classic *No Sad Songs for Me* and *Letter from an Unknown Woman*. The Library of Congress designated *Letter* a cultural treasure, and the United States National Film Registry selected the film for preservation.

During his residence at Casablanca Adobe, Koch was subpoenaed to appear before the House Un-American Activities Committee in Washington D.C. regarding the film *Mission to Mars* that portrayed the new Soviet Union in a positive light. Warner Brothers refused to let him turn down the contract. The movie was produced shortly after the Russian Revolution. Koch was one of forty-one writers, actors, and producers whom the HUAC pressured to confess to either being members of the Communist Party or to name others suspected of communist activity. The politics behind the movement and Koch's refusal to turn against his friends and colleagues deemed him described by McCarthy & Co. as one of the "Unfriendly Nineteen". Koch was blacklisted from the American film industry. Subsequently he and his wife Anne turned Casablanca Adobe into a respite and rallying point for blacklisted artists as a place to organize, discuss, and relax. Eventually he and his family made a new life for themselves in Europe where he began writing again under the pseudonym "Peter Howard".

Physical Description

The adobe brick house is asymmetrical forming a "U" shaped layout with a pool, patio, a fireplace constructed entirely of rough stone, and planters in the rear of the house enveloped by the "U". Multiple rooflines, breaks in the stone foundation at strategic junctures, and variations in the rough adobe textured finish add to its architectural interest as Vernacular Adobe. Craftsman elements used in the design create an idealized version of early California pioneer life. Decorative tiles are placed on the walls at various points both outside and inside the home.

The large front porch is ranch style with varied roof levels. Adobe columns with rock foundations support the peeled log cross beam bearing the address number. The front porch picture window has an exposed hand-hewn lintel and a deep cut-stone sill. Textural elements include a rough stone foundation, peeled logs, exposed hand-hewn lintels, projecting support beams, a cedar shingle roof and deep window recesses with cut-stone sills.

Adobe homes have taken on many styles since the early 1800's. The defining elements of Vernacular Adobe homes of the 1930's contain many features of the original adobe homes such as "vigos"- large ceiling beams, earthen walls, peeled logs, built in "bancos"-benches, natural mud and lime plasters, and textured surfaces. Casablanca Adobe contains all of these elements.

The building has undergone minimal physical changes and retains a high degree of architectural and historical integrity. Those items that have been added which do not contribute to the historic integrity of the site include mechanical equipment for air conditioning, and gas pipes painted to match the color of the house that run along a wall and the roof. All these components could be removed or modified and thus are not considered detrimental to the overall defining characteristics or historic integrity of the site. The perimeter wall is also not considered worthy of Class 1 designation because the wall, although adobe, was not constructed in a similar way to the house or maintained as well as the home.

REQUIRED FINDINGS

Definition of an Historic Site.

Section 8.05.020 of the Municipal Code provides the definition of a historic site as follows;

(a) Historic Site: A historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:

History

1. That is associated with events that have made a meaningful contribution to the nation, state or community; or
2. That is associated with lives of persons who made meaningful contribution to national, state or local history; or

Architecture

3. That reflects or exemplifies a particular period of the national, state or local history; or
4. That embodies the distinctive characteristics of a type, period or method of construction; or
5. That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or
6. That represents a significant and distinguishable entity whose components may lack individual distinction; or

Archeology

7. That has yielded or may be likely to yield information important to national, state or local history or prehistory.

A Class 1 Historic Site may also qualify for historic designation at the federal, state and/or county level.

Staff has identified the following findings as relevant to the candidate resource.

(2) That is associated with lives of persons who made meaningful contributions to national, state or local history as follows:

The property at 590 South Indian Trail is historically significant because it was associated with two people who made meaningful contributions to national, state and local history. Pearl McCallum McManus was the daughter of John G. McCallum, the first non-Indian to settle here permanently. She is greatly responsible for shaping Palm Springs architecture. She hired well renowned architects to build hotels in town, including Lloyd Wright, son of Frank Lloyd Wright, to build The Oasis Hotel in 1923. She also hired Paul Williams to design the Tennis Club in the 1930's and Stewart Williams to build the Oasis Commercial building in 1952. She is recognized for her aforementioned local contributions and for building the Casablanca Adobe.

In 1946, legendary screenwriter and Oscar winner, Howard E. Koch, purchased the house. Mr. Koch's noteworthy accomplishments on both the state and local levels include writing significant screenplays for successful films while in Hollywood. While living in Casablanca Adobe, Koch wrote two classics, one, which was designated a

cultural treasure by The Library of Congress, and one selected for preservation by the United States National Film Registry.

During his residence at Casablanca Adobe, Koch was subpoenaed to appear before the House Un-American Activities Committee in Washington D.C. He was pressured by the HUAC to confess to being a member of the Communist Party or to name others suspected of communist activity. Koch's loyalty to his friends deemed him described by McCarthy & Co. as one of the "Unfriendly Nineteen" and subsequently blacklisted from the American film industry. He and his wife Anne turned Casablanca Adobe into a respite and rallying point for blacklisted artists as a place to organize, discuss, and relax.

Architecture

(4) That embodies the distinctive characteristics of a type, period or method of construction; or

Casablanca Adobe located at 590 South Indian Trail is determined to be historically significant because it embodies the distinctive characteristics of the Vernacular Adobe style of architecture similar to the original adobe homes. The house contains an attention to detail, proportion, setting, method of construction, quality of materials, and the almost pristine condition of the house creates a select example of Vernacular Adobe style of architecture. Casablanca Adobe is determined to be historically significant because of these qualities.

CONCLUSION

Based on the above analysis, 590 South Indian Trail, known as "Casablanca Adobe" possesses qualities defined under criteria's 2, and 4 from Municipal Code Section 8.05.020. Casablanca Adobe is worthy because of its association with the lives of persons and events significant in the past including the life of Oscar-winning Screenwriter Howard Koch for his creativity while residing there and his association with the HUAC and the blacklisted community. Pearl McCallum McManus is significant as part of the family of the first non-Indian settlers in Palm Springs. She helped shape Palm Springs Architecture by constructing remarkable hotels and commercial buildings and for building "Casablanca Adobe".

Staff has concluded that the home is unique and significant because the design, materials, workmanship and aesthetic effects collectively serve as a quality example of a Vernacular Adobe style home built in Palm Springs during the city's first "golden era". Staff is recommending that the HSPB recommend Class 1 designation to Council with the following conditions:

Conditions that apply to Class 1 Historic Sites.

According to Section 8.05 of the Municipal Code, the following shall apply to a Class 1 Historic Site:

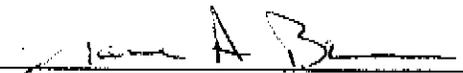
1. It shall meet the definition of a historic site as outlined in Municipal Code Section 8.05.020.
2. The City shall maintain an archival file on the property.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The structure/site may not be modified nor objects removed without the approval of the City Council.
5. The use may be limited by the City Council to the extent that it may impair the integrity of the site.
6. A marker explaining the historic nature of the site will be installed at the site.
7. Compliance with all rules and regulations for Historic Sites and Historic Districts under Article IV of Chapter 8.05 of the Municipal Code shall be required.

ENVIRONMENTAL ASSESSMENT

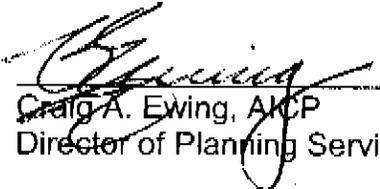
In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within three hundred (300) feet of the subject property have been notified and notice was made in a local newspaper of general circulation. As of the writing of this report, staff has not received any inquiries on this matter.



Diane Bullock, Associate Planner



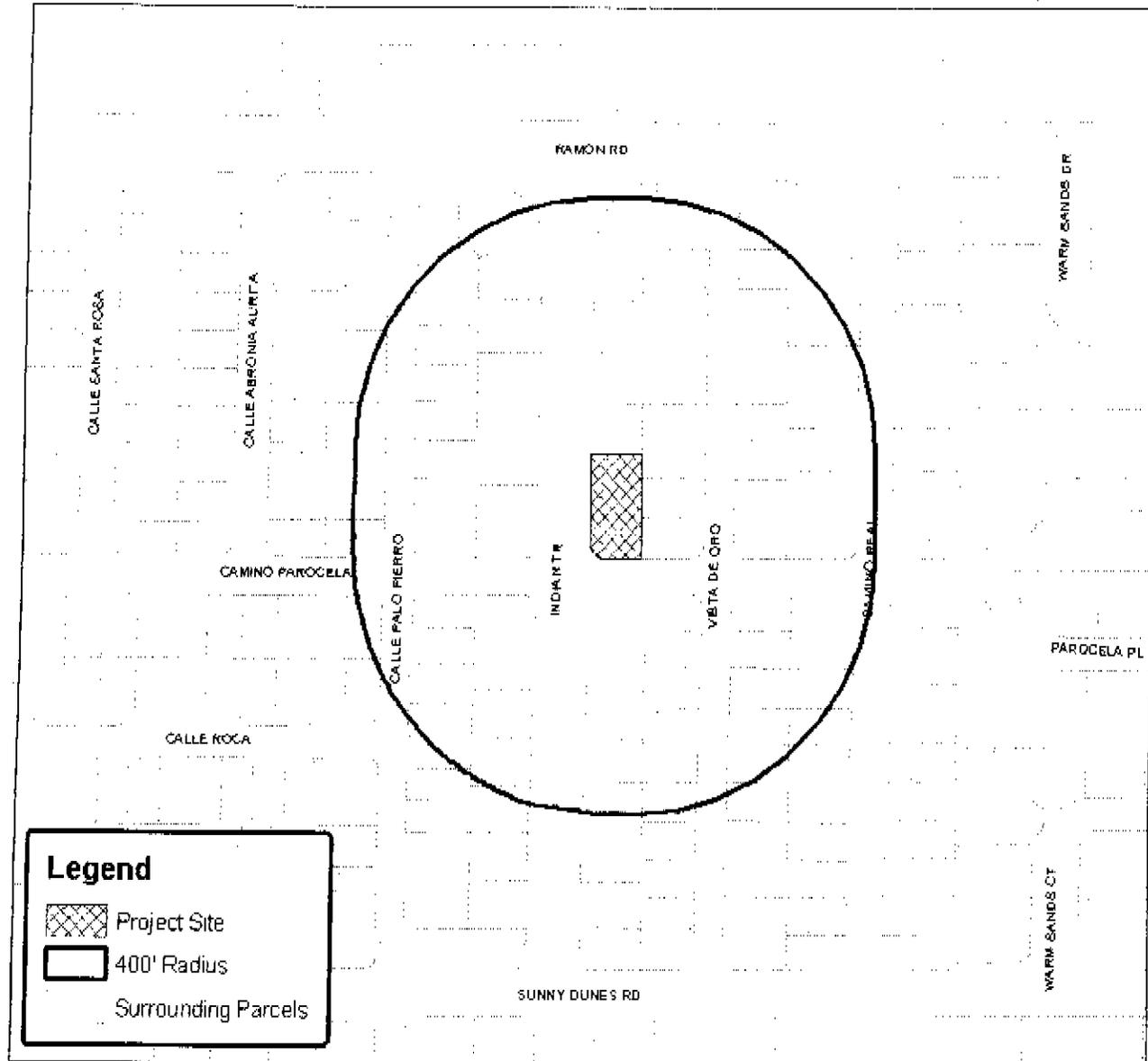
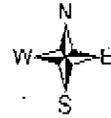
Craig A. Ewing, AKCP
Director of Planning Services

ATTACHMENTS

1. Vicinity Map
2. Draft Resolution
3. HSPB Site Designation Application
4. HSPB minutes of May 13, 2008
5. Copy of the 1983 Riverside County Historic Resources Survey
6. Site plan, photos and (booklets for HSPB members only)



Department of Planning Services Vicinity Map



Legend

-  Project Site
-  400' Radius
-  Surrounding Parcels

CITY OF PALM SPRINGS

CASE NO: HSPB 68
Casablanca Adobe

APPLICANT: City of Palm Springs

DESCRIPTION: To consider designating 590 South Indian Trail known as "Casablanca Adobe" as Class 1 Historic Site 68, Zone R-1-C, APN: 508-142-006

RESOLUTION NO. 68

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE CASABLANCA ADOBE HOUSE LOCATED AT 590 SOUTH INDIAN TRAIL, AS A CLASS ONE HISTORIC SITE

WHEREAS, in 1936, Pearl McManus commissioned local builder Lee Miller to design a house at 590 South Indian Trail; and

WHEREAS, the defining characteristics of this home are its Vernacular Adobe style rough stone foundation, peeled logs, exposed hand-hewn lintels, cedar shingle roof, projecting support beams, and deep window recesses with cut-stone sills; and

WHEREAS, the home stands as a very good example of a style of residential architecture typical of the period of Palm Springs' development in the 1930's and 1940's, and

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, the current property owners, Jeff Trachta and Al Sophianopoulos, filed an application for Historic Site Designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the Casablanca Adobe House as a Class 1 historic site was issued in accordance with applicable law; and

WHEREAS, on January 13, 2009, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Casablanca Adobe House as a Class 1 historic site; and

WHEREAS, the designation of the Casablanca Adobe House shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the Casablanca Adobe House shall promote the sensitive preservation of said site; and

WHEREAS, the Historic Site Preservation Board has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, all written and oral testimony presented.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

Section 1: *The Casablanca Adobe House is associated with lives of persons who made meaningful contribution to national, state or local history;*

The property at 590 South Indian Trail is historically significant because it was associated with two people who made meaningful contributions to national, state and local history. Pearl McCallum McManus was the daughter of John G. McCallum, the first non-Indian to settle here permanently. She is greatly responsible for shaping Palm Springs architecture. She hired well

renowned architects to build hotels in town, including Lloyd Wright, son of Frank Lloyd Wright, to build The Oasis Hotel in 1923. She also hired Paul Williams to design the Tennis Club in the 1930's and Stewart Williams to build the Oasis Commercial building in 1952. She is recognized for her aforementioned local contributions and for building the Casablanca Adobe.

