HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: OCTOBER 6, 2020 PUBLIC HEARING

SUBJECT: AN APPLICATION BY THE CITY OF PALM SPRINGS FOR POSSIBLE HISTORIC RESOURCE DESIGNATION OF THE PALM SPRINGS RACQUET CLUB, LOCATED AT 2743 NORTH INDIAN CANYON DRIVE (APN'S 504-040-038, and 504-133-002), CASE HSPB #83. (KL).

FROM: Development Services Department

SUMMARY

In 2017, the HSPB voted unanimously to recommend that the City Council designate the Palm Springs Racquet Club as a Class 1 historic site. The recommendation was based upon a historic resources report written by the John Ash Group in 2004. The property owner had the property listed for sale and requested that the City Council Public Hearing be postponed. The property is still for sale, however at its September 2019 meeting, the HSPB again requested staff to prepare the HSPB's recommendation for City Council consideration.

Because of the length of time since the Ash Group's report was completed, the City commissioned a professional services firm to provide an updated analysis and report about the site to determine whether, in its current condition, the site is still eligible for consideration as a historic resource.

The report finds that the Racquet Club has historic significance, however it lacks historic integrity that would qualify it as a Class 1 / Landmark historic site. Rather, it is more appropriately considered eligible for designation as a Class 2 / Historic Merit historic resource.

The property owner does not support possible historic designation of the Racquet Club.

RECOMMENDATION:

1. Open the public hearing and receive public testimony.

2. Close the public hearing and adopt Resolution HSPB #83-2020 "A RESOLUTION OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE "THE PALM SPRINGS RACQUET CLUB" LOCATED AT

2743 NORTH INDIAN CANYON DRIVE AS A CLASS 2 / HISTORIC MERIT HISTORIC SITE, SUBJECT TO CONDITIONS (APN 504-040-038 AND 504-133-002) HSPB #83."

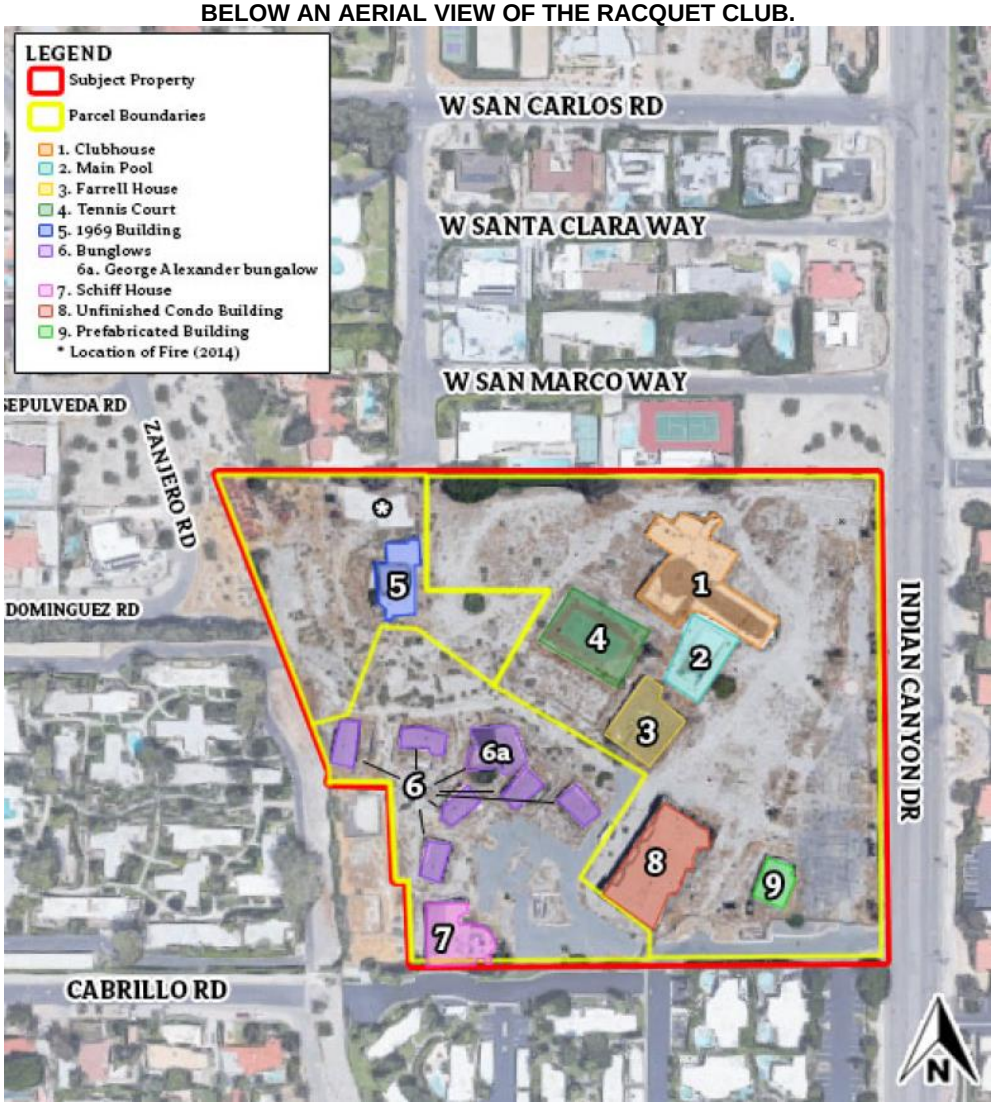
BACKGROUND AND SETTING:

A historic resources report prepared by Historic Resources Group ("HRG") dated July 14, 2020 ("the report") is the basis of this staff report.

Related Relevant City Actions by HSPB, Planning, Fire, Building, etc…	
September 2020	Site inspection by members of the HSPB and City Staff.

Ownership Status	
2011	Purchase by the current owner.

BELOW AN AERIAL VIEW OF THE RACQUET CLUB.



Currently the following buildings and features exist at the Racquet Club:

1. The Clubhouse (containing the Bamboo Room, the Bogert Dining Room and kitchen).
2. Swimming Pool.
3. Charlie Farrell Residence.
4. Tennis Court.
5. 1969 Apartment Building.
6. Seven Bungalows.
7. The Schiff Bungalow.
8. Unfinished Condominium Building.
9. Modular Construction Office Building.

Related Relevant City Actions by HSPB, Planning, Fire, Building, etc…	
Oct. 4, 2004	The owner commissioned the John Ash Group ("JAG") to conduct a historic resource survey and report as part of a redevelopment proposal (Case 5.1052 PDD 313).
Sept. 13, 2005	HSPB reviewed a proposed mixed-use redevelopment of the Racquet Club (Case 5.1052) and recommended approval by the Planning Commission.[1]
May, 2012	HSPB initiated study on the Racquet Club site including the Charlie Farrell Residence to determine possible historic significance of the site.
Nov., 2013	Staff presented preliminary results of its study on the Racquet Club and the HSPB directed staff to provide further summary of its analysis.
Dec. 3, & Dec 16, 2013	Staff communicated with the owner by phone and in writing of the Board's interest in further consideration of the historic significance of the site.
Dec. 10, 2013	Staff provided a report to the HSPB summarizing the potential historic significance of the site.
March 11, 2014	HSPB directed staff to contact the owner to arrange site visits.
May 13, 2014	Staff provided the HSPB with correspondence from the owner dated May 5, 2014 requesting that the HSPB not pursue a recommendation for Class 1 historic site designation until their redevelopment of the site was complete and declined the request for HSPB site visits. The HSPB tabled further study.
Oct. 6, 2016	HSPB included the Racquet Club in its top six work plan priorities for FY16/17.
Nov. 2, 2016	Staff sent written correspondence to the owner of the HSPB's work plan.

[1] The Planning Commission referred the project to the HSPB for review and recommendation. A certificate of approval was not required because the Racquet Club was not a Class 1 site at that time.

April 11, 2017	HSPB directed staff to schedule site visits and schedule the matter for a noticed public hearing of the HSPB to consider possible recommendation to City Council.
April 20, 2017	Staff attempted contact with the real estate listing agent (Colliers) to seek permission to access the site, but received no response.
April 27, 2017	Staff sent written correspondence to the owner regarding the Board's intent to review the site at a public hearing on May 9, 2017.
May, 2017	Members of the HSPB observed the site from the public right-of-way.
May 9, 2017	HSPB voted unanimously to recommend that the City Council designate the Racquet Club as a Class 1 historic site.
June 21, 2017	The City Council directed the City Clerk to re-notice the public hearings due to noticing errors. (The public hearing of the City Council was not scheduled at the request of the property owner.)
Sept., 2019	The HSPB again requested staff to schedule site visits and schedule a public hearing for the board to consider making a possible recommendation to City Council for historic designation.
Sept. 2020	The HSPB conducted site visits accompanied by City staff.

ANALYSIS:

Historic Preservation activities in Palm Springs are regulated under Municipal Code Section 8.05 ("*Historic Preservation"*). The purpose of the Historic Preservation Ordinance is:

> *"…to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of historic resources for the education and welfare of the citizens."*

Standard Conditions that apply to Class 2 Historic Sites or Resources
The following would apply to a Class 2 Historic Site or Resource:

1. It shall meet the definition of a Class 2 historic resource as outlined in Municipal Code Section 8.05.020 including the findings outlined in Section 8.05.070 (C).
2. An archival file shall be maintained on the property by the City.
3. A marker explaining the historic nature of the site may be installed at the site in a location viewable from the public way.
4. Compliance with all rules and regulations for Historic Resources and Historic Districts under Chapter 8.05 of the Municipal Code.
5. If designated, the findings in support of designation shall be stated in a resolution of the City Council that shall be recorded with the County Recorders' office within 90 days of the effective date of the Council's resolution.

Evaluation of the Application. Pursuant to Municipal Code Section 8.05.070 (C,1,a), the HSPB shall evaluate the application and make findings in conformance with the following criteria:

Criteria for the Designation of Class 1 and Class 2 Historic Resources. A site, structure, building or object may be designated as a Class 1 historic resource, provided both of the following findings ("a" and "b") are met:

> *a. The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The report states that the Racquet Club exhibits exceptional historic significance as an early example of commercial recreational development in Palm Springs with a direct association with the tourism industry and the Hollywood social scene in the City, and for its association with actor, developer and former mayor Charlie Farrell. Beginning on page 30, the report evaluates the Racquet Club relative to the criteria findings in the City's Municipal Code.

> *(Criterion 1) The resource is associated with events that have made a meaningful contribution to the nation, state or community;*

The report notes that the Racquet Club was host to several tennis tournaments in the 1950's. Although previous surveys acknowledged that the tennis tournaments contributed to the allure and reputation of Palm Springs as a sophisticated glamorous destination, the HRG report notes these tournaments were consistent with other golf and tennis events occurring in Palm Springs and were not the primary reason that the Club achieved significance. Thus the report does not list "events" as a qualifying criterion.

> *(Criterion 2) The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history;*

The report identifies Charlie Farrell (1900 - 1990) as a person who made a meaningful contribution to local and national history both as owner, developer and manager of the Racquet Club, as an important person in the entertainment industry and as mayor of Palm Springs from 1947 to 1955. The report asserts that the Racquet Club is "*inextricably tied to Farrell's productive life, being both his business and his primary residence for over twenty years.* It notes that Farrell continued to appear in films and on television during his ownership of the Club and the Club even served as the setting for his television show. From 1938 until 1959 the Farrell's lived in a single family residence at the Racquet Club.[2] Thus the Palm Springs Racquet Club qualifies as a historic resource under Criterion 2 for its association with Charlie Farrell.

[2] After Farrell sold the Racquet Club in 1959, the residence was renovated and expanded to accommodate commercial-recreational uses associated with the Club.

(Criterion 3) The resource reflects or exemplifies a particular period of national, state or local history;

The report describes the Racquet Club as a unique example of recreational development in Palm Springs between the two World Wars. It was developed by celebrities to cater to a celebrity clientele and exemplifies Palm Springs' history as a getaway for the Hollywood elite from the 1930's through the 1960's.

The Racquet Club began as a small tennis club with a simple viewing gallery which drew its membership from celebrity friends and colleagues of original owners Charlie Farrell and Ralph Bellamy. In the 1940's the Club added its first overnight guest accommodations. Fifteen simple bungalows designed by master architect Albert Frey were constructed on the south side of a small, mostly dry water feature called "Netcher's Creek". These bungalows and many more that followed in the ensuing decades created quiet, secluded and private accommodations that were in contrast with the social hub of the Club which focused around the courts, a swimming pool, restaurant and the famous "Bamboo Room" cocktail lounge. Although the historic integrity of the bungalows has been compromised, collectively along with the commercial buildings on site, they contribute to an understanding of the Racquet Club's period of significance, as it evolved from a simple tennis club to an exclusive multi-faceted resort with a variety of guest accommodations and social and recreational amenities.

The report notes that the Racquet Club's significance continued through the post World War II period as services, amenities and features continued to be added to meet the increasing demand and interests of its celebrity clientele. The report defines the period of significance for the Racquet Club from 1934 to 1969.[3] The Racquet Club is historically significant because it reflects the period in which Palm Springs was a favored getaway for celebrities from the movie industry which cemented Palm Springs' reputation as a glamorous resort destination. As such the report asserts that the Racquet Club qualifies as a historic site under Criterion 3, exemplifying the period in history when Palm Springs' rose in prominence as a favored destination for celebrities and those associated with the movie industry.

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

Most of the early buildings at the Racquet Club were constructed in a casual ranch style architecture with board and batten siding and wood shake shingle roofs that were popular in Palm Springs in the 1930's. This is best characterized in the Farrell residence shown below. The buildings are modest in scale with simple detailing.

[3] Previous studies of the Racquet Club defined period of significance through 1960, however post-war improvements including the Schiff House and construction of additional tennis courts continued through 1969.

According to earlier historic resource reports, the bungalows were also originally clad in board and batten siding and wood shake roofs, however they are currently clad in stucco with cementitious shingle roofs. The extensive alterations that occurred on most of the buildings over time have significantly impaired their historic integrity and thus, the report concluded that the Racquet Club does not exhibit historic significance under Criterion 4.

BELOW BOARD AND BATTEN DETAILING AND WOOD SHAKE ROOF ON THE FARRELL RESIDENCE.

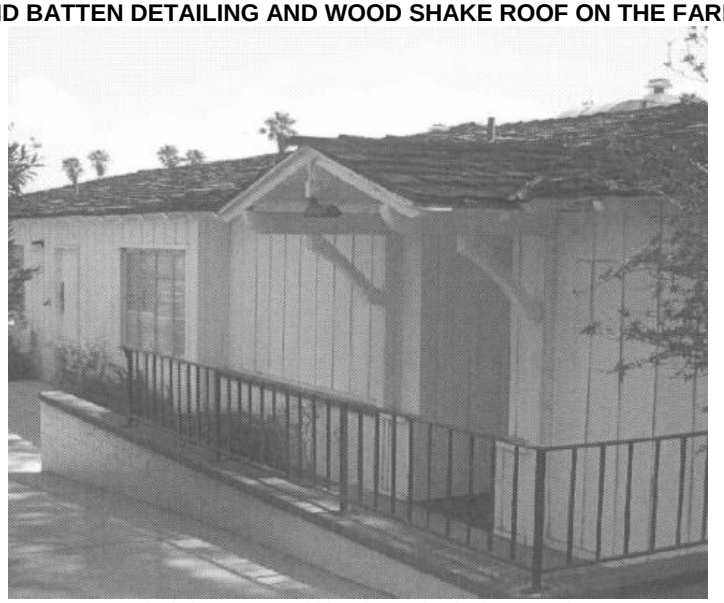


PHOTO CREDIT THE 2004 JOHN ASH GROUP REPORT

(Criterion 5) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value;

Beginning on page 33, the report discusses the association of the Racquet Club with master architect Albert Frey. Between 1945 and 1951, Frey designed fifteen (15) modest bungalows along the southern portion of the Racquet Club property. Eight of those including one referred to as "The Schiff Residence" remain on the site and the others have been demolished. The report states that the bungalows are "*simple, utilitarian buildings, and do not exemplify Frey's groundbreaking work in Desert Modernism*." In 1955, one of the bungalows was purchased by the Schiff family. The Schiffs commissioned Frey in 1961 to design an addition, which included a unique semi-circular glass-walled pool enclosure which featured a series of large round skylights in its roof. Although past reports on the Racquet Club asserted that the 1961 Schiff House additions were more reflective of Frey's Modernist-inspired commissions, the current report does not make that assertion. It states that the extant bungalows at the Racquet Club do not represent an outstanding example of Frey's work. As such, the report did not list the Racquet Club's association with Albert Frey as sufficient to qualify the site as a historic resource under Criterion 5.