In 1946, legendary screenwriter and Oscar winner, Howard E. Koch, purchased the house. Mr. Koch's noteworthy accomplishments on both the state and local levels include writing significant screenplays for successful films while in Hollywood. While living in Casablanca Adobe, Koch wrote two classics, one, which was designated a cultural treasure by The Library of Congress, and one selected for preservation by the United States National Film Registry.

During his residence at Casablanca Adobe, Koch was subpoenaed to appear before the House Un-American Activities Committee in Washington D.C. He was pressured by the HUAC to confess to being a member of the Communist Party or to name others suspected of communist activity. Koch's loyalty to his friends deemed him described by McCarthy & Co. as one of the "Unfriendly Nineteen" and subsequently blacklisted from the American film industry. He and his wife Anne turned Casablanca Adobe into a respite and rallying point for blacklisted artists as a place to organize, discuss, and relax.

Section 2: *The Casablanca Adobe House reflects or exemplifies a particular period of the national, state or local history;*

Casablanca Adobe located at 590 South Indian Trail is determined to be historically significant because it embodies the distinctive characteristics of the Vernacular Adobe style of architecture similar to the original adobe homes. The house contains an attention to detail, proportion, setting, method of construction, quality of materials, and the almost pristine condition of the house creates a select example of Vernacular Adobe style of architecture. Casablanca Adobe is determined to be historically significant because of these qualities.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the Casablanca Adobe House, located at 590 South Indian Trail, Palm Springs, California as a Class 1 Historic Site subject to the following conditions;

1. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. All future exterior modifications including but not limited to building, site, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and HSPB review pursuant Municipal Code Ordinance 8.05.180.
3. No permit shall be issued for the alteration of the exterior, including any and all of the defining elements and characteristics without prior approval by the Historic Site Preservation Board.

4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED this 13th day of January, 2009.

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Diane Bullock, Associate Planner

Historic Site Preservation Board Secretary



Office Use Only

Date:	3/24/08
Case No.	
HSPB No:	058
Planner:	OB

CITY OF PALM SPRINGS
Department of Planning Services

HISTORIC SITE DESIGNATION (HSD)

TO THE APPLICANT:

Your cooperation in completing this application and supplying the information requested will expedite City review of your application. Application submitted will not be considered complete until all submittal requirements are met. Staff may require additional information depending upon the specific project needs.

Please submit this completed application and subsequent material to the Department of Planning Services at 3200 East Tahquitz Canyon Way, Palm Springs, CA 92262 ~ Phone: 760-323-6245 ~ Fax: 760-322-8360

Applicant's Name: JEFF TRACHTA & AL SOPHIANOPOULOS

Please Print

Check One: Owner Lessee Authorized Agent City Other

Applicant's Address: 590 S. INDIAN TRAIL

Number and Street Name or P.O. Box

PALM SPRINGS, CA 92264

City

State

Zip

Telephone Nos. 760.808.1019

Residence

Cell

Work

E-Mail address: alsoph@mac.com

Site Address: 590 SOUTH INDIAN TRAIL, PALM SPRINGS, CA 92264

Construction Date: 1936

Estimated

Factual

Architect: LEE MILLER/PEARL MCMANUS Builder: LEE MILLER

Present Owner: JEFF TRACHTA & AL SOPHIANOPOULOS

Original Owner: DOROTHY REYNOLDS

Important Owners: HOWARD KOCH (Oscar-winning screenwriter of 'Casablanca,' 'War of the Worlds,' etc. SEE ATTACHED SUPPLEMENT); JANE LYKKEN HOFF (daughter of Carl Lykken)

Other Historic Associations: SEE ATTACHED SUPPLEMENT

Common Name of Property: 509 SOUTH INDIAN TRAIL

Historic Name of Property: CASABLANCA ADOBE

Assessor's Parcel Number: 508 - 142 - 6 Zone: _____ Section: _____

Land Use: RESIDENTIAL

Is this project on fee land or Indian trust land? (Check one)

Please 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. Refer to Palm Springs Municipal Code Section 8.05.020 for the definitions of a historic site.

(Please continue to following page)

ARCHITECTURAL STYLE: (Please check the appropriate boxes)

- | | | | |
|--|-------------|--|-------------|
| <input checked="" type="checkbox"/> Vernacular Adobe | 1800 - 1950 | <input type="checkbox"/> Prairie Style | 1905 - 1930 |
| <input type="checkbox"/> Vernacular Wood Frame | 1850 - 1950 | <input type="checkbox"/> Pueblo Revival | 1905 - 1940 |
| <input type="checkbox"/> Vernacular Brick | 1850 - 1950 | <input type="checkbox"/> Mediterranean/Spanish Rev | 1915 - 1940 |
| <input type="checkbox"/> Vernacular Ranch House | 1850 - 1950 | <input type="checkbox"/> Moderne/Art Deco | 1920 - 1940 |
| <input type="checkbox"/> Vernacular - Other | 1850 - 1960 | <input type="checkbox"/> International Style | 1925 - 1970 |
| <input type="checkbox"/> Gothic Revival | 1850 - 1910 | <input type="checkbox"/> Mid-Century Modern Style | 1945 - 1980 |
| <input type="checkbox"/> Italiante | 1860 - 1880 | <input type="checkbox"/> Commercial | |
| <input type="checkbox"/> French Second Empire | 1860 - 1890 | <input type="checkbox"/> Other: | |
| <input type="checkbox"/> Mission Revival | 1890 - 1920 | | |
| <input type="checkbox"/> Craftsman Bungalow | 1895 - 1930 | | |

PRIMARY BUILDING MATERIALS

- Wood Frame
- Log
- Adobe Brick
- Brick
- Stone
- Stucco
- Concrete
- Metal
- Steel
- Other:

ROOF TYPE

- Gable
- Hip
- Hipped Gable
- Shed
- Gambrel
- Flat
- Mansard
- Other:

Are there any significant decorative elements? Yes No

If yes, briefly describe:

PLEASE SEE ATTACHED SUPPLEMENT FOR PHOTOS AND DESCRIPTIONS

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

OWNER AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

I (We), JEFF TRACHTA & AL SOPHIANPOPOLOS being duly sworn, depose and say that I (we) am (are) the owner or owners herein named and that the foregoing statements and answers herein contained and the information herein submitted are in all respect true and correct to the best of my (our) knowledge and belief.

Name (Please print): JEFF TRACHTA & AL SOPHIANPOPOLOS
Mailing address: 590 S. INDIAN TRAIL
City: PAAM SPRINGS State: CA Zip: 92264
Telephone: 310.601.7711 Fax: N/A

SUBSCRIBED AND SWORN to before me this 5th day of March, 2008.

Signature(s): [Handwritten Signature]

SEE ATTACHED ACKNOWLEDGMENT
Notary Public in the State of _____
Principal office in the County of _____

LESSEE OR AGENT AUTHORIZATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

I (We), _____ being duly sworn, depose and say that I (we) am (are) the owner or owners herein named and that the foregoing statements and answers herein contained and the information herein submitted are in all respect true and correct to the best of my (our) knowledge and belief, and hereby acknowledge that _____ is (are) the authorized Lessee(s) or Agent (circle one) of the subject property and is/are duly authorized to submit this application on my (our) behalf.

Name: (Please print) _____
Mailing address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

Signature(s): _____

Notary Public in the State of _____
Principal office in the County of _____

ATTACHED TO OWNER AFFIDAVIT ONLY

ACKNOWLEDGMENT

State of California
County of RIVERSIDE

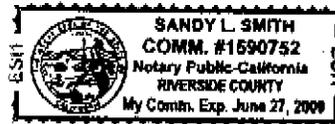
On MARCH 5, 2008 before me, SANDY L. SMITH, NOTARY PUBLIC
(here insert name and title of the officer)

Personally appeared JEFF TRACHTA AND AL SOPHIANOPOULOS * * * * *

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

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

WITNESS my hand and official seal.



Signature Sandy L. Smith

(Seal)

**APPLICANT'S REQUIRED MATERIAL CHECKLIST
HISTORIC SITE DESIGNATION**

The following items must be completed before a Historic Site Designation Application will be accepted. Please check off each item to assure completeness. Refer to the **REQUIRED MATERIALS** list of this application for more details of each item.

	Applicant Only	City Use Only
Application:		
◆ Original Completed Application (10 copies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
◆ Owners Signature, Notarized (if required)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plot Plan:		
◆ 8-1/2" x 11" (10 copies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Miscellaneous Exhibits:		
◆ Public Hearing Labels	<input type="checkbox"/>	<input checked="" type="checkbox"/>
◆ Project Sponsor Labels (if any)	<input type="checkbox"/>	<input type="checkbox"/>
◆ Existing Site Photographs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
◆ Photos, articles, etc. related to history of property	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Planning Services, checked by:

[Handwritten Signature]

Date:

3-24-08

provide security. They will be powder-coated black in color.

Mr. Sweeney answered several Board questions and commented that most 'surprises' have been found and resolved to fit with the project plans.

Board member J. Williams "thanked" the architect and applicant and **moved to approve the changes as requested in the application, Vice Chair Nelson seconded the motion.**

Staff member Bullock reminded the Board that the entire site was classified as a Class 1 Historic Site, so the changes to the parking lot need to be included in the motion.

Board member J. Williams amended his motion to read: To approve all the changes as requested in this application. Vice Chair Nelson seconded the amended motion.

There was no further discussion and the vote was 6 Yes, 0 No, 0 Absent.

9. OTHER BUSINESS:

- A. Subcommittee Report on Koch Casablanca Adobe Class 1 Application
590 South Indian Trail, HSPB # 68

Subcommittee J. Williams reported visiting the site and the Subcommittee members were extremely impressed with the condition of the house and the fact that very little has been changed over the years. The owners are very interested in having their property designated a Class 1 Historic Site. The Subcommittee recommends that the Board proceed with the Application to designate the Koch Casablanca Adobe Class 1 Historic Site HSPB #68 and proceed to work on designating the Warm Sands Neighborhood a Historic District.

Staff member Bullock reported that the application is complete and can proceed based on Board action today. The Casa Cody Inn paperwork for Council will be completed prior to the Koch Casablanca Adobe process.

10. COMMITTEE REPORTS AND SPECIAL PROJECTS:

- A. Subcommittee Report on Public Outreach – Sheila Grattan
She reported difficulty in obtaining requested information and will continue to pursue.

Board member J. Williams read from the report that the Subcommittee "contacted the Council." After discussion, Chair S. Williams commented that this will be on the Agenda for June for further information and discussion.

- B. P.S. Preservation Foundation - Jade Nelson
No report
- C. P.S. Modern Committee - John Williams
No report
- D. P.S. Historical Society – Sidney Williams
PSHS will close for the summer starting May 26, 2008.



ARCHITECTURAL SURVEY FORM

Address/Location: 590 ~~South~~ Indian Trail

City/Town Area & ZIP: Palm Springs 92262

Common name: Steffen House

Historic name: None

Photo date: 3/20/82 Roll # 119 Neg. # 20

Photographer's name: Kitty Kieley Hayes

Surveyor's name(s): Kitty Kieley Hayes

Survey date: 03/20/82 Survey district # 15



ARCHITECTURAL STYLE:

(dates are a loose guide)

- Vernacular Adobe 1800-1950
- Vernacular Wood Frame 1850-1950
- Vernacular Brick 1850-1950
- Vernacular Ranch House 1850-1950
- Vernacular (other) stone 1850-1950
- Gothic Revival 1850-1910
- Italianate 1860-1880
- French Second Empire 1860-1890
- Eastlake 1870-1890
- Victorian (mixed style) 1870-1900
- Colonial Revival 1870-1920
- Queen Anne 1880-1900
- Classical Revival 1890-1920
- Mission Revival 1890-1920
- Craftsman Bungalow 1895-1920
- Bungalow 1895-1930
- Prairie Style 1905-1930
- Pueblo Revival 1905-1940
- Egyptian Revival 1915-1940
- Mediterranean/Spanish Rv. 1915-1940
- Provincial Revival 1915-1940
- Tudor Revival 1915-1940
- Moderne/Art Deco 1920-1940
- International Style 1925-1950
- California Ranch House Post-1945
- Commercial
- Other: _____

ROOF TYPE:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRESENT CONDITION:

- Excellent
- Good
- Fair
- Deteriorated
- Destroyed

ALTERATIONS:

- Major
 - Minor
 - Unaltered
- Describe: _____

RELATED FEATURES:

- Barn
- Carriage house
- Garage in house
- Shed
- Outhouse
- Windmill
- Water tower
- Tankhouse
- Hitching post
- Fence
- Wall
- Unusual curb
- Unusual sidewalk
- Formal gardens
- Unusual trees
- Expansive lawns
- Other Native Plant

PRESENT USE: residence

ORIGINAL USE: residence

SIGNIFICANT DECORATIVE ELEMENTS (describe)

PRIMARY BUILDING MATERIAL:

- Wood frame
- Log
- Adobe brick
- Brick
- Stone
- Stucco
- Concrete
- Metal
- Other wood

SURROUNDINGS:

- Open Land
- Scattered Buildings
- Densely built-up
- USE:
- Residential
- Industrial
- Commercial
- Agricultural
- Other _____

TALKED TO RESIDENT: Name: _____

Address/Info: _____

RESEARCH

Researcher _____

Date: 1/1

Construction date: <u>1936</u>	<input type="checkbox"/> Estimated	<input checked="" type="checkbox"/> Factual	SOURCES: <u>county records</u>
ARCHITECT:			
BUILDER: <u>See Title</u>			
ORIGINAL OWNER: <u>M/M Walter Illick</u>			<u>did not bld</u> <u>entrepreneur</u> <u>making wd dump for metal</u>
IMPORTANT OWNERS: <u>Mr. Screenwriter for</u> <u>Jane Huff, Koch (Communist)</u>			<u>Casa Blanca, one of the World's</u> <u>Flora Steffen</u>
OTHER HISTORIC ASSOCIATIONS:			
IS THE STRUCTURE ...		Original Address:	
<input checked="" type="checkbox"/> On the original site?			
<input type="checkbox"/> Moved?			
<input type="checkbox"/> Unsure			
IS THE PROPERTY ...		Parcel Number:	
<input type="checkbox"/> In public ownership?			
<input checked="" type="checkbox"/> In private ownership?	<u>508-142-006-6</u>		
PRESENT OWNER (if known):		<input checked="" type="checkbox"/> same as address on front	
Name: <u>Flora S. Steffen</u>		Address: <u>Ramona Rd</u>	

OFFICE USE

Recorder _____

Date 1/1

<p>MAIN THEME:</p> <input checked="" type="checkbox"/> Architecture <input type="checkbox"/> Arts & Leisure <input type="checkbox"/> Economic/Industrial <input type="checkbox"/> Exploration/Settlement <input type="checkbox"/> Government <input type="checkbox"/> Military <input type="checkbox"/> Religion <input type="checkbox"/> Social/Education	<p>HISTORIC RESOURCE AND LANDMARK STATUS:</p> <table style="width:100%;"> <tr> <td style="width:50%;"> <p>YES NO</p> <input type="checkbox"/> HABS <input type="checkbox"/> HAER <input type="checkbox"/> NR # _____ <input checked="" type="checkbox"/> SHL <input type="checkbox"/> Loc </td> <td style="width:50%;"> <p>YES NO</p> <input checked="" type="checkbox"/> <u>11-6-82</u> <input checked="" type="checkbox"/> <u>11-16-82</u> Recommended by district review committee Recommended by County Hist. Commission Included by State Office of Hist. Presv. </td> </tr> </table> <p>UTM: <u>A115724603741440</u> B _____ C _____ D _____</p> <p><input checked="" type="checkbox"/> Individual nomination <input type="checkbox"/> District nomination</p>	<p>YES NO</p> <input type="checkbox"/> HABS <input type="checkbox"/> HAER <input type="checkbox"/> NR # _____ <input checked="" type="checkbox"/> SHL <input type="checkbox"/> Loc	<p>YES NO</p> <input checked="" type="checkbox"/> <u>11-6-82</u> <input checked="" type="checkbox"/> <u>11-16-82</u> Recommended by district review committee Recommended by County Hist. Commission Included by State Office of Hist. Presv.
<p>YES NO</p> <input type="checkbox"/> HABS <input type="checkbox"/> HAER <input type="checkbox"/> NR # _____ <input checked="" type="checkbox"/> SHL <input type="checkbox"/> Loc	<p>YES NO</p> <input checked="" type="checkbox"/> <u>11-6-82</u> <input checked="" type="checkbox"/> <u>11-16-82</u> Recommended by district review committee Recommended by County Hist. Commission Included by State Office of Hist. Presv.		
<p>THREATS TO SITE:</p> <input checked="" type="checkbox"/> None known <input type="checkbox"/> Private development <input type="checkbox"/> Zoning <input type="checkbox"/> Vandalism <input type="checkbox"/> Public works project <input type="checkbox"/> Deterioration <input type="checkbox"/> Other: _____	<p>ADDITIONAL SOURCES: (books, documents, records, personal interviews; include dates)</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		
<p>Approx. property size (ft.)</p> <p>Frontage _____ Depth _____</p> <p>Or approx. acreage _____</p>			

D- Rectangular in plan with a wood shingle gable roof, the California Ranch House at 590 Indian Trail, has stone and adobe brick walls, mullioned casement windows, eaves, and a veranda with battered stone piers. Spacious grounds with desert vegetation surround the house.

S: This 1936^{adobe} house was built and designed by local builder Lee Miller, who often used adobe brick in his construction. The residence has been home to pioneer family residents Jane Huff and Flora Steffen.

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

NOTE: The numbers in parentheses indicate either the number of characters (letters, numbers, punctuation marks, spaces) that may be entered or the number of lines that may be checked.

1. Ser. No. 2262-214
City Zip (4) Form No. (1-4) Prop. No. (0-4)

USGS Quad Map No. (4) 0834

2. UTM Zone (2) Easting (6) Northing (7)
A 11 542660 3742440
B _____
C _____
D _____

3. Property Name:
Common Name (30): Steffen House
Historic Name (40): _____
Parcel No. (0-17) 508-142-006-6

4. Address:
590 Indian Trail
Number (0-5) Street Name (4-20)
Nearest Cross Street (0-20) Palm Springs
City/Town (3-20) 92262
Zip code (5) Vicinity of City/Town (✓)
County 3-letter designator (3) _____

5. Type of Ownership (1-7):
___ 1) unknown ___ 4) private ✓
___ 2) federal ___ 5) county
___ 3) state ___ 6) city
___ 7) special district

6. Present Use (1-6):
___ 1) unknown ___ 4) private non-comm.
___ 2) commercial ___ 5) public
___ 3) residential ___ 6) none

7. Year of Initial Construction:
Individual Property (4) 1936
District (8) _____

8. Architect(s) (0-25): Lee Miller
Builder(s) (0-25): Lee Miller

9. Year of Survey (2): 84

10. Registration Status (1):
___ 1) listed - date (6) 1/1 ___ 4) may become eligible
___ 2) determined eligible - ___ 5) eligible local listing
year (2) _____ ___ 6) ineligible for above
✓ ___ 3) appears eligible ___ 7) undetermined

11. Property Given Registration Status as (1):
___ 1) part of district
✓ ___ 2) individual property
___ 3) both of above

12. NR Class Category (1):
___ 1) district - No. of properties (0-3) _____
___ 2) site
✓ ___ 3) building
___ 4) structure
___ 5) object

13. Other Registration (0-9)
___ 1) Historic Am. Blg. Survey ___ 6) Cal. Historical Landmark
___ 2) Historic Am. Eng. Rec. ___ 7) County Pt. of Hist. Interest
___ 3) National Hist. Landmark ___ 8) Local Listing
___ 4) State Historic Park ___ 9) County/Regional Park
___ 5) other

14. Property Attributes:
___ 1) unknown ___ 22) lake/river/reservoir
✓ ___ 2) sing. family prop. ___ 23) ship
___ 3) mult. family prop. ___ 24) lighthouse
___ 4) ancillary blg. ___ 25) amusement park
___ 5) hotel/motel ___ 26) monument/mural/gravestone
___ 6) comm. blg. 1-3 st. ___ 27) folk art
___ 7) comm. blg. over 3 st. ___ 28) street furniture
___ 8) industrial blg. ___ 29) landscape architr.
___ 9) public utility blg. ___ 30) trees/vegetation
___ 10) theatre ___ 31) urban open space
___ 11) engineering struct. ___ 32) rural open space
___ 12) civic auditorium ___ 33) farm/ranch
___ 13) cmnty cntr/soc. hall ___ 34) military property
___ 14) government blg. ___ 35) CCC/WPA structure
___ 15) educational blg. ___ 36) ethnic minority property
___ 16) religious blg. ethnic group (5-20)
___ 17) R/R depot
___ 18) train ___ 37) highway/trail
___ 19) bridge ___ 38) women's property
___ 20) canal/aqueduct ___ 40) cemetery
___ 21) dam ___ 39) other

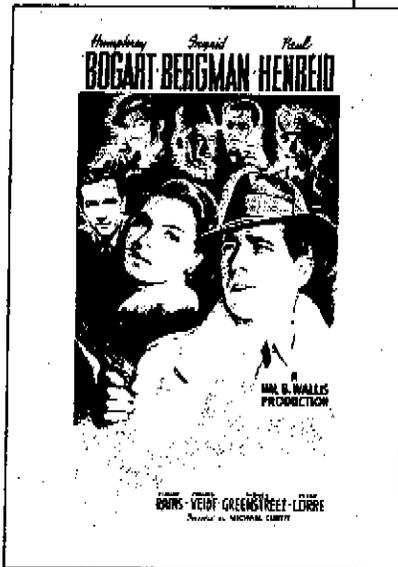
15. Architectural Plans and Specifications: Yes ✓ No

SURVEY CRITERIA FOR INDIVIDUAL STRUCTURES

<u>Age</u>	<u>Points</u>
1872 - 1899	5
1901 - 1917	4
1918 - 1929	3
1930 - 1941	②
1942 - Present	1
 <u>Historical Significance</u>	
National	4
State	3
Regional	2
Local	①
 <u>Architectural Quality</u>	
1. Nature of detail work	
2. Nature of materials	
Unique	5
Excellent	④
Good	3
Fair	2
 <u>Frequency of Architectural Style</u>	
1 - 2	5
3 - 5	3
6 - 9	②
10+	1
 <u>Building Modification</u>	
Original	④
Minor Modification	3
Total Change	1
 <u>Neighborhood Quality</u>	
Neighborhood = 3 or more blocks	⑤
Block = 1 full block	4
Street = more than 2 facing edges	3
Street = 2 facing edges	2
Individual = single	1

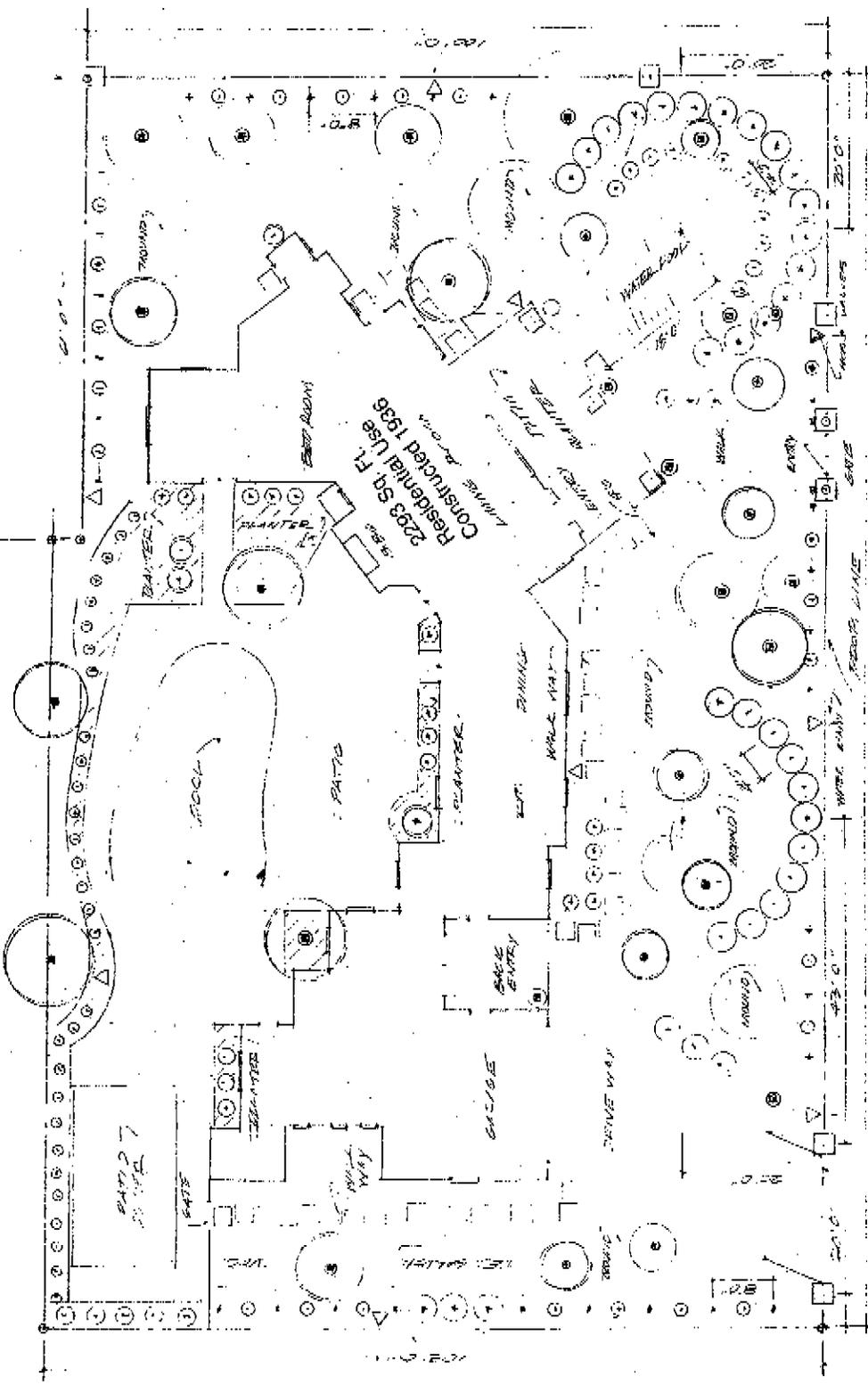
Casablanca Adobe

590 South Indian Trail



Historic Site Designation Application Supplement

Scale	1" = 10'
Sheet	1 of 1
Date	
Drawn	
Check	
Appr.	



INDIAN TRAIL
LANE ESTATE PLAN

LEGAL DESCRIPTION: Lots 45 and 46 of Indian Trail Tract,
as shown by Map on File in Book 18 page 40 of Maps,
Records of Riverside County, California

ADDRESS: 590 South Indian Trail, Palm Springs, CA 92264

CASABLANCA ADOBE

590 South Indian Trail
Palm Springs, CA 92264

INTRODUCTION

This single-family house on Indian Trail was built in 1936 by Pearl McManus and designed by Palm Springs's own Lee Miller in a whimsical Vernacular Adobe style.

The house is historically significant for several reasons, including both its famous residents and its architecture.

THE RESIDENTS

Casablanca Adobe's most well known resident is legendary Hollywood screenwriter Howard Koch,¹ who won the Oscar[®] for writing what is arguably the best film of all time... *Casablanca*, starring Humphrey Bogart and Ingrid Bergman and directed by Michael Curtiz.² This film lends Casablanca Adobe its name.

Koch owned and lived in the house during two significant periods in American history, the brightest and darkest eras of Hollywood's past: The Golden Era and The Hollywood Blacklist. He was destined to play a significant role in both.



Howard Koch came to Hollywood in the late thirties, surfing a wave of success as the writer of Orson Welles's adaptation of *War of the Worlds* for Mercury Theater's popular radio program. The famous broadcast so realistically dramatized a Martian invasion that many listeners mistook it for an actual news report.³ Koch also penned several Broadway plays, including *Great Scott*, *Give Us This Day*, and *In Time to Come*, a collaboration with John Huston, directed by Otto Preminger.⁴

Koch immediately found work in Hollywood as a contract writer for Warner Brothers, but in an unusual move for a cog in the Hollywood factory – especially a newbie – he was very choosy about his projects. His first assignment, thanks to Huston's influence, was the Errol Flynn vehicle, *The Sea Hawk*, an unheard-of opportunity for a first-time screenwriter. The picture was a huge box office success, and Koch's star began to rise.⁵



¹ Riverside County Assessor/County Clerk/Recorder title records for 509 S. Indian Trail, Palm Springs, CA 92264.