(Criterion 6) The resource represents a significant and distinguishable

> *entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or*

In contrast to past reports, the current report does not assert that the Racquet qualifies under Criterion 6.

In the analysis done in 2017 on the Racquet Club, it was noted that the individual buildings, (the clubhouse containing the Bamboo Lounge, the Farrell residence, the "Bogert Room", the swimming pool, and remaining tennis court) are rather conventional and unremarkable in their architecture, aesthetic effect and method of construction, however collectively they are the remains of the "social hub" area of the Racquet Club.

It noted that the Frey-designed cottages, which are also conventional and unremarkable in their architecture and method of construction, were sited away from the social hub. Collectively they are the remains of the "secluded and private guest accommodation" element of the Club, and stand in notable contrast to the social hub. Thus although the 2017 report asserted that the historic significance of the Racquet Club is best understood as a "distinguishable entity" of which many of the individual components lack individual distinction, the current report did not substantiate this finding.

> *(Criterion 7) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.*

No information has been provided in the historic resources report on any pre-historic significance of the site.

> *<u>Analysis of Integrity</u>. (PSMC 8.05.070 (C,1,b). The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards: integrity of design, materials, workmanship, location, setting, feeling, or association.*

The report includes an evaluation of the site relative to the seven aspects or qualities of integrity, as recognized by the National Register of Historic Places. The seven aspects or qualities include location, design, setting, materials, workmanship, feeling, and association. The site's Integrity was evaluated using the publication "How to Apply the National Register Criteria for Evaluation", as published by the U.S. Department of the Interior ("the bulletin").

As noted in the bulletin, for a conclusion to be drawn that a building has a high degree of historic integrity, it will always possess several, and usually most, of the aspects of integrity. "*Determining which of the seven aspects are most important to a particular property requires knowing why, where and when the property is significant."* The report concludes that the Racquet Club lacks sufficient integrity to qualify as a Class 1 /

Landmark historic site. This conclusion is further explained below.

1. *Location:*

The remaining buildings and elements at the Racquet Club remain on their original site, thus it retains integrity of location.

2. *Design:*

The report notes that the Racquet Club has been significantly altered since the end of its period of significance. At least fifteen (15) buildings constructed during the period of significance and nearly all the landscape and hardscape features have been demolished, including eleven of the twelve tennis courts that were the very genesis for creation of the club. Furthermore, the buildings that do remain have been substantially altered. Thus the report concludes that the Racquet Club lacks integrity of design.

3. *Setting:*

Historic photographs in the report show lush landscaping with mature trees dense shrubs and wide lawns with clusters of buildings connected by curvilinear roads and walkways. Nearly all the landscape and most of the buildings have been demolished. Therefore the report concludes that the site lacks integrity of Setting.

4. *Materials:*

The report notes that due to the substantial amount of alteration and demolition at the Racquet Club, the surviving buildings lack integrity of materials. However there is a certain amount of material integrity that still exists because the exterior materials of the Farrell Residence and the restaurant / bamboo room building retain their board and batten siding and wood shake roofs. The bungalows do not retain material integrity, since the wood shake roofs have been replaced with cementitious shingles and the board and batten siding has been replaced with stucco.

5. *Workmanship:*

The report notes that to retain integrity of workmanship, a property must retain the physical evidence of the crafts and construction techniques from its historic period. As noted above, since there is very little material integrity remaining on most of the buildings, the Racquet Club has insufficient evidence to retain integrity of workmanship.

6. *Feeling:*

The report notes that due to the significant loss of setting, design, materials and workmanship, the demolition of numerous buildings and the destruction of the landscape, the Racquet Club has lost its integrity of feeling.

7. Association:

The presence of the remnant features: the clubhouse (including the Bamboo Room), the Farrell residence, the bungalows, tennis court and the main pool, continue to convey their association with the Racquet Club and the recreational and resort development in Palm Springs from the period of the 30's through the 60's. Therefore the remnant features retain integrity of association

Although the Racquet Club retains integrity of Location and Association, it lacks integrity of Setting, Design, Materials, Workmanship, and Feeling. Thus the report concludes that the Racquet Club is eligible as a Class 2 / Historic Merit historic site, but lacks sufficient integrity to qualify as a Class 1 / Landmark historic site.

CONTRIBUTING FEATURES AND DEFINING HISTORIC CHARACTERISTICS

On page 38, the report identifies that all the surviving buildings and features from the period of significance collectively contribute to the Racquet Club's eligibility as a Class 2 / Historic Merit historic site. The report notes that although these surviving remnants are either badly deteriorated or have suffered substantial alterations that significantly impair their historic integrity, they collectively convey an important aspect of the City's historic development that is deserving of official recognition.

Staff generally concurs with this recommendation with the exception of the 1969 Building which we believe is not relevant to the historic significance of the Racquet Club.

Thus the eligible buildings and features would include:

- The Tennis Court.
- The Main Pool.
- The Farrell Residence (excluding the 1985 addition).
- The Schiff Residence (including the 1961 addition).
- The seven bungalows.
- Portions of the Clubhouse that contain the Bamboo Room.

Non-contributing features would be

- The 1969 Building (and the parcel on which it is located identified by APN #504-133-001).
- The 2005 Condominium Building.
- The modular construction office building.
- Portions of the Clubhouse not associated with the Bamboo Room.

ENVIRONMENTAL ASSESSMENT

The proposed historic resource designation is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All residents within five hundred (500) feet of the subject property and the property owners have been notified and notice was made in a newspaper of general circulation.

CONCLUSION:

The Racquet Club and the personages associated with it played an important role in cementing Palm Springs' reputation as a glamorous recreational destination that attracted many celebrities associated with the Hollywood movie industry. The report concludes that despite its deteriorated and much-altered condition, the surviving buildings and features collectively convey exceptional historic significance. According to the report, the Racquet Club is eligible for designation as a Class 2 / Historic Merit historic site. If designated, the parcels on which the contributing buildings and features are located would be eligible for the application of a Mills Act contract.