² imdb.com/title/tt0034583.

³ filmreference.com.

⁴ *The New York Times*, Obituaries, 8/18/1995, "Howard Koch, a Screenwriter for 'Casablanca,' Dies at 93."

⁵ Koch, Howard. *As Time Goes By: Memoirs of a Writer*. New York: Harcourt Brace Jovanovich, Inc., 1979, p. 43.

He went on to pen several other classic films such as *The Letter*, starring Bette Davis; *In This Our Life*, with John Huston; *Rhapsody in Blue*, the George Gershwin Story; and *Sergeant York*, starring Gary Cooper and directed by visionary auteur Howard Hawks. *Sergeant York* won Hawks his first Best Director Academy Award,⁶ and Koch received his first Best Writing nomination.⁶



But it was *Casablanca* that assured Koch's place in history. He is credited with giving *Casablanca* its emotional weight. According to Humphrey Bogart's biographer:

A liberal activist, [Koch] was brought in to strengthen the political and dramatic aspects of the story. Koch changed Rick from an expatriate lawyer on the run from a scandal to a bruised idealist with a hidden anti-fascist past; from the self-pitying drinker that Bogart hated... to the rough cynic who is really for the underdog.⁷



Koch accepts his Oscar.⁷

In other words, Koch cemented the iconic Bogart persona into the American psyche. This collaboration marks the beginning of Koch and Bogart's lifelong friendship. Unfortunately, Koch's liberal leanings, which were such an advantage in the forties, would become much more than a disadvantage a mere decade later.

Casablanca filmmakers also give Koch credit for Rick's letting the young Bulgarian couple win at roulette in order to buy a visa to get out of Casablanca – a scene inspired by a real-life event at a Palm Springs casino.⁸

In addition to Best Screenplay, the film won Academy Awards[®] for Best Picture and Best Director, along with several nominations, including Bogart's Best Actor nod.⁹ *Casablanca* is undeniably one of our greatest films, second only to *Citizen Kane* in the American Film Institute's list of the Top 100 Films of all time.¹⁰

A student who attended one of Koch's lectures at Stanford University sums up the film's timeless appeal this way, "*Casablanca* shows you things you really long for. There are all those graspable values floating around in the film. It's full of a lost heritage that we can't live. Life is no longer like that."¹¹



⁶ *Ibid.*

⁷ Lax, Eric and A.M. Sperber. *Bogart*. London: The Orion Publishing Group Ltd., 1997. p. 189.

⁸ [filmreference.com/Writers and Production-Artists/Ja-Kr/Koch-Howard-W.html](http://filmreference.com/Writers_and_Production-Artists/Ja-Kr/Koch-Howard-W.html).

⁹ imdb.com/title/tt0034583/awards.

¹⁰ afi.com/tvevents/100years/movies.aspx.

¹¹ Koch, p. 84

The Racquet Club was the epicenter of Hollywood action at that time, where many of Koch's collaborators would reserve a weekend bungalow. Often, there was more interest in the action by the pool and the cocktail hour than the latest draft of the script. The desert held a special magic for them, Koch says. "If people in the industry are not always willing to make their pictures like life, I have found many of them eager to make their lives as much as possible like their pictures. This is what Palm Springs offered them – a dream world complete with a built-in mirage."¹⁸



Koch was quite productive in Palm Springs. While living in Casablanca Adobe, Koch wrote both the classic *No Sad Songs for Me*, starring Margaret Sullivan, and *Letter From an Unknown Woman*, the picture that was Koch's personal favorite.¹⁹ It stars Joan Fontaine and Louis Jourdan and is directed by Max Ophüls. The Library of Congress has designated *Letter* a cultural treasure, and the United States National Film Registry selected the film for preservation.²⁰

The late forties marked Koch's transition from Great Screenwriter to Great American. While living at Casablanca Adobe, Koch was subpoenaed to appear before the House Un-American Activities Committee in Washington.²¹ Koch was one of forty-one writers, actors, and producers whom the HUAC pressured either to confess to being members of the Communist Party or to save themselves by naming others suspected of communist activity.²²



HUAC Hearing

Ironically, Koch was subpoenaed for the one film that Warner Brothers refused to let him turn down, *Mission to Moscow*, which portrayed the new Soviet Republic in a positive light.²³ Produced shortly after the Russian Revolution, President Franklin Delano Roosevelt enlisted the Hollywood publicity machine to help bolster popular sentiment toward America's newest ally in the war effort. Both Harry and Jack Warner called Koch on the carpet and pressured him to accept the assignment or else.²⁴ Even more ironically, Jack Warner was the man who gave up Koch's name.²⁵

But Koch chose to put aside his own self-interest and to stand up bravely for the American traditions of free speech, thought, and expression. He refused to turn against his friends and colleagues and was contemptuously described by McCarthy & Co. as one of the "Unfriendly Nineteen" – a group which also included groundbreaking playwright Bertolt Brecht.²⁶

¹⁸ Koch, p. 173.

¹⁹ *The New York Times*.

²⁰ http://en.wikipedia.org/wiki/Letter_from_an_Unknown_Woman.

²¹ Lax and Sperber, p. 357.

²² http://en.wikipedia.org/wiki/McCarthyism#Senate_Committees

²³ Koch, pp. 364-5.

²⁴ *Ibid.*, pp. 100-2.

²⁵ filmreference.com.

²⁶ Lax and Sperber, p. 357.

After winning the Oscar¹⁰ for *Casablanca*, Koch was the most in-demand writer in town. But he felt more at home in a different town. A quiet desert setting was more conducive to writing and collaboration than the increasingly congested and smoggy city of Los Angeles. As Koch puts it in his autobiography, *As Time Goes By: Memoirs of a Writer*:



Koch inspired by the desert climate at Casablanca Adobe.



[My wife] Anne and I, despite our eastern origins, became enamored of the desert.

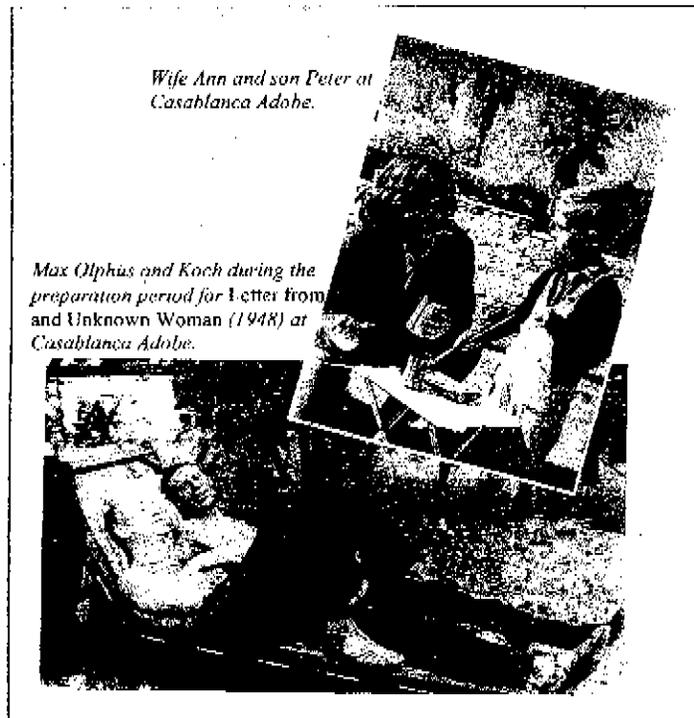
We decided to move to Palm Springs, where we would have pure air to breathe, open country for horseback riding, and an eye feast of crinkly, elephant-hide mountains that changed color with every hour of the day. It was within easy reach of the studios; in fact, it was a sort of weekend extension of the movie colony.¹²

So Koch moved to the desert and set his golden statue atop the inglenook mantel at the charming adobe hacienda at 590 South Indian Trail.

Koch and his family lived full-time in the house during the Golden Years of Palm Springs – from 1946 until 1954.^{13,14}

It wasn't hard to convince the star directors, actors, and producers Koch worked with to come out to the desert to collaborate.¹⁵ Palm Springs was quickly becoming known as Hollywood's favorite playground.¹⁶

According to son Peter Koch, who grew up in the house, the Koch family was extremely social and always made time to entertain a number of Hollywood A-listers. Those rumored splashing in the pool with Bobo, the Koches's boxer, or enjoying a steak from the barbecue were Bogey, Lauren Bacall, Charlie Chaplin, Gary Cooper, Michael Curtiz, Howard Hawks, John Huston, Walter Huston, Peter Lorre, Max Ophüls, Otto Preminger, and Joseph Losey.¹⁷



Wife Ann and son Peter at Casablanca Adobe.

Max Ophüls and Koch during the preparation period for Letter from an Unknown Woman (1948) at Casablanca Adobe.

¹² *Ibid.*, p. 171.

¹³ Riverside County Assessor/County Clerk/Recorder title records for 509 S. Indian Trail, Palm Springs, CA 92264

¹⁴ Koch, Peter, son of Howard Koch, telephone conversation with author, 2/11/2008.

¹⁵ Koch, Howard, pp. 171-7.

¹⁶ Bogert, Frank M. *Palm Springs First Hundred Years*. Palm Springs: Palm Springs Heritage Associates, 1987, pp. 165-261.

¹⁷ Koch, Anne. Koch, Howard. Koch, Peter. Lax and Sperber, p. 357.

He bravely stood up under enormous pressure from the industry powerhouses. As Koch writes:

Not because of sentiment, but because my pictures had made the studios a great deal of money, a powerful agent who shall be nameless asked me to come to his office; he had a proposition to make. He would arrange a meeting for me with the attorney who was the liaison to the House Un-American Activities Committee. All I had to do was spend a half-hour with this party, renouncing some of my unpopular political views and associates, and pay the attorney seventy-five hundred dollars. I told him that was a pretty expensive half-hour, both in money and in conscience.

He said, "Don't worry about the money. A studio will advance it as a down payment on a writing assignment."

"That isn't what I'm worried about. It's the other."

He brushed that concern aside. "What do you care what you tell those bastards? Keep your fingers crossed."

"I'd have to keep them crossed the rest of my life." I was curious. "Tell me, who gets the seventy-five hundred dollars? That's a pretty stiff fee for a half-hour of anyone's time."

"That's their business. Not ours."

"Well, thanks for trying, but the answer is 'no.'"

"Don't decide now. This is your last chance to stay in pictures. Talk it over with your wife."

"Her answer wouldn't be any different."

He shook his head. "Too bad. You're throwing away a fine career."

I went back to Palm Springs. There was a black telephone in an alcove off the living room. I had never been conscious of how silent a phone could be until it stops ringing.²⁷

Koch was blacklisted. Nothing could change that. Not even star power. Bogart and Bacall, with Koch, even chartered a flight to Washington, D.C., to protest the government's targeting of the entertainment industry.²⁸

But Koch's innate good nature never faltered. In fact, he and Anne turned Casablanca Adobe into a respite and rallying point for blacklisted artists... a place to organize, discuss, blow off steam, and of course, relax and recharge. Koch and his wife bolstered others who were unfairly persecuted with good humor, a friendly shoulder, and plenty of good barbecue, swimming, and beautiful desert weather.²⁹

In spite of their efforts, Koch and his friends were eventually overwhelmed by the relentless wave of McCarthyism. But he was not defeated. He decided to make a new life for himself and his family in Europe, where he began writing films under the pseudonym, "Peter Howard."³⁰



Humphrey Bogart and Lauren Bacall march with Koch and other artists against the HUAC.

²⁷ Koch, pp. 179-80.

²⁸ http://en.wikipedia.org/wiki/Hollywood_blacklist#The_blacklist_begins .281947.29

²⁹ Koch, Anne Green.

³⁰ Koch, Peter.

Today, Koch is vindicated and honored with other artists who refused to be intimidated by the McCarthy witch-hunt. His vitality and good energy continue to invigorate Casablanca Adobe to this day.

Other Casablanca Adobe residents have no less distinguished pedigrees. In 1961, Casablanca Adobe was acquired by Mered and Jane Lykken Hoff.³¹ Mrs. Hoff is an active member of the Palm Springs Historical Society Board of Directors. Born in Palm Springs, she is the daughter of Carl Lykken, one of Palm Springs's foremost pioneers. Lykken owned and operated the town's most successful general store and site of Palm Springs's first telephone.³²

Lykken served the town for 59 years. He was a founding member of the Fire Department, Police Protection District, Rotary Club, Polo Club, Desert Riders, Community Church, and Desert Museum. He also served as president of the Palm Springs Chamber of Commerce. Mrs. Hoff continues his tradition of public service.³³

Other notable residents of Casablanca Adobe include Flora Steffens, Marshall and Jessie Setnan, Peter and Vera Sheptenko, and character actress Dorothy Reynolds.³⁴

THE ARCHITECTURE

Casablanca Adobe was built by the venerable Pearl McCallum McManus and designed by Palm Springs master builder Lee Miller³⁵ in the Vernacular Adobe style. Storybook and Craftsman elements lend the house a whimsical, romantic flavor, reinvigorating the adobe style and creating an idealized vision of early California pioneer life, typical of Hollywood Westerns. As Howard Koch noted, people in the film business are eager to make their life as much like their pictures as possible.



Echoing the rustic frontier lifestyle – and Palm Springs's own McCallum Adobe – Casablanca Adobe is built of adobe brick with the style's characteristic cedar shingle roof. Fantasy elements start with the rough, stone foundation that lends textural interest as do an abundance of peeled logs, exposed hand-hewn lintels, projecting support beams, and deep window recesses with cut-stone sills. Embedded decorative tile vignettes add a touch of fancy that no real California pioneer would have time for.

³¹ Riverside County Assessor/County Clerk/Recorder.

³² Bogert, p. 134.

³³ *Ibid.*

³⁴ Riverside County Assessor/County Clerk/Recorder.

³⁵ Bullock, Diane, Associate Planner, Department of Planning Services, City of Palm Springs, telephone conversation with author, 2/11/2008.



The house is defined by its asymmetrical shape, meandering through the long, desert landscape, forming a "U" of rooms that gives the appearance of a rancho compound of bunkhouses and service buildings. Multiple rooflines, breaks in the stone foundation at strategic points, and variations in the rough adobe finish add to this illusion.



Touches that romanticize the pioneer lifestyle abound. The large, welcoming front porch evokes the adobe ranchero homes of early Spanish Californios. A whimsical outdoor fireplace constructed entirely of rough stone recalls days around the campfire.

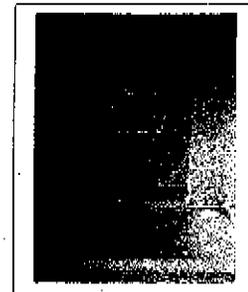


Large windows and doors off practically every room lend themselves to the fantasy of outdoor living. Even the inglenook fireplace (a design element more commonly found in Craftsman Bungalows) lends itself to the feeling of an indoor campfire because it is constructed entirely of stone and logs. Farmhouse-style doors and an open gable ceiling with hand-hewn buttresses enhance the outdoorsy feeling in the living room and give one the sense of being in a one-room cabin. What might have been

ordinary display niches in a less inspired Adobe Vernacular home, Miller romanticizes using hand-hewn shelves and colorful tile. No detail escapes his eye. Every inch of Casablanca Adobe is an opportunity to add fantasy, character, and warmth - all supporting his Hollywood glamorized vision of pioneer life in Old California.

The only rooms that don't contribute to the illusion of roughing it are the bathrooms. Here you find luxury as only Hollywood's Golden Era could define it. Generous, sunken bathtubs are decorated with colorful tile. Vanities and storage are built for indulgent excess, and electric wall heaters ensure that this Home on the Range never gets too chilly.

Fortunately, Casablanca Adobe's unique design elements have been almost completely unaltered since its construction in 1936. The current owner is in the process of preserving the architect's original vision.



CONCLUSION

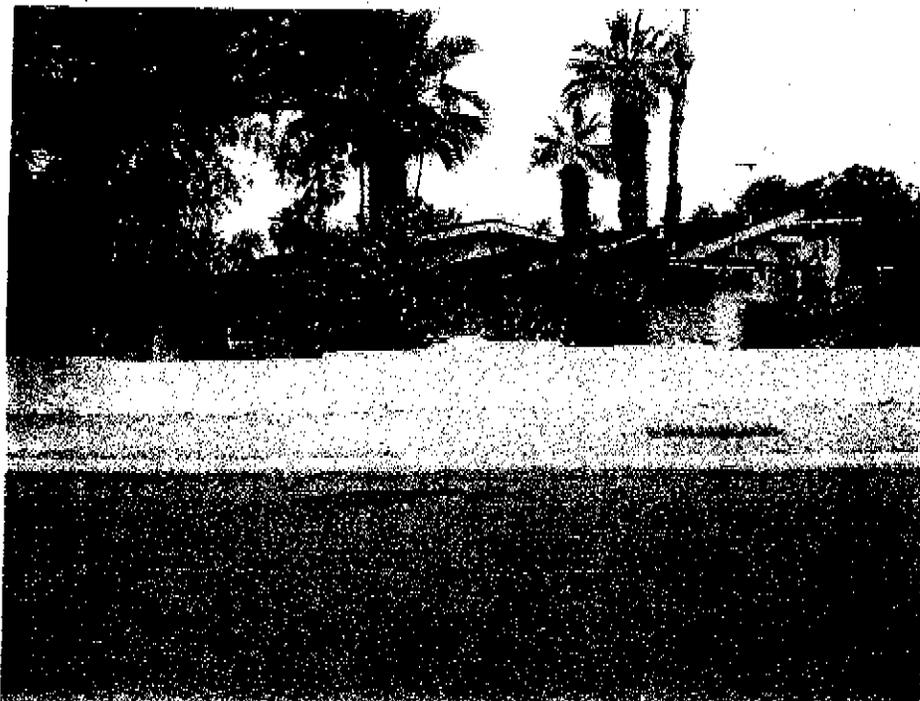
Casablanca Adobe is worthy of designation because of its association with the lives of persons and events significant in the past, including the life of Oscar-winning Screenwriter Howard Koch, his creative output while residing there, his persecution by the HUAC, and Casablana Adobe's service as both a respite and rallying point for Hollywood's blacklisted community. The house identifies interest and value as part of the heritage of the City, State, and Nation.

Casablanca Adobe also exemplifies one of the best remaining architectural elements of attention to architectural design, details, materials and craftsmanship of its historic period in Palm Springs. It may be the last remaining example of Palm Springs artisan Lee Miller's work. It embodies the distinctive characteristics of the type, period, and method of construction of the Adobe Vernacular style, while evoking a sense of romanticism for California's frontier past by adding significant artistic touches that make it entirely distinctive and possess high artistic value.

ELEVATIONS



Front Elevation (Facing Southwest/Corner of Indian Trail & Parocela)



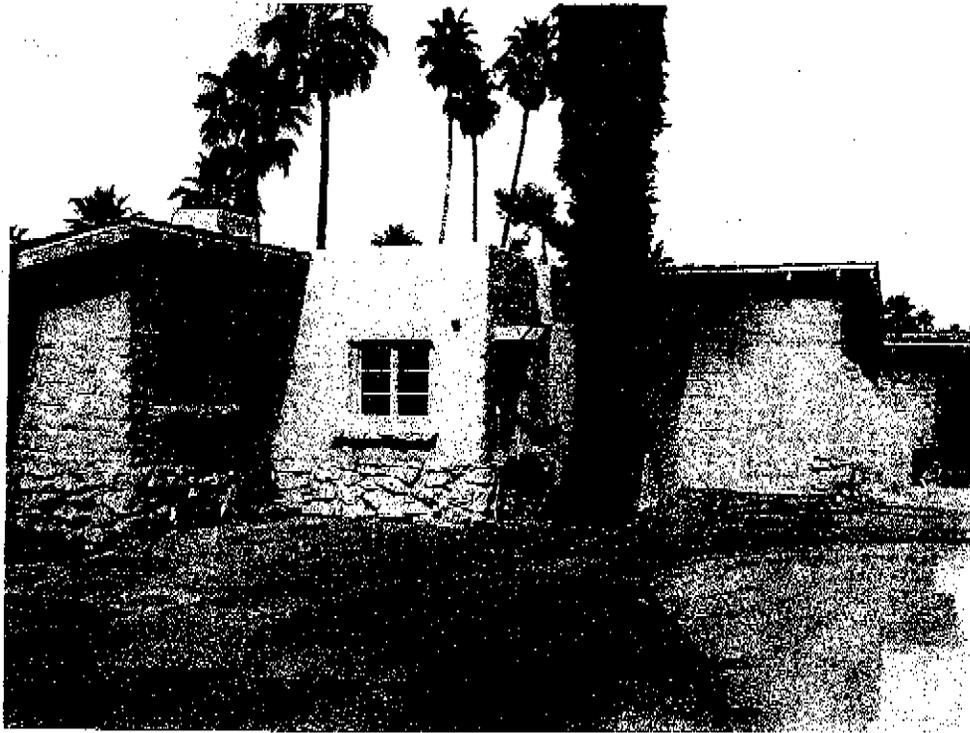
South Elevation (Parocela)



West Elevation (Indian Trail)



Rear Elevation facing Southwest

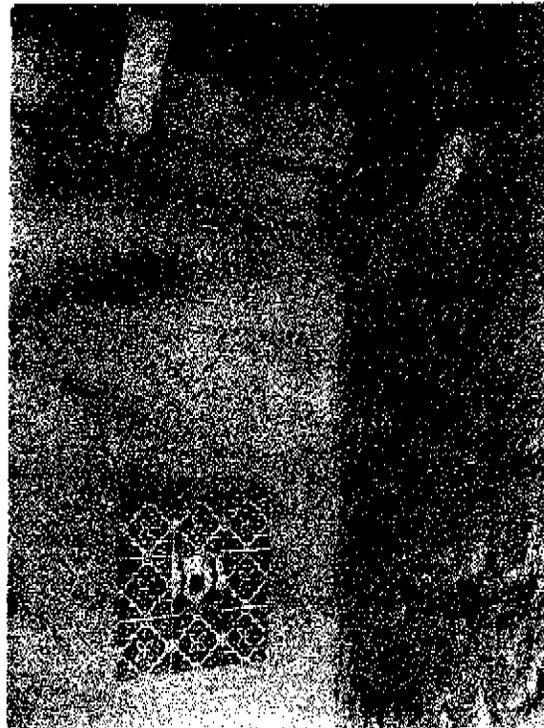


Rear Elevation facing Northeast

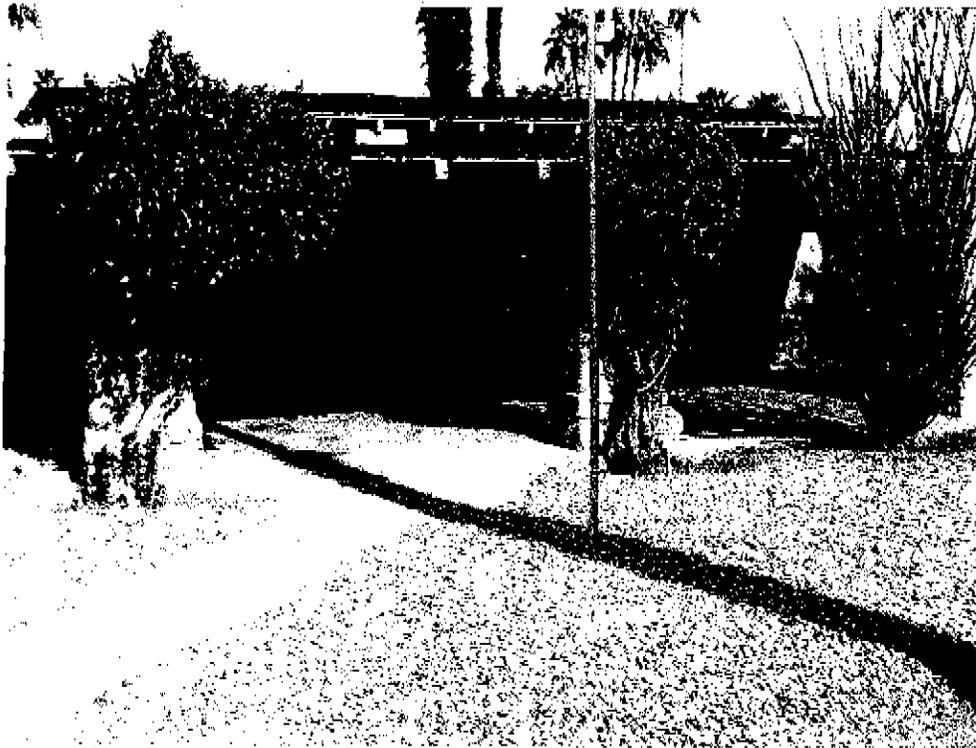
DETAILS



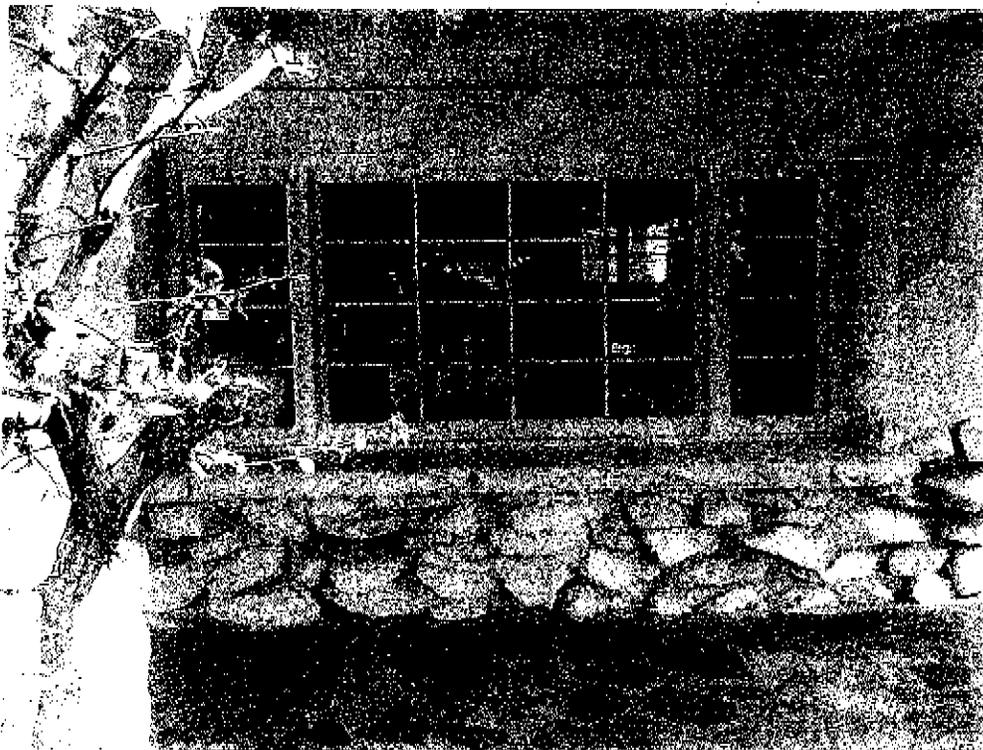
The side porch presents examples of Casablanca Adobe's varying roof styles, its rock foundation, a deep cut-stone window sill, and scenes of decorative tile.



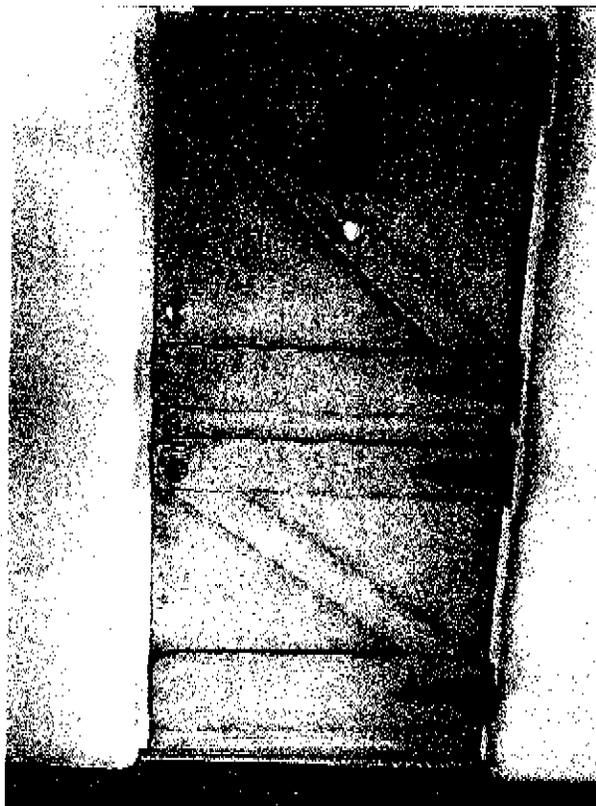
Detail of decorative tile and protruding support beams on side porch.