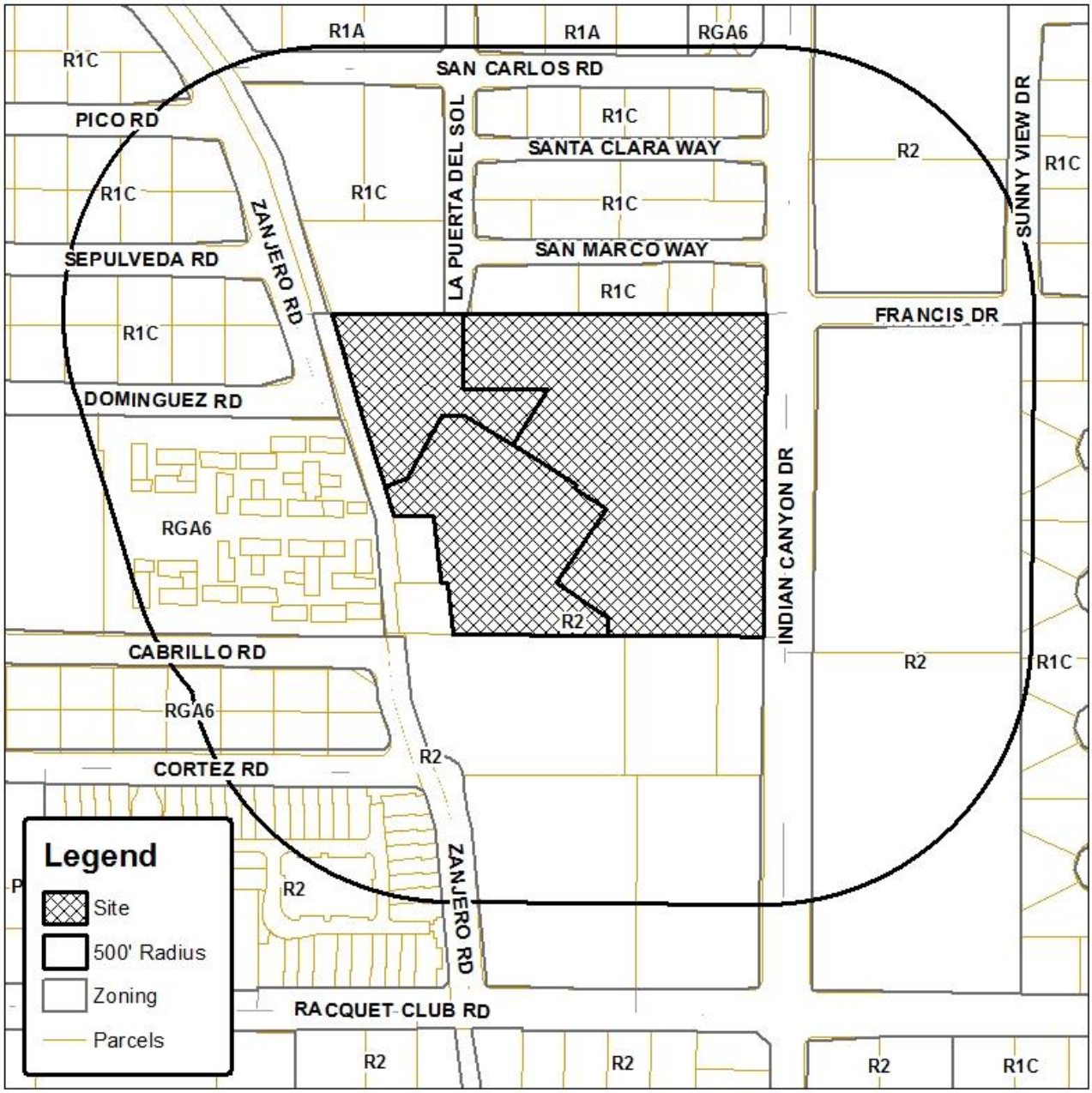
Ken Lyon, RA, Associate Planner
Historic Preservation Officer

for Flinn Fagg, AICP
Director of Development Services

Attachments:

1. Vicinity Map
2. Draft Resolution
3. Application, related background materials, photos (under separate cover).

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS
2743 N INDIAN CANYON DRIVE

RESOLUTION NO. HSPB 83-2020

A RESOLUTION OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE "THE RACQUET CLUB" LOCATED AT 2743 NORTH INDIAN CANYON DRIVE, A CLASS 2 (HISTORIC MERIT) HISTORIC RESOURCE, (HSPB #83), (APN'S 504-040-038, and 504-133-002).

THE HISTORIC SITE PRESERVATION BOARD ("HSPB") FINDS AND DETERMINES AS FOLLOWS:

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

B. WHEREAS, at its September, 2019 meeting, the City's Historic Site Preservation Board ("HSPB") requested staff to prepare the Racquet Club case for consideration by the City Council as a historic resource; and

C. WHEREAS, at the request of the City, a historic resources report was prepared by the firm Historic Resources Group ("HRG") dated July 14, 2020, analyzing the Racquet Club's eligibility as a historic resource pursuant to the City's Historic Preservation Ordinance (PSMC 8.05); and

D. WHEREAS, on October 1, 2020, members of the HSPB conducted site inspections of the proposed historic resource, accompanied by City staff; and

E. WHEREAS, On October 6, 2020, a noticed public hearing of the HSPB to consider Case HSPB #83 was held in accordance with applicable law; and

F. WHEREAS, The HSPB carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report and all written and oral testimony presented.

THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS RESOLVES:

SECTION 1: FINDINGS – PART "A", CRITERIA FOR HISTORIC RESOURCES.

Evaluation of the Application. Pursuant to Municipal Code Section 8.05.070 (C,1,a), the HSPB shall evaluate the application and make findings in conformance with the following criteria:

Criteria for the Designation of Class 1 and Class 2 Historic Resources. A site, structure, building or object may be designated as a Class 1 historic resource, provided both of the

following findings ("a" and "b") are met:

> *a. The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The report states that the Racquet Club exhibits exceptional historic significance as an early example of commercial recreational development in Palm Springs with a direct association with the tourism industry and the Hollywood social scene in the City, and for its association with actor, developer and former mayor Charlie Farrell. Beginning on page 30, the report evaluates the Racquet Club relative to the criteria findings in the City's Municipal Code.

> *(Criterion 1) The resource is associated with events that have made a meaningful contribution to the nation, state or community;*

The report notes that the Racquet Club was host to several tennis tournaments in the 1950's. Although previous surveys acknowledged that the tennis tournaments contributed to the allure and reputation of Palm Springs as a sophisticated glamorous destination, the HRG report notes these tournaments were consistent with other golf and tennis events occurring in Palm Springs and were not the primary reason that the Club achieved significance. Thus the HSPB finds that the Racquet Club does not qualify as a historic resource relative to the criterion of "events".

> *(Criterion 2) The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history;*

The report identifies Charlie Farrell (1900 - 1990) as a person who made a meaningful contribution to local and national history both as owner, developer and manager of the Racquet Club, as an important person in the entertainment industry and as mayor of Palm Springs from 1947 to 1955. The report asserts that the Racquet Club is "*inextricably tied to Farrell's productive life, being both his business and his primary residence for over twenty years.* It notes that Farrell continued to appear in films and on television during his ownership of the Club and the Club even served as the setting for his television show. From 1938 until 1959 the Farrell's lived in a single family residence at the Racquet Club.[1] Thus the HSPB finds that the Palm Springs Racquet Club qualifies as a historic resource under Criterion 2 for its association with Charlie Farrell.

> *(Criterion 3) The resource reflects or exemplifies a particular period of national, state or local history;*

The report describes the Racquet Club as a unique example of recreational development in Palm Springs between the two World Wars. It was developed by celebrities to cater to a celebrity clientele and exemplifies Palm Springs' history as a getaway for the Hollywood elite from the 1930's through the 1960's.

[1] After Farrell sold the Racquet Club in 1959, the residence was renovated and expanded to accommodate commercial-recreational uses associated with the Club.

The Racquet Club began as a small tennis club with a simple viewing gallery which drew its membership from celebrity friends and colleagues of original owners Charlie Farrell and Ralph Bellamy. In the 1940's the Club added its first overnight guest accommodations. Fifteen simple bungalows designed by master architect Albert Frey were constructed on the south side of a small, mostly dry water feature called "Netcher's Creek". These bungalows and many more that followed in the ensuing decades created quiet, secluded and private accommodations that were in contrast with the social hub of the Club which focused around the courts, a swimming pool, restaurant and the famous "Bamboo Room" cocktail lounge. Although the historic integrity of the bungalows has been compromised, collectively along with the commercial buildings on site, they contribute to an understanding of the Racquet Club's period of significance, as it evolved from a simple tennis club to an exclusive multi-faceted resort with a variety of guest accommodations and social and recreational amenities.

The report notes that the Racquet Club's significance continued through the post World War II period as services, amenities and features continued to be added to meet the increasing demand and interests of its celebrity clientele. The report defines the period of significance for the Racquet Club from 1934 to 1969.[2] The Racquet Club is historically significant because it reflects the period in which Palm Springs was a favored getaway for celebrities from the movie industry which cemented Palm Springs' reputation as a glamorous resort destination. As such the HSPB asserts that the Racquet Club qualifies as a historic site under Criterion 3, exemplifying the period in history when Palm Springs' rose in prominence as a favored destination for celebrities and those associated with the movie industry.

> *(Criterion 4) The resource embodies the distinctive characteristics of a type, period or method of construction;*

Most of the early buildings at the Racquet Club were constructed in a casual ranch style architecture with board and batten siding and wood shake shingle roofs that were popular in Palm Springs in the 1930's. This is best characterized in the Farrell residence. The buildings are modest in scale with simple detailing.

According to earlier historic resource reports, the bungalows were also originally clad in board and batten siding and wood shake roofs, however they are currently clad in stucco with cementitious shingle roofs. The extensive alterations that occurred on most of the buildings over time have significantly impaired their historic integrity and thus, the HSPB concluded that the Racquet Club does not exhibit historic significance under Criterion 4.

> *(Criterion 5) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value;*

Beginning on page 33, the report discusses the association of the Racquet Club with master architect Albert Frey. Between 1945 and 1951, Frey designed fifteen (15) modest bungalows along the southern portion of the Racquet Club property. Eight of those including one referred

[2] Previous studies of the Racquet Club defined period of significance through 1960, however post-war improvements including the Schiff House and construction of additional tennis courts continued through 1969.

to as "The Schiff Residence" remain on the site and the others have been demolished. The report states that the bungalows are "*simple, utilitarian buildings, and do not exemplify Frey's groundbreaking work in Desert Modernism*." In 1955, one of the bungalows was purchased by the Schiff family. The Schiffs commissioned Frey in 1961 to design an addition, which included a unique semi-circular glass-walled pool enclosure which featured a series of large round skylights in its roof. Although past reports on the Racquet Club asserted that the 1961 Schiff House additions were more reflective of Frey's Modernist-inspired commissions, the current report does not make that assertion. It states that the extant bungalows at the Racquet Club do not represent an outstanding example of Frey's work. As such, the HSPB determined that the Racquet Club's association with Albert Frey is insufficient to qualify the site as a historic resource under Criterion 5.

> *(Criterion 6) The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or*

In contrast to past reports, the current report does not assert that the Racquet qualifies under Criterion 6.

In the analysis done in 2017 on the Racquet Club, it was noted that the individual buildings, (the clubhouse containing the Bamboo Lounge, the Farrell residence, the "Bogert Room", the swimming pool, and remaining tennis court) are rather conventional and unremarkable in their architecture, aesthetic effect and method of construction, however collectively they are the remains of the "social hub" area of the Racquet Club.

It noted that the Frey-designed cottages, which are also conventional and unremarkable in their architecture and method of construction, were sited away from the social hub. Collectively they are the remains of the "secluded and private guest accommodation" element of the Club, and stand in notable contrast to the social hub. Thus although the 2017 report asserted that the historic significance of the Racquet Club is best understood as a "distinguishable entity" of which many of the individual components lack individual distinction, the HSPB did not substantiate this finding.

> *(Criterion 7) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.*

No information has been provided in the historic resources report on any pre-historic significance of the site.

SECTION 2: FINDINGS – PART "B" – ANALYSIS OF INTEGRITY.

> *Analysis of Integrity. (PSMC 8.05.070 (C,1,b). The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards: integrity of design, materials,*

workmanship, location, setting, feeling, or association.

The report includes an evaluation of the site relative to the seven aspects or qualities of integrity, as recognized by the National Register of Historic Places. The seven aspects or qualities include location, design, setting, materials, workmanship, feeling, and association. The site's Integrity was evaluated using the publication "How to Apply the National Register Criteria for Evaluation", as published by the U.S. Department of the Interior ("the bulletin").

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1. *Location:*

The remaining buildings and elements at the Racquet Club remain on their original site, thus the HSPB concluded that the Racquet Club retains integrity of location.

2. *Design:*

The report notes that the Racquet Club has been significantly altered since the end of its period of significance. At least fifteen (15) buildings constructed during the period of significance and nearly all the landscape and hardscape features have been demolished, including eleven of the twelve tennis courts that were the very genesis for creation of the club. Furthermore, the buildings that do remain have been substantially altered. Thus the HSPB concludes that the Racquet Club lacks integrity of design.

3. *Setting:*

Historic photographs in the report show lush landscaping with mature trees dense shrubs and wide lawns with clusters of buildings connected by curvilinear roads and walkways. Nearly all the landscape and most of the buildings have been demolished. Therefore the HSPB concludes that the site lacks integrity of Setting.

4. *Materials:*

The report notes that due to the substantial amount of alteration and demolition at the Racquet Club, the surviving buildings lack integrity of materials. However there is a certain amount of material integrity that still exists because the exterior materials of the Farrell Residence and the restaurant / bamboo room building retain their board and batten siding and wood shake roofs. The bungalows do not retain material integrity, since the wood shake roofs have been replaced with cementitious shingles and the board and batten siding has been replaced with stucco. Thus the HSPB determined that the Racquet Club lacks integrity of materials.

5. *Workmanship:*

The report notes that to retain integrity of workmanship, a property must retain the physical evidence of the crafts and construction techniques from its historic period. As noted above, since there is very little material integrity remaining on most of the buildings, the HSPB concluded that the Racquet Club has insufficient evidence to retain integrity of workmanship.

6. *Feeling:*

The report notes that due to the significant loss of setting, design, materials and workmanship, the demolition of numerous buildings and the destruction of the landscape, the Racquet Club has lost its integrity of feeling. The HSPB concurs with this determination.

7. *Association:*

The presence of the remnant features: the clubhouse (including the Bamboo Room), the Farrell residence, the bungalows, tennis court and the main pool, continue to convey their association with the Racquet Club and the recreational and resort development in Palm Springs from the period of the 30's through the 60's. Therefore the HSPB concluded that the remnant features retain integrity of association

Although the Racquet Club retains integrity of Location and Association, it lacks integrity of Setting, Design, Materials, Workmanship, and Feeling. Thus the HSPB concludes that the Racquet Club is eligible as a Class 2 / Historic Merit historic site, but lacks sufficient integrity to qualify as a Class 1 / Landmark historic site.

SECTION 3: DEFINING HISTORIC CHARACTERISTICS AND NON-CONTRIBUTING FEATURES.

In considering a recommendation for historic resource designation it is important to distinguish those physical elements that are original or from the period of significance that contribute to the resource's historic significance from alterations, additions or features that were added at a later time that may be sympathetic to the original character, but which may create a false sense of historicity. Distinguishing original character-defining features from non-original elements aids the HSPB when it is tasked with evaluating future alterations to the historic resource.

On page 38, the report identifies that all the surviving buildings and features from the period of significance collectively contribute to the Racquet Club's eligibility as a Class 2 / Historic Merit historic site. The report notes that although these surviving remnants are either badly deteriorated or have suffered substantial alterations that significantly impair their historic integrity, they collectively convey an important aspect of the City's historic development that is deserving of official recognition.

The HSPB generally concurs with this recommendation with the exception of the 1969 Building

which it believes is not relevant to the historic significance of the Racquet Club.

Thus the eligible buildings and features include:

- The Tennis Court.
- The Main Pool.
- The Farrell Residence (excluding the 1985 addition).
- The Schiff Residence (including the 1961 addition).
- The seven bungalows.
- Portions of the Clubhouse that contain the Bamboo Room.

Non-contributing features are

- The 1969 Building (and the parcel on which it is located identified by APN #504-133-001).
- The 2005 Condominium Building.
- The modular construction office building.
- Portions of the Clubhouse not associated with the Bamboo Room.

SECTION 4: ENVIRONMENTAL ASSESSMENT

The proposed historic resource designation is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

SECTION 5: CONDITIONS THAT APPLY TO CLASS 2 HISTORIC SITES.

According to Section 8.05 of the Municipal Code, the following shall apply to a Class 2 Historic Resource:

1. It shall meet the definition of a Class 2 historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file shall be maintained on the property by the City.
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 following the procedures outlined in Municipal Code Section 8.05.110 “Demolition or Alteration of Class 1 and Class 2 Historic Resources – Certificate of Appropriateness”.
5. A marker explaining the historic nature of the site may be installed at the site in a location viewable from the public way.
6. Compliance with all rules and regulations for Historic Sites and Historic Districts under Chapter 8.05 of the Municipal Code shall be required.

7. Upon final action by the City Council on the HSPB's recommendation, the City Clerk shall submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of the Council's resolution.