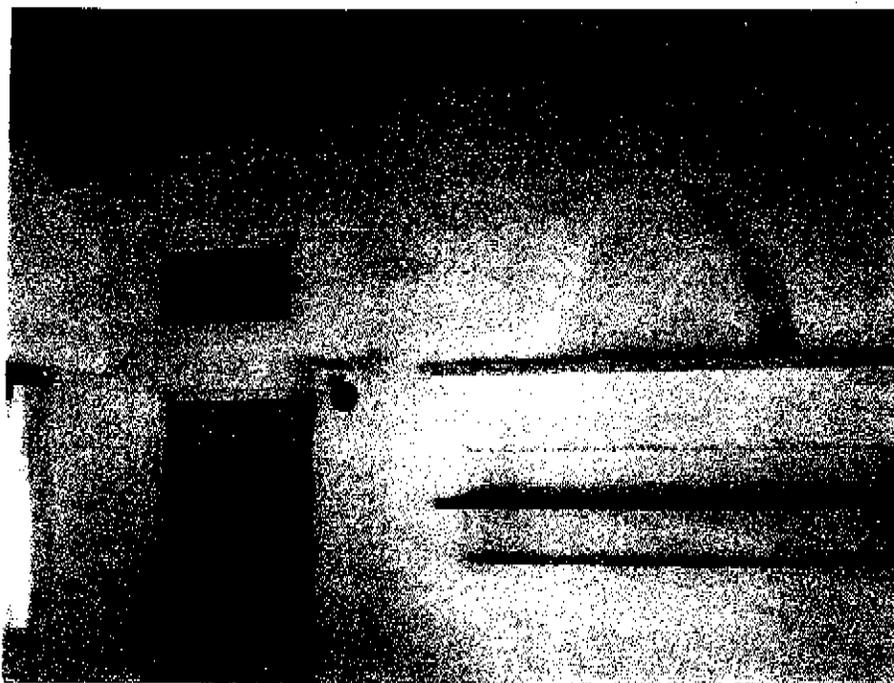
Large, ranch style front porch with varied roof levels. The peeled log cross beam bearing the address number is supported by adobe columns with rock foundations.



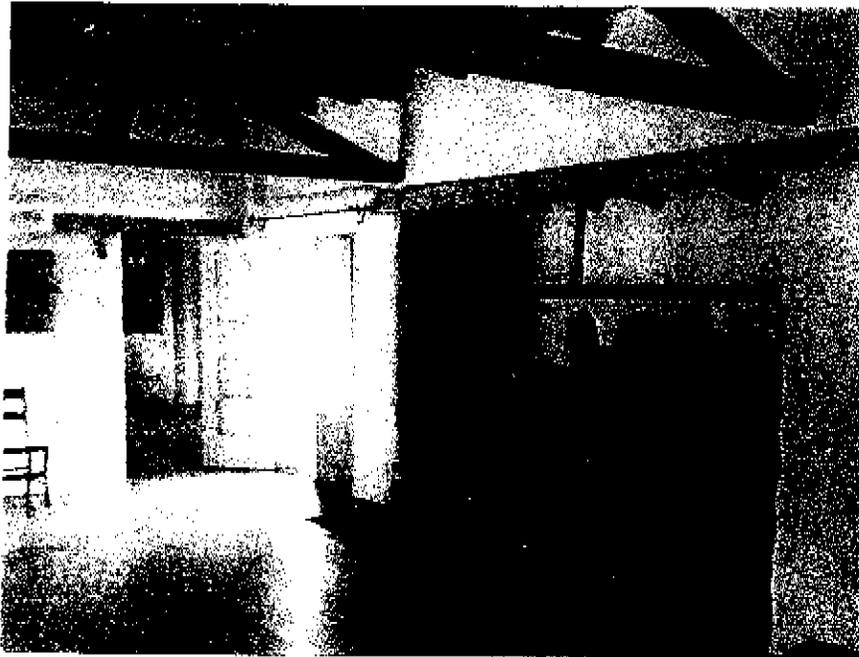
Detail of front porch picture window with exposed hand-hewn lintel and deep cut-stone sill.



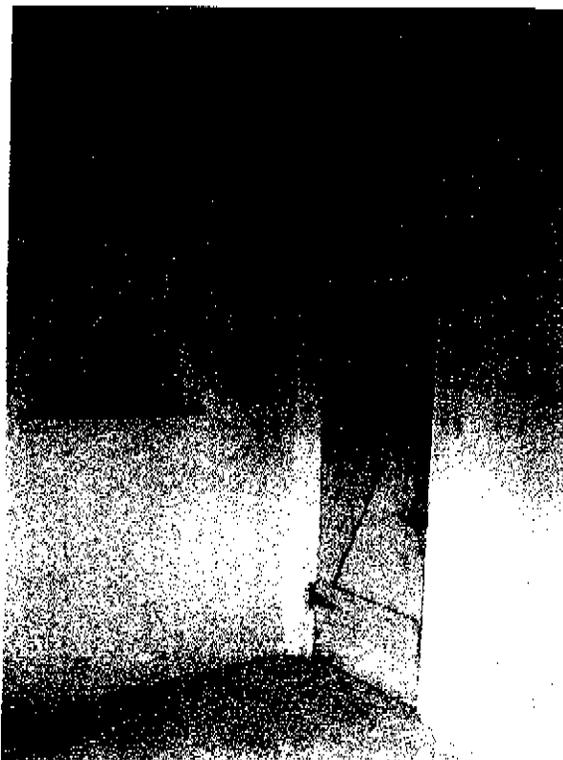
Farmhouse style door detail



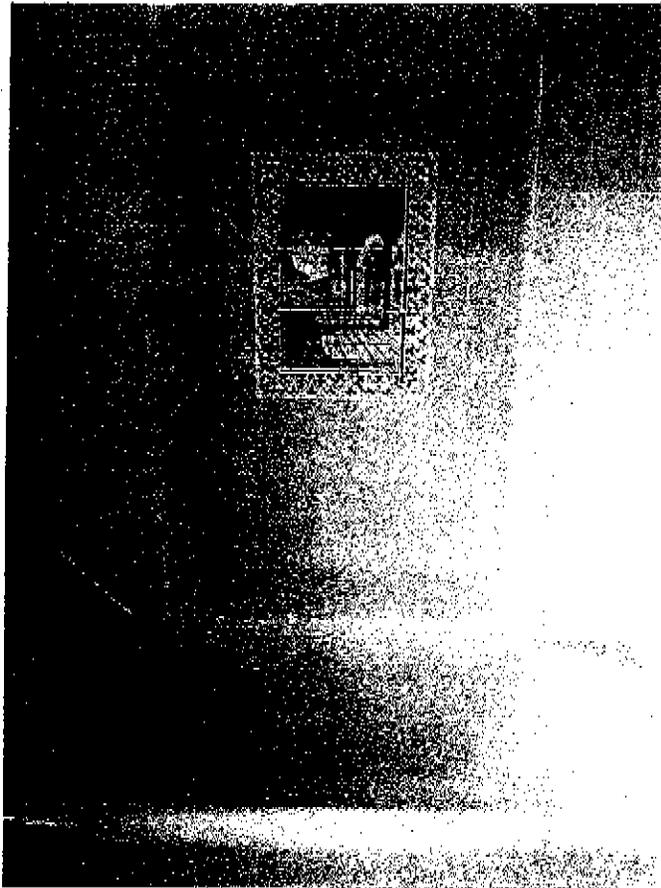
Whimsical niches, hand-hewn shelves, hurricane style lighting, and a farmhouse door combine to create the illusion of a rustic pioneer rancho.



Architect Miller invigorates the Adobe Vernacular style with Craftsman and Storybook elements such as the living room's rock inglenook fireplace with decorative tile niche.



Miller's playful take on Adobe Vernacular style is evident above several Casablanca Adobe doorways, where a hand-hewn shelf and niche take the place of the conventional exposed lintel.



Miraculously, the original tile in Casablanca Adobe's bathrooms has not been altered in almost seventy-five years.



The vanity in the master wing still has its original tile and finish.

Obituaries



Howard Koch, a Screenwriter For 'Casablanca,' Dies at 93

By MEL GUSSOW
Published August 18, 1995

Howard Koch, a Hollywood screenwriter who won an Academy Award as one of the authors of the film "Casablanca," died yesterday at Kingston Hospital in Kingston, N.Y. He was 93 and lived in Woodstock, N.Y.

In a long, diverse career, Mr. Koch wrote plays as well as screenplays, was the author of Orson Welles's radio adaptation of "The War of the Worlds" and wrote several books. But the single defining moment of his life was his collaboration with Julian and Philip Epstein on "Casablanca." Wherever movies are taught, seen and enjoyed, Mr. Koch and his writing partners are quoted.

Together, they adapted an unproduced play (by Murray Burnett and Joan Alison) into Michael Curtiz's classic 1942 film, creating roles for Humphrey Bogart, Ingrid Bergman, Claude Rains and Paul Henreid. They made Casablanca -- and a nightclub called Rick's -- come alive with such memorable dialogue as "Of all the gin joints in all the towns all over the world, she walks into mine," "Here's looking at you, kid," and "Round up the usual suspects." The trio did not, of course, write the words, "Play it again, Sam." Their line, spoken by Bergman to the pianist Dooley Wilson, was "Play it, Sam. Play 'As Time Goes By.'"

In Mr. Koch's memoirs, suitably titled "As Time Goes By," he said that at one early point the leading roles in "Casablanca" were to be played by Dennis Morgan, Ann Sheridan and Ronald Reagan (as the heroic anti-fascist character played by Paul Henreid).

Mr. Koch was born in New York City on Dec. 12, 1901 and graduated from Bard College (then called St. Stephens) and Columbia University Law School. While practicing as a lawyer in Hartsdale, N.Y., he began writing plays. His comedy "Great Scott!" was produced on Broadway in 1929, followed four years later by "Give Us This Day," about a family feuding over a fortune. Neither was successful.

Although he continued to write stage plays, his first fame was on radio as a writer for Orson Welles and John Houseman and their Mercury Theater of the Air. For the Mercury Theater he dramatized the H. G. Wells novel "The War of the Worlds," in which Martians invade the Earth. Broadcast by Mr. Welles on CBS radio in 1938, it terrified listeners who believed the story was fact, not fiction. Years later, Mr. Koch wrote a book about the broadcast called "Portrait of an Event."

During the 1940's he worked at Warner Brothers, writing or collaborating on screenplays for a wide variety of movies including "The Sea Hawk" (with Erroll Flynn), "The Letter,"

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8. Abroad: No Laughs, No Thrills, and Villains All Too Real
9. Op-Ed Contributor: Go Back to Black
10. Survey Finds Teenagers Ignorant on Basic History and Literature Questions

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an adaptation of Somerset Maugham (starring Bette Davis) and "Sergeant York" (Howard Hawks's film starring Gary Cooper).

In 1941, he and John Huston collaborated on a play, "In Time to Come," about Woodrow Wilson and the League of Nations. Directed by Otto Preminger, it opened on Broadway on Dec. 28, 1941, shortly after the United States entered World War II. Reviewing it in The New York Times, Brooks Atkinson said that even without the sudden timeliness, the work "would have been profoundly sobering and impressive." He added that the authors wrote "the record of the greatest of the world's lost causes without rhetoric or recrimination."

Subsequently Mr. Koch returned to screenwriting, working on "Casablanca" and the screenplay for "Mission to Moscow," a wartime movie about Joseph E. Davies's experience as American Ambassador to Russia. The film depicted the Russians sympathetically. In his review in The Times, Bosley Crowther said that this was "clearly the most outspoken picture on a political subject that an American studio has ever made."

Mr. Koch shared writing credit for "Rhapsody in Blue" (the George Gershwin story) and "In Our Time" (with Ida Lupino). Mr. Koch's wife, Anne Green Koch, said yesterday that his favorite screenplay was the one he wrote for "Letter From an Unknown Woman," starring Louis Jourdan (as a concert pianist) and Joan Fontaine.

He also wrote "No Sad Songs for Me" (starring Margaret Sullavan). Later he recalled the first screening of the romantic melodrama in a projection room for Harry Cohn, the president of Columbia Pictures.

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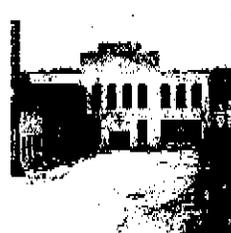


Competing on Calls That Aren't Just Elk to Elk

OPINION >

Op-Ed: Go Back to Black
On Barack Obama's behalf, American blacks have set aside their exclusive cultural label.

BUSINESS >



The Politics of Trade in Ohio

OPINION >



Op-Ed: There Will Be Floods

DINING & WINE >



Racket in the Kitchen, Ruckus in the Crib

Obituaries



Howard Koch, a Screenwriter For 'Casablanca,' Dies at 93

By MEL CUSSOW
Published: August 18, 1995

"After it was over, there was a hush. Finally I broke the silence with a suggestion for a couple of minor changes before its release. Harry Cohn turned on me with fury. How dare I want to change anything (when everyone in the room was crying -- 'except maybe you,' forgetting for the moment that I had written it)."

Cohn put all the resources of the company behind it, and the film made money. Based on that experience, Mr. Koch concluded, "Love and commerce were not incompatible."

During the 1950's he was blacklisted, at least partly because he had written "Mission to Moscow." Asked how he knew his Hollywood career had ended, he answered, "The phone stopped ringing." He and his wife moved to England, where he worked on screenplays under pseudonyms. As Howard Rodney, he wrote "Intimate Stranger" for Joseph Losey.

He returned to the United States after five years. Later he did the screenplay for "Loss of Innocence" (an adaptation of Rumer Godden's novel "Greengage Summer") and collaborated on the script for "The Fox," by D. H. Lawrence. Before his death he was working on a novel called "Invasion from Mars."

In addition to his wife, he is survived by a daughter, Karyl Trainor of New York City; a son, Peter, of Athens, Ga., five grandchildren, and two great-grandchildren.

< PREVIOUS PAGE 1 2

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The New York Times TRAVEL
nytimes.com/travel

executed said instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as Trustees.

WITNESS my hand and official seal.

(NOTARIAL SEAL)

Chas. E. Johnson
Notary Public in and for said
County and State.

1900

Received for record May 21, 1936 at 9 o'clock A. M. at request of Riverside Title Company, Copied in Book No. 280 of Official Records, page 447 et seq., Records of Riverside County, California.

Fees \$1.00

Jack A. Ross, Recorder

Compared: Copyist, E. Alrick; Computer, A. Burgess

-0-0-0-

AUSTIN G. McMANUS ET AL)
TO)
DOROTHY S. GOODLOW)

In consideration of Ten and no/100 Dollars AUSTIN G. McMANUS and PEARL Mc CALLUM Mc MANUS, husband and wife, do hereby grant to DOROTHY S. GOODLOW, a married woman, all that Real Property situate in the County of Riverside, State of California, described as follows:

Lots 45 and 46 of Indian Trail Tract, as shown by map on file in Book 18 page 40 of Maps, Riverside County, California;

SUBJECT TO: General and special taxes fiscal year 1936-37;

Taxes of Coachella Valley County Water District for fiscal year 1936-37;

Conditions, restrictions, reservations, rights, rights of way and easements of record;

PROVIDED HOWEVER that this deed is made and accepted on the following conditions:

1. That the northerly half of Lot 10 in Section 23 shall be restricted for residential purposes;

2. That any building to be used as a dwelling shall cost or be fairly worth \$2000.00 (excepting on Lots fronting Indian Trail Drive, where such buildings shall cost or be fairly worth \$3000.00); and not more than one dwelling shall be built on one lot;

3. Building line restrictions shall be 25 feet from all streets, and 10 feet from side lines, excepting garages which may be built on rear lot line;

4. Plans for elevation and exterior improvements shall be submitted to the McManus Realty Co. or any architect designated by them for approval before construction shall begin;

5. All dwellings shall have tile roofs, and a pitch or slope of no greater angle than 3/4 to 4 inches, excepting such roofs as may be specially approved by McManus Realty Company;

6. Property shall not be used or occupied by other than the White or Caucasian Race;

7. Property shall not be used or occupied for Sanitarium purposes;

8. No live stock shall be kept upon said property;

9. No walls used as boundaries shall be constructed over 4 feet in height;

10. No building shall be moved upon said property;

11. That a breach of any of the foregoing conditions or any re-entry by reason of such breach shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said property or any part thereof but said conditions shall be binding upon and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise. In the event that any covenant or conditions herein contained is invalid or held to be invalid or void by any court of competent jurisdiction, such invalidity or voidness shall in no way affect any valid covenant or condition herein contained.

WITNESS our hands this 21st day of April 1936.

Austin G. McManus
Pearl McCallum McManus

U.S.I.R.S. \$2.00 cancelled

State of California)
County of Riverside) ss.

On this 25th day of April in the year one thousand nine hundred thirty six before me, F. G. Ingram a Notary Public in and for said County and State, personally appeared Austin G. McManus and Pearl McCallum McManus, known to me to be the persons

described in and whose names are subscribed to the within instrument, and acknowledged that they executed the same. WITNESS my hand and official seal the day and year in this certificate first above written.

(NOTARIAL SEAL)

F. D. Ingram
Notary Public in and for said County and State.
My Commission expires July 19, 1937.

Received for record May 21, 1936 at 9 o'clock A. M. at request of Security Title Ins. & Guar. Co. Copied in Book No. 280 of Official Records, page 448 et seq. Records of Riverside County, California. Fee \$1.20

Jack A. Ross, Recorder

Compared: Copyist, M. Alrick; Computer, A. Burgess

-o-o-o-

STANLEY W. POLLEY ET AL)
TO)
FRANK R. CLARK ET AL)

In consideration of Ten Dollars STANLEY W. POLLEY and BLANCHE I. POLLEY, husband and wife, do hereby grant to FRANK R. CLARK AND NAOMI CLARK, husband and wife, as joint tenants with right of survivorship, all that Real Property situate in the County of Riverside, State of California, described as follows:

Situated in Yucca Valley Water Conservation District, Beaumont Cemetery District, County of Riverside, State of California, and particularly described as follows, to-wit:

That portion of Block 77 of Subdivision No. 7 of a part of Yucca Valley, as shown by map on file in Book 8, Page 85 of Maps, Riverside County Records, by notes and bounds, beginning at the Southeast corner of said Block; thence Westerly on the Southerly line of said Block 880 feet to the center line of Yucca Avenue; thence Northerly on the center line of Yucca Avenue, 212 feet; thence Easterly parallel with the Southerly line of said lot, 860 feet to the Easterly line thereof; thence Southerly on the Easterly line of said lot, 212 feet to the point of beginning; excepting therefrom that portion thereof included in Yucca Avenue; also excepting therefrom all water percolating through or flowing on or under the surface of said land.

Together with 3 shares of the capital stock of the South Mead Water Company, a corporation.

Subject to taxes for the year 1936-1937.
Subject to reservations, restrictions, conditions and easements of record.
WITNESS our hands this 1st day of May 1936.

Stanley W. Polley
Blanche I. Polley

U.S.I.R.S. \$1.00 cancelled

State of California)
County of San Bernardino)

On this 15th day of May, in the year one thousand nine hundred thirty-six before me, Zaidee E. Davis a Notary Public in and for said County and State, personally appeared Stanley W. Polley and Blanche I. Polley known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

(NOTARIAL SEAL)

Zaidee E. Davis
Notary Public in and for said County and State.

Received for record May 21, 1936 at 9 o'clock A. M. at request of Security Title Ins. & Guar. Co. Copied in Book No. 280 of Official Records, page 449 Records of Riverside County, California. Fee \$1.00

Jack A. Ross, Recorder

Compared: Copyist, M. Alrick; Computer, A. Burgess

-o-o-o-

FULL RECONVEYANCE

CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE, a national Banking Association, as trustee under Deed of Trust dated October 24, 1944, executed by Harold A. Swafford and Patricia G. Swafford, his wife, Trustor, and recorded November 10, 1944, in Book 631 page 63 of Official Records of Riverside County, California, instrument No. 813, having received from Beneficiary thereunder a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, and said Deed of Trust and the note or notes secured thereby having been surrendered to said trustee for cancellation, does hereby reconvey, without warranty, to the person or persons entitled thereto, the estate now held by it thereunder.

IN WITNESS WHEREOF, CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE, as trustee, has caused its name and seal to be hereto affixed by its vice-President and Trust Officer, thereunto duly authorized this 26th day of December, 1945.

CITIZENS NATIONAL TRUST & SAVINGS BANK OF RIVERSIDE, as Trustee.
By R. B. Humpage, -
By A. A. Steves, -
Authorized Officers

(CORPORATE SEAL)

STATE OF CALIFORNIA,)
County of Riverside) ss.

On this 26th day of December, A.D., 1945, before me, H. J. McLaughlin, a Notary Public in and for said County and State, personally appeared H. B. Sampson, known to me to be the Vice-President and A. A. Steves, known to me to be the Trust Officer, of the Citizens National Trust & Savings Bank of Riverside, a national Banking Association, they acknowledged the within and foregoing instrument, as Trustee, and known to me to be the person or persons entitled thereto on behalf of said Association, therein named, and acknowledged to me that said Association executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

H. J. McLaughlin,
Notary Public in and for the County
of Riverside, State of California.

(NOTARIAL SEAL)

No. 2287
my commission Expires 7/19/48.

Received for record Jan 10, 1946 at 10 min. past 9 o'clock A.M., at request of Riverside Title Company. Copied in Book No. 720 of Official Records, page 480, Records of Riverside County, California.

Fee: \$1.00 Jack A. Ross, Recorder
Compared: Copyist J. Hale; Comparer J. Sunsted.

720-480 OR

DOROTHY S. REYNOLDS)
vs) GRANT DEED
PETER B. SHEPCHENKO ET AL)

DOROTHY S. REYNOLDS, a married woman, also known as Dorothy S. Goodloe, also known as Dorothy S. Nilon, in consideration of TEN AND NO/100 DOLLARS, to me in hand paid, receipt of which is hereby acknowledged, do hereby GRANT TO PETER B. SHEPCHENKO and VERA SHEPCHENKO, husband and wife, as joint tenants, the real property in the County of Riverside, State of California, described as follows:

Lots forty-five (45), forty-six (46), sixty (60) and sixty-one (61) of INDIAN TRAIL, as shown by Map on file in Book 18, page 40 of Maps, records of Riverside County, California.

SUBJECT TO:

- 1. Second installments of taxes for the fiscal year of 1945-46, including any special district levies, payments for which are included therein and collected therewith.
- 2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

TO HAVE AND TO HOLD to said Grantee, as joint tenants, heirs-or-assigns. WITNESS my hand this 14th day of December, 1945.

Dorothy S. Reynolds
Dorothy S. Goodloe
Dorothy S. Nilon

U.S.I.R.S. \$35.75 Cancelled.

STATE OF CALIFORNIA,)
County of Los Angeles) ss.

On this 19 day of December, 1945, before me, the undersigned, a Notary Public in and for said County, personally appeared Dorothy S. Reynolds, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same.

WITNESS my hand and official seal.

Sheldon W. Hynes Sheldon W. Hynes
Notary Public in and for said
Los Angeles County and State.

(NOTARIAL SEAL)

My commission expires September 23, 1947.

Received for record Jan 10, 1946 at 30 Min. past 9 o'clock A.M., at request of Riverside Title Company. Copied in Book No. 720 of Official Records, Page 480, et seq. #1216
Records of Riverside County, California.

Fee. \$1.10 Jack A. Ross, Recorder

Compared: Copyist J. Hale; Comparer A. Sunsted.

ALBERT C. GORDON ET AL)
TO) GRANT DEED
J. M. POWERS ET AL)

ALBERT C. GORDON and NELLIE A. GORDON, husband and wife, in consideration of Ten and no/100 DOLLARS, to them in hand paid, receipt of which is hereby acknowledged, do hereby GRANT TO J. M. POWERS and ERMA POWERS, husband and wife, as joint tenants, the real property in the County of Riverside, State of California, described as follows: Lot 1, LA RAMBLA NO. 2, as shown by Map on file in Book 18, page 64 of Maps, in the Office of the County Recorder of said County.

SUBJECT TO:

Second installment general and special taxes for the fiscal year, 1945-46.
Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

TO HAVE AND TO HOLD to said Grantees, as joint tenants, heirs-et-al.

WITNESS - hand - this 28 day of November, 1945.

Albert C. Gordon
Nellie A. Gordon

U.S.I.R.S.#2.75 Cancelled.

STATE OF CALIFORNIA,)
County of Riverside) ss.

On this 7th day of December, 1945, before me, the undersigned, a Notary Public in and for said County, personally appeared Albert C. Gordon and Nellie A. Gordon, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal.

Rhodan M. Garner
RHODAN M. GARNER
Notary Public in and for the County of
Riverside, State of California.

(NOTARIAL SEAL)

My commission expires January 17, 1946.

Received for record Jan 10, 1946 at 30 Min. past 10 o'clock A.M., at request of Riverside Title Company. Copied in Book No. 720 of Official Records, Page 481. #1216
Records of Riverside County, California.

Fee. \$1.00 Jack A. Ross, Recorder

Compared: Copyist J. Hale; Comparer A. Sunsted.

PETER B. SHEPTENKO ET AL)
TO) GRANT DEED
HOWARD KOCH ET AL)

734-370
OR

PETER B. SHEPTENKO and VERA SHEPTENKO, husband and wife, as joint tenants in consideration of TEN AND NO/100 DOLLARS, to them in hand paid, receipt of which is hereby acknowledged, do hereby GRANT TO HOWARD KOCH and ANNE GREEN KOCH, husband and wife, as joint tenants, the real property in the County of Riverside, State of California, described as follows:

LOTS FORTY-FIVE (45) and FORTY-SIX (46) of INDIAN TRAIL, as shown on map recorded in BOOK 18, Page 40, of Maps, records of Riverside County, California.

SUBJECT TO:

1. Second half of taxes for the fiscal year 1945-46, including any special district levies, payments for which are included therein and collected therewith.

2. Any covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

TO HAVE AND TO HOLD to said grantees as joint tenants here-~~or~~-assigns.

WITNESS our hands this 4th day of February, 1946.

Peter B. Sheptenko
Vera Sheptenko

U.S.F.R.S. \$22.00 Cancelled.
STATE OF CALIFORNIA,)
COUNTY OF RIVERSIDE.) ss.

On this 4th day of February, 1946, before me, the undersigned, a Notary Public in and for said Riverside County, personally appeared PETER B. SHEPTENKO and VERA SHEPTENKO husband and wife known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal.

John Archibald
JOHN ARCHIBALD
Notary Public in and for the county
of Riverside, State of California.
My Commission Expires April 2, 1946.

(NOTARIAL SEAL)

19 Received for record MAR 15 1946 at 30 Min. past 9 o'clock A.M. at request of RIVERSIDE TITLE COMPANY. Copied in Book No. 734 of Official Records, page 370, Records of Riverside County, California.

Fees \$1.00 Jack A. Ross, Recorder

Compared: Copyist D.Merritt; Comperer J.White.

ANNE GREEN KOCH)
TO) GRANT DEED
HOWARD KOCH)

734-370
OR

IN CONSIDERATION of \$10.00, receipt of which is acknowledged, ANNE GREEN KOCH, a married woman, wife of grantee does hereby grant to HOWARD KOCH, a married man, as his sole and separate property the real property in the City of Palm Springs County of Riverside, State of California, described as:

Lots 45 and 46 of Indian Trail, as per map recorded in Book 18, Page 40 of Maps, Records of said County.