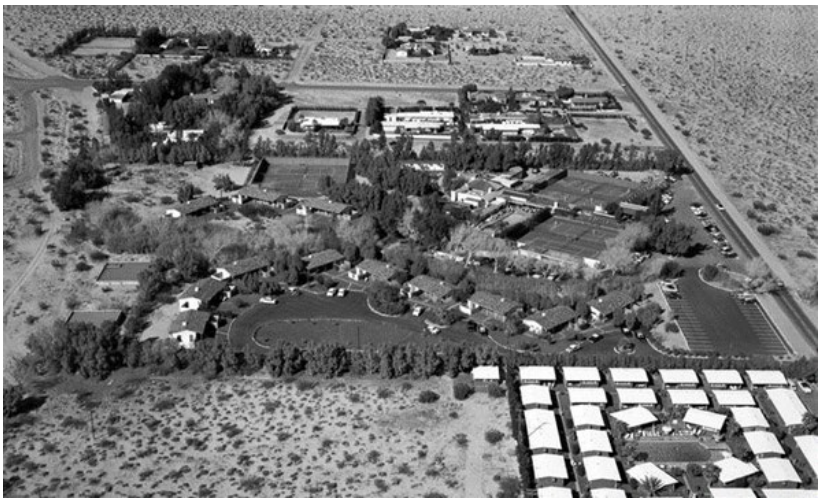
Based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate "The Racquet Club" located at 2743 North Indian Canyon Drive, a Class 2 (Historic Merit) Historic Resource (Case HSPB #83).

ADOPTED THIS SIXTH DAY OF OCTOBER, 2020.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

_____
Flinn Fagg, AICP
Director of Development Services



HISTORIC RESOURCES ASSESSMENT REPORT

Palm Springs Racquet Club

July 14, 2020

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PREPARED FOR

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Palm Springs, CA 92262

HISTORIC RESOURCES ASSESSMENT REPORT

Palm Springs Racquet Club

HISTORIC RESOURCES GROUP

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1. INTRODUCTION

At the request of the City of Palm Springs Planning Department, Historic Resources Group (HRG) has completed a historic resources assessment report for the Palm Springs Racquet Club, located at 2743 N. Indian Canyon Road in the City of Palm Springs, California (the "Property"). The Property was originally developed in 1933 as the Palm Springs Racquet Club; it operated in that capacity until it closed in 2002. It currently consists of three parcels, improved with thirteen one- and two-story commercial structures, constructed between 1934 and c. 2005. The Palm Springs Racquet Club has been assigned HSPB No. 83.

This report evaluates the remaining features of the Palm Springs Racquet Club for potential eligibility for local designation as a Class 1 or Class 2 City of Palm Springs Historic Resource per the Palm Springs Municipal Code, Chapter 8.05. This evaluation is based upon a review of previous evaluations; primary and secondary source research related to the development of the Property; review of relevant historic contexts and themes; and an analysis under the integrity thresholds for local designation.[1]

2. PROPERTY LOCATION

The Palm Springs Racquet Club is located at 2743 N. Indian Canyon Road (APNs 504-040-038; 504-133-001; 504-133-002) in the City of Palm Springs, California. It is situated on the west side of the street, between Racquet Club Road to the south and San Rafael Drive to the north. The site is composed of three irregular parcels measuring approximately 10 acres. The site occupies generally flat terrain. It is surrounded primarily by one- and two-story residential properties.

A location map is included in Figure 1, below.

[1] The property is surrounded by a construction fence and many buildings are boarded up. It is not visible from the public right-of-way, and access to the site was not granted as part of this project. Observation from the public right-of-way was conducted on April 2, 2020, and aerial photographs and other documentation were used in the analysis.

Figure 1: Location Map

3. ASSESSMENT METHODOLGY

The Palm Springs Racquet Club is evaluated in this report for potential eligibility for local designation. Given previous studies and documentation of the significance of the Property, this report focuses on whether the remnant buildings and site features retain sufficient historic integrity to convey their historic significance, using the integrity thresholds outlined in Chapter 8.05 "Historic Preservation" of the Palm Springs Municipal Code. This analysis is based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historic resources and identifying those aspects of integrity that are required for a property to convey its significance. Tasks performed in the preparation of this report include:

- Review of previous evaluations of the Palm Springs Racquet Club
- Research on the Property's development history, including building permits, historic photographs, aerial images, newspaper articles, and other published sources in order to determine changes to the site over time
- Review of relevant historic contexts and themes as outlined in the City of Palm Springs Citywide Historic Context Statement (December 2018)
- Review of technical guidance relating to the evaluation of historic resources at the federal, state, and local level, including the City of Palm Springs' Historic Preservation Ordinance (PSMC Chapter 8.05)
- Review of technical guidance provided by the National Park Service for evaluating historic integrity

Research and analysis were performed by Christine Lazzaretto, Managing Principal; John LoCascio, AIA, Principal; Molly Iker-Johnson, Associate Architectural Historian; and Robby Aranguren, Planning Associate. All staff who contributed to this project are qualified professionals who meet or exceed the *Secretary of the Interior's Professional Qualification Standards* in their respective fields.

4. REGULATORY FRAMEWORK

Palm Springs Historic Preservation Ordinance

The City of Palm Springs has adopted a Historic Preservation Ordinance which establishes regulations and procedures for identifying, evaluating, designating, and preserving historic properties within city limits, as outlined in Chapter 8.05 "Historic Preservation" of the Palm Springs Municipal Code. The stated purpose of this chapter is to "[preserve] areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history.[2]

The City's historic preservation ordinance defines a *historic resource* as "any site, structure, building or object not located on Tribal Trust or Allotted Trust Land which has been designated Class 1 or Class 2 status, or any identified contributing resource within a designated historic district."[3] The ordinance defines a Class 1 and Class 2 historic resources as follows:

"Class 1 historic resource" means any site, structure, building or object not located on Tribal Trust or Allotted Trust Land designated by resolution of the City Council as having historic, architectural, archaeological, cultural or aesthetic significance that contributes to an understanding and awareness of the community's history. A Class 1 historic resource may include a structure, building or object on the site, or may include all or a portion of the site itself.

"Class 2 historic resource" means a site, structure, building or object not located on Tribal Trust or Allotted Trust Land that does not qualify for Class 1 historic resource designation under this chapter, but is otherwise deserving of official recognition as having historic, architectural, archaeological, cultural or aesthetic significance and is designated as a Class 2 historic resource by resolution of the City Council. A Class 2 historic resource may lack some aspects of historic integrity, or may include a site where the structure, building or object of historic significance has been lost, damaged or removed.

The Historic Preservation Ordinance defines the following criteria historic designation:

1. Criteria for the Designation of Class 1 Historic Resources. A site, structure, building or object may be designated as a Class 1 historic resource, provided the following findings are met:

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

        (i) The resource is associated with events that have made a meaningful contribution to the nation, state or community; or

[2] PSMC Section 8.05.010.
[3] PSMC Section 8.05.020.

(ii) The resource is associated with the lives of persons who made a meaningful contribution to national, state, or local history; or

(iii) The resource reflects or exemplifies a particular period of national, state or local history; or

(iv) The resource embodies the distinctive characteristics of a type, period or method of construction; or

(v) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value; or

(vi) The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or

(vii) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.

b. The site, structure, building or object retains one or more of the following aspects of integrity as established by the Secretary of Interior's Standards: integrity of design, materials, workmanship, location, setting, feeling, or association.

2. Criteria for the Designation of Class 2 Historic Resources. A site, structure, building or object may be designated as a Class 2 historic resource, provided the site, structure, building or object exhibits significance and meets one or more of the criteria listed in subsection (C)(1)(a) above. A Class 2 historic resource shall not be required to meet the findings for integrity as described in subsection (C)(1)(b) above.[4]

Integrity

In order to be eligible for local designation as a City of Palm Springs Historic Resource, the City's local ordinance requires an analysis of a property's historic integrity. Historic integrity is the ability of a property to convey its significance. It is defined by the National Park Service as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."[5]

[4] PSMC Section 8.05.070.

[5] U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Registration Form* (Washington, D.C.: National Park Service, 1997).

The National Park Service recognizes seven aspects or qualities that comprise integrity: Location, Setting, Design, Materials, Workmanship, Feeling, and Association. These aspects of integrity are defined as follows:

- ***Location*** is the place where the historic property was constructed or the place where the historic event took place.
- ***Setting*** is the physical environment of a historic property.
- ***Design*** is the combination of elements that create the form, plan, space, structure, and style of a property.
- ***Materials*** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- ***Workmanship*** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- ***Feeling*** is a property's expression of the aesthetic or historic sense of a particular period of time.
- ***Association*** is the direct link between an important historic event or person and a historic property.[6]

According to guidance from the National Park Service, a property that is eligible for designation will typically retain a majority of the identified character-defining features and will retain sufficient integrity to convey its significance. The required aspects of integrity are dependent on the reason for a property's significance. Increased age and rarity of the property type are also considerations when assessing integrity thresholds. For properties that are significant for their architectural merit, a higher priority is placed on integrity of design, materials, and workmanship. For properties that are significant for their association with important events or people, integrity of feeling and/or association may be more important.[7]

[6] U.S. Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, revised 2002).
[7] *National Register Bulletin 15.*

5. PREVIOUS EVALUATIONS & DESIGNATIONS

Current Historic Status

The Palm Springs Racquet Club is included in the City of Palm Springs List of Class 1 and 2 Historic Sites, Historic Districts, and National Register-listed Properties as HSPB No. 83; its class is pending as of April 2, 2018.[8] It is listed in Palm Springs' Citywide Historic Resource Inventory of eligible properties.[9]

Historic Resources Surveys

The City of Palm Springs initiated its first comprehensive historic resources survey in 1976 as a result of the community's desire to identify and document its rich architectural heritage. During that effort, primarily Native American sites were identified. Citywide surveys undertaken in 1983 and 1987 resulted in the creation of a base list of potential architectural and historical resources throughout the city. These surveys were updated in 2001 and 2004. As a result of these previous surveys and a variety of other efforts, the City had compiled a list of more than 700 properties. In 2014, the City of Palms Springs commissioned a citywide historic context statement and historic resources survey update of buildings constructed through 1969.

The Palm Springs Racquet Club was identified in the 2004 survey and assigned a California Historical Resources Status Code of 5S3 ("Appears to be individually eligible for local listing or designation through survey evaluation"). Per the significance statement, the Racquet Club is significant as "an interesting example of a recreational building type and compound [representing] the overall development of Palm Springs, from rural desert village to urban town."[10] This evaluation is noted in the California Office of Historic Preservation's Built Environment Resource Directory ("BERD") for Riverside County.[11]

The Property was reviewed as part of the 2014 survey update; however, it was not fully evaluated at that time because the property was not fully visible from the public right-of-way.[12] The survey was conducted after the fire on July 23, 2014 that destroyed the two-story guest building (1969) at the northwest corner of the property. The property has been fenced off and boarded up since that time. The Palm Springs Racquet Club was therefore assigned a California

[8] "Class 1 and Class 2 Historic Sites, Historic Districts, and Properties Listed on the National Register of Historic Place," City of Palm Springs, revised February 3, 2020.
[9] "Citywide Historic Resource Inventory – Eligible," City of Palm Springs, revised January 2019.
[10] Architectural Resources Group, "The Racquet Club," Department of Parks and Recreation Form 523, August 2003.
[11] California Office of Historic Preservation, "Built Environment Resource Directory," 2020, https://ohp.parks.ca.gov/pages/1068/files/Riverside.csv (accessed May 2020).
[12] "Citywide Historic Resource Inventory – Eligible," City of Palm Springs, revised January 2019.

Historical Resources Status Code of 7R ("Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated.").

Previous Evaluations

In 2004, John Ash Group Architects completed a historical resources assessment report for the Palm Springs Racquet Club property.[13] The report concluded that the Racquet Club was eligible for local listing, and was "significant for its role as a haven for movie stars, promoting the development of Palm Springs," and as "an example of hotel architecture during the early and mid-twentieth century" containing examples of architect Albert Frey's work.[14] The period of significance was defined as 1934, when the club officially opened for business, until 1960, during which time Albert Frey "made significant contributions to the site."[15]

The 2004 evaluation included a treatment program, noting which features should be restored, rehabilitated, or re-evaluated, and identifying which features could be altered or demolished. The plan suggested that the Schiff House and the Main Pool be restored; and that the lobby building, the Clubhouse, the Farrell House, Tennis Courts 1 and 2, and the covered footbridge be rehabilitated. The Bungalows, the buildings constructed in 1969 at the northwest corner of the property, and the early cottage building were to be evaluated further or rehabilitated; and the shed/storage building, maintenance buildings, and the connection between the housekeeping building and the early cottage building were to be demolished. Finally, the plan identified the housekeeping building; the maintenance building; the spa; the security shack; the gazebo; all but two tennis courts; the pool at the Bungalows; both two-story buildings at the northwest corner of the property; and later additions to the lobby, the Clubhouse, and the Farrell House as not significant. The plan noted that these features could be demolished or altered.[16]

In 2006, the Palm Springs City Council adopted a Mitigated Negative Declaration ("MND") under the California Environmental Quality Act (CEQA) and approved Case 5.1052 PDD-313 and Tentative Tract Map 33334 for a mixed-use development of 71 dwelling units, spa & gym, convenience store and restaurant/cocktail lounge. The final development plan was approved by the Planning Commission in 2007.[17] However, that plan was not completed.

In 2007, Dick Gee, AIA, of JAG Architects prepared a State of California Department of Parks and Recreation Form 523 ("DPR Form") for the Palm Springs Racquet Club. The Property was

[13] City of Palm Springs Planning Department, "Palm Springs Racquet Club: Historic Report," prepared by John Ash Group Architects under direction of Palm Springs Property, LLC, October 2004.
[14] City of Palm Springs Planning Department, "Palm Springs Racquet Club: Historic Report," prepared by John Ash Group Architects under direction of Palm Springs Property, LLC, October 2004, p. 9-1.
[15] City of Palm Springs Planning Department, "Palm Springs Racquet Club: Historic Report," prepared by John Ash Group Architects under direction of Palm Springs Property, LLC, October 2004, p. 3-5.
[16] City of Palm Springs Planning Department, "Palm Springs Racquet Club: Historic Report," prepared by John Ash Group Architects under direction of Palm Springs Property, LLC, October 2004, p. 5-32. Since the 2004 report was completed, a number of buildings and site features were demolished.
[17] City of Palm Springs, "Historic Site Preservation Board Staff Memorandum: Case HSPB #83 – The Palm Springs Racquet Club – 2743 North Indian Canyon Drive," April 11, 2017.

assigned a California Historical Resources Status Code of 3S ("Appears eligible for listing in the National Register as an individual property through survey evaluation"). Historically significant buildings on the property were identified, including the lobby and office building, the Clubhouse, the Farrell House, the cottage building, the Bungalows, and the Schiff House. The period of significance was identified as 1934 to 1960.

6. PROPERTY DESCRIPTION

The Palm Springs Racquet Club property is not currently accessible. The description of existing conditions on the property is based on aerial photographs, observation of those buildings that are visible from the street, and available recent photographs.

Site Description

The Palm Springs Racquet Club property is located at 2743 N. Indian Canyon Drive in northern Palm Springs. It is situated on the west side of the street, between Racquet Club Road to the south and San Rafael Drive to the north. The site is currently composed of three irregular parcels totaling approximately 10 acres in area. The site is surrounded primarily by one- and two-story residential properties.

The Property occupies generally flat terrain. There is a surface parking lot paved in asphaltic concrete at the southeast corner of the site; curvilinear roads paved in asphaltic concrete provide access from the southeast corner to the remainder of the site. There is an octagonal concrete pad at the east property line, and a number of mature trees and shrubs on the site.

Architectural Description

The Palm Springs Racquet Club property currently comprises 13 buildings, 1 tennis court, and 3 pools. The buildings are deeply set back from N. Indian Canyon Drive and are primarily oriented at a 45-degree angle to the road.

A site map is included in Figure 2, below. Available recent photographs of the Property are in Appendix A.

Clubhouse (Map #1)

The Clubhouse is located in the northeast portion of the site. It is one story in height, with complex massing, asymmetrical composition, and an irregular, sprawling plan, with rectangular wings and volumes clustered around a raised, interior octagonal volume. The roof is a combination of gable, hip, bow, shed, and flat roofs with wide eaves and exposed rafter tails. Flat roofs are clad in built-up roofing; other roofs are clad in wood shakes. The octagonal volume has a pyramidal roof with a vented cupola and metal spire. Exterior walls are finished in a combination of vertical tongue-and-groove wood siding, grooved plywood paneling, expressed masonry, and cement plaster. Most windows and doors are boarded over and are not visible; the few visible windows are aluminum-framed fixed units.