Dated this 18th day of February, 1946.

Anne Green Koch
ANNE GREEN KOCH

STATE OF CALIFORNIA,)
COUNTY OF LOS ANGELES.) ss.

On this 18th day of February, 1946, before me, GLADYS V. BINNEY, a Notary Public in and for said County, personally appeared ANNE GREEN KOCH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Gladys V. Binney
Notary Public in and for
said County and State.

(NOTARIAL SEAL)

20 Received for record MAR 15 1946 at 30 Min. past 9 o'clock A.M. at request of RIVERSIDE TITLE COMPANY. Copied in Book No. 734 of Official Records, page 370, Records of Riverside County, California.

Fees \$1.00 Jack A. Ross, Recorder

Compared: Copyist D.Merritt; Comperer J.White.

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

3338

Quitclaim Deed

L.S.S. 3000

(Individual)

HOWARD E. KOCH, a married man

(GRANTOR - SELLER)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

do hereby remise, release and forever quitclaim to ADRE GREEN KOCH, his wife, as her
sole and separate property

the real property in the

County of Riverside State of California, described as follows:

LOTS 45 and 46 of INDIAN TRAIL, as
shown by Map on File in Book 18 page 40
of Maps, Records of Riverside County, California.

Dated July 13 19 51.

Howard E Koch

all
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
Howard E Koch
Adre Green Koch
On the 13 day of July 1951
before me, HOWARD EVERARD
a Notary Public in and for said County and personally
appeared HOWARD EVERARD
KOCH

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

WITNESS my hand and official seal

Howard Everard
(Notary Public)



WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO
Citizens Bank
Drawer 57, Palm Springs, California

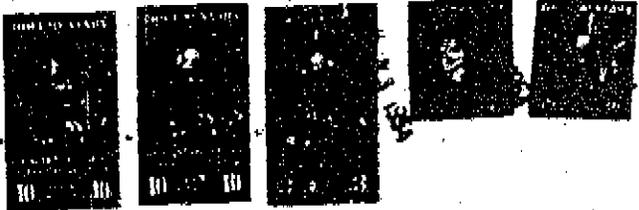
Order No. 22 A 491 Record No. 3338

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED FOR RECORD
JUL 25 1951
CITIZENS BANK
P.O. BOX 57
PALM SPRINGS, CALIF.
1951

37322

1951



PLACE INTER

Grant Deed

L.R.S. 23-65

ANNE GREEN KOCH, a married woman

(GRANTOR - GRANTEE)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Do hereby Grant to RADIOPHONE COMPANY, A Limited Partnership
consisting of Marshall Setman and Jessie Setman

the real property in the _____
County of Riverside, State of California, described as follows:

LOTS 45 and 46 of INDIAN TRAIL, as shown by Map
on file in Book 18 page 40 of Maps, Records of
Riverside County, California.

- SUBJECT TO:
1. All general and Special Taxes for the Fiscal Year 1954-55.
 2. Sewer and paving assessment a lien not yet payable.
 3. Conditions, restrictions, easements, reservations, rights and rights of way of record.
 4. First Trust Deed to be recorded.

Dated June 22 1954

Ann Green Koch

STATE OF CALIFORNIA
COUNTY OF _____

I, _____, Notary Public for said County and State, personally appeared ANNE GREEN KOCH, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal this _____ day of _____ 1954.



Donald A. Campbell
(Notary Public for said County and State)

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO
RadioPhone Company
600 E. HYATTSWOOD AVE., MONROVIA, CALIFORNIA
ORDER NO. 220491 ESCROW NO. 3323

SPACE BELOW FOR RECORDER'S USE ONLY

RECEIVED FOR RECORD
JUL 23 1954
RADIOPHONE COMPANY
BOOK 1612 PAGE 494
JACK A. KOCH
Jack A. Koch
1954

37323

Grant Deed

(Corporation)

RADIAPHONE COMPANY, INCORPORATED

(A Corporation)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:

Does Hereby Grant To HERB A. HOFF and JANE L. HOFF, husband and wife,

the real property in the City of Palm Springs

County of Riverside

State of California, described as follows:

Lot Forty-five (45) and Forty-six (46) of INDIAN TRAIL TRACT, as shown by Map on file in Book 18 of Maps, page 40, records of Riverside County, California.

SUBJECT TO:

- 1. General and special taxes for the fiscal year 1961-62, a lien not yet payable.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

Dated April 28 1961

RADIAPHONE COMPANY, INCORPORATED, a corporation

By Mrs. Paul S. Satter President
By Ralph J. Harwood Secretary

STATE OF CALIFORNIA COUNTY OF Los Angeles

Know all men by these presents that the year one thousand nine hundred and sixty one...

Witness my hand and official seal the day and year in the foregoing and above written...

Notary Public in and for said County and State...

WHEN RECORDED PLEASE MAIL THIS INSTRUMENT TO Bank of America P.O. Box 1, Palm Springs, Calif.

ORDER No. 207501 ESCROW No. 950-3432

SPACE BELOW FOR RECORDER'S USE ONLY

RESERVED FOR RECORDS JUN 11 1961 AT 10:00 CLOCK A.M. SECURITY TITLE INSURANCE CO.

Handwritten signatures and dates: John A. Harwood JUN 11 1961 No. 51675

51675

FOR A PURPOSE OF DEVELOPMENT, REFINANCE AND/OR INVESTMENT

IRVING A. HOFF and JAMES L. HOFF, husband and wife - - - - - do hereby

GRANT to

FLORA B. STEWART, an unmarried woman, as her sole and separate property
the real property in the City of Palm Springs County of Riverside
State of California, described as:

Lots 45 and 46 BLOCK WEATHER HAVEN as shown on map filed in
Book 18, Page 40 of maps, Records of Riverside County,
California.

SUBJECT TO:

1. All General and Special taxes for 1962-63.
2. Any covenants, conditions, restrictions, reservations, rights, rights of use and easements of record.

Dated: _____

STATE OF CALIFORNIA
COUNTY OF _____

before me, the undersigned, a Notary Public in and for said
County and State personally appeared _____

known to me to be the person(s) whose name(s) _____
described in the within instrument and acknowledged that

they _____ executed the same
WITNESS my hand and official seal.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
Notary Public in and for said County and State

Irving A. Hoff
Irving A. Hoff
James L. Hoff
James L. Hoff

Order No. _____

Escrow or Loan No. _____

FORM 1484-20

80307

RECORDING REQUESTED BY
FLORA S. STEFFEN

050307

AND WHEN RECEIVED MAIL TO

FLORA S. STEFFEN
590 Indian Trail
Palm Springs, California 92262

RECEIVED FOR RECORD
AT 2:00 O'CLOCK A.M.

MAR 16 1989

RECEIVED TO COUNTY CLERK
OF RIVERSIDE COUNTY, CALIFORNIA
Patricia E. Thacker
County Clerk

FLORA S. STEFFEN, Trustee
Steffen Family Trust
590 Indian Trail
Palm Springs, California 92262

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TIGOR FILM INDUSTRIES A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ NONE - no consideration
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale. and
() Unincorporated area: () City of _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

FLORA S. STEFFEN, an unmarried woman

hereby GRANT(S) to

STEFFEN FAMILY TRUST

the following described real property in the City of Palm Springs
County of Riverside, State of California:

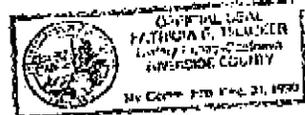
Lots 45 and 46 of Indian Trail Tract, as shown by Map
on file in Book 18, Page 40 of Maps, Records of
Riverside County, California

Date: 21 February 1989

Flora S. Steffen
FLORA S. STEFFEN

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.
On 21 February 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared
FLORA S. STEFFEN

_____ knows me and is identified to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.



Signature: *Patricia E. Thacker*
PATRICIA E. THACKER

Title Order No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**



CITY CLERK'S DEPARTMENT

Meeting Date: June 17, 2009
Subject: Casablanca Adobe – HSPB 68 – 590 S Indian Trail

AFFIDAVIT OF MAILING

I, Kathie Hart, CMC, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on May 28, 2008, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (92 notices)

I declare under penalty of perjury that the foregoing is true and correct.

Handwritten signature of Kathie Hart in cursive.

Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF PUBLICATION

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on May 30, 2009.

I declare under penalty of perjury that the foregoing is true and correct.

Handwritten signature of Kathie Hart in cursive.

Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Dolores Strickstein, Secretary, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board and in the Office of the City Clerk on May 28, 2009.

I declare under penalty of perjury that the foregoing is true and correct.

Handwritten signature of Dolores Strickstein in cursive.

Dolores Strickstein
Secretary

NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF PALM SPRINGS

Proposed Designation of "Casablanca Adobe"
590 South Indian Trail
As Class 1 Historic Site 68 and Notice of Exemption from CEQA

Applicant: The City of Palm Springs

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a Public Hearing at its meeting of June 17, 2009. The City Council meeting begins at 6:00 p.m. in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider a recommendation of the Historic Site Preservation Board to designate 590 South Indian Trail known as "Casablanca Adobe" as a Class 1 Historic Site 68.

ENVIRONMENTAL DETERMINATION: This request is categorically exempt from review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), as the proposed designation meets the conditions outlined for preservation of a historic resource. The application is available for public review in the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday.

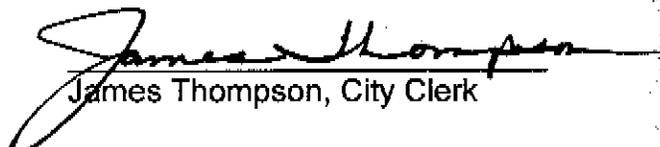
REVIEW OF PROJECT INFORMATION: The staff report and other supporting documents regarding this project are available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the Historic Site Preservation Board and/or the City Council by letter (for mail or hand delivery) to:

James Thompson, City Clerk
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

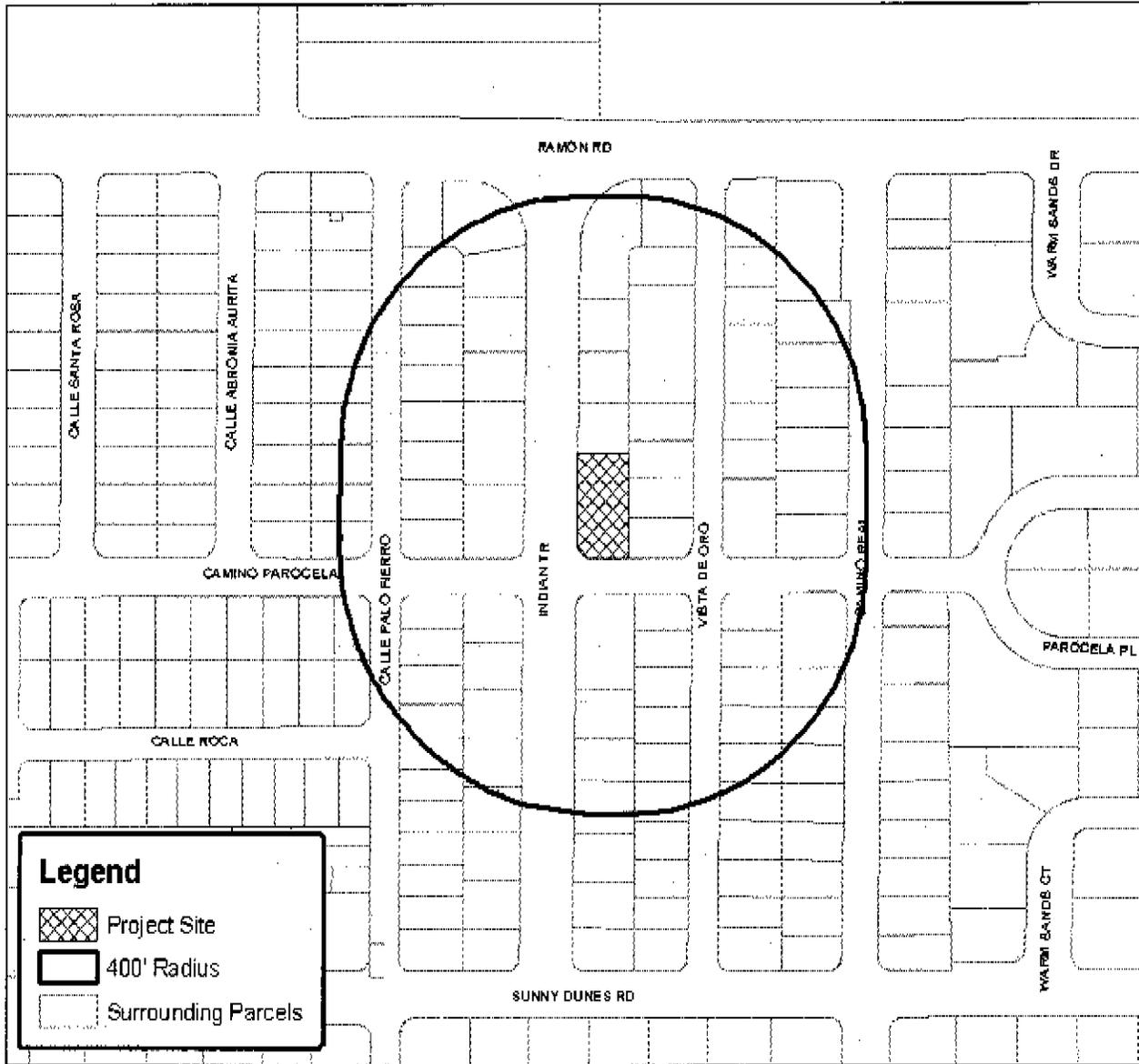
Any challenge of the proposed project in court may be limited to raising only those issues raised at the Public Hearing described in this Notice or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. (Government Code Section 65009[b][2]). An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Craig A. Ewing, AICP, Director of Planning Services at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.


James Thompson, City Clerk



Department of Planning Services Vicinity Map



Legend

-  Project Site
-  400' Radius
-  Surrounding Parcels

CITY OF PALM SPRINGS

CASE NO: HSPB 68
"Casablanca Adobe"

APPLICANT: City of Palm Springs

DESCRIPTION: To consider designating 590 South Indian Trail known as "Casablanca Adobe" as Class 1 Historic Site 68, Zone R-1-C, APN 508-142-006.