The Main Pool (Map #2) and remaining Tennis Court (Map #4) are located immediately southwest of the Clubhouse.

Farrell House (Map #3)

The Farrell House is located southwest of the Main Pool and Clubhouse, and southeast of the remaining Tennis Court. The house has a roughly square plan with a small projection at the

northwest corner. The building is one story in height, with simple massing and asymmetrical composition. It has a hipped roof with open eaves, exposed rafter tails, and wood shake roofing. There is a flat built-up roof at the center of the building. Exterior walls are clad in wood board-and-batten siding and cement plaster. Windows and doors are boarded over and are not visible.

1969 Building[18] (Map #5)

The 1969 Building is located in the northwest portion of the property. It has a roughly rectangular plan, complex massing and asymmetrical composition. It is one story in height with a taller central volume. It has a flat roof with wide soffits and built-up roofing; the taller central volume has a hipped roof with composition shingle roofing and a wide, flat soffit below the eaves. A flat-roofed canopy projecting from the west and south facades is supported by metal pipe columns. Exterior walls are finished in cement plaster. There are perforated concrete block screen walls at the southwest corner of the building and in the central portion of the east façade. Windows and doors are boarded over and are not visible; some have projecting plaster surrounds.

Bungalows (Map #6)

The seven extant bungalows are clustered in the southwest portion of the property. Each bungalow is one story in height, with a roughly rectangular plan, simple massing, and asymmetrical composition. Each has a side-gable roof with open eaves, cementitious flat tile roofing, and an interior chimney. Exterior walls are finished in cement plaster. There is a recessed, partial-width porch with wood posts on the primary façade of each bungalow. Windows and doors are boarded over and are not visible. Six of the bungalows have walled yards with pools; the seventh has a small, walled patio on the primary façade.

Schiff House (Map #7)

The Schiff House is located at the southwest corner of the Property, immediately south of the bungalows. It is one story in height with an L-shape plan composed of one rectangular and one semicircular wing, simple massing, and asymmetrical composition. The front (east) portion of the house has a flat built-up roof with boxed eaves and circular skylights; the rear (west) portion has a side gable roof with composition shingle roofing. An indoor pool is located in the semi-circular projection at the southeast corner. Exterior walls are finished in cement plaster. The primary entrance is deeply recessed on the east façade. Windows and doors are boarded over and are not visible.

[18] This building is identified in the 2004 report as "Contemporary 2 Story Building." However, it appears that this is actually a one-story building with a taller central volume, and not a two-story building.

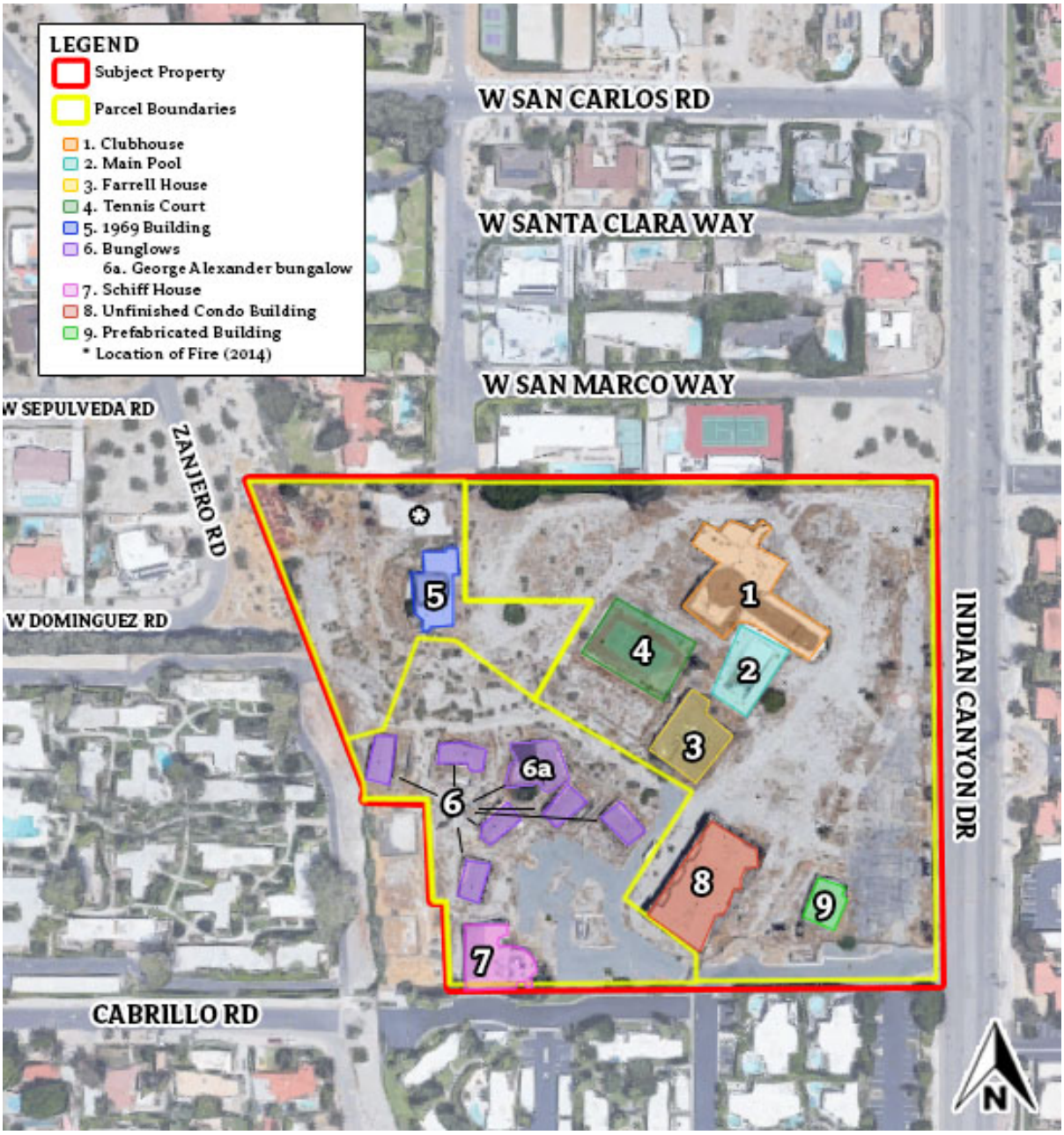
Condominium Building (Map #8)

The Condominium Building is located near the south edge of the Property, south of the Farrell House and east of the bungalows. Construction has not been completed on this building. It is a two-story building with a rectangular plan, simple massing, and asymmetrical composition. There is a flat roof with soffit, parapet, and built-up roofing. Exterior walls are plywood, and exterior openings are boarded up.

Prefabricated Building (Map #9)

The Prefabricated Building is located in the southeast portion of the Property, east of the Condominium Building. It is a one-story building sitting on jacks instead of a permanent foundation, with a rectangular plan, simple massing, and asymmetrical composition. It has a gable roof with boxed eaves, two wall dormers on the east façade, and composition roofing. A partial-width recessed porch is located at the northeast corner. Exterior walls are clad in grooved panel siding. Windows and doors are boarded over and are not visible.

Figure 2. Site Map



7. SITE HISTORY

Current Setting

The Palm Springs Racquet Club property is currently occupied by 13 buildings, 1 tennis court, and several pools.[19] The buildings are as follows: the Clubhouse (1934; Map #1), the Charles Farrell House (c. 1938; Map #3), a guest room building (1969; Map #4), 7 bungalows (1945-1956; Map #6), the Schiff House (c. 1945; addition, 1961; Map #7), an unfinished condominium building (c. 2005; Map #8), and a prefabricated building (c. 2005; Map #9).

The Main Pool (Map #2) was constructed in 1934. The remaining Tennis Court (Map #4) dates to 1969.

A site map is included in Figure 2.

Development History

The following development history of the Palm Springs Racquet Club was largely adapted from City of Palm Springs Planning Department, "Palm Springs Racquet Club: Historic Report," prepared by John Ash Group Architects under direction of Palm Springs Property, LLC, October 2004.

Table 1 includes a summary of the extant buildings and features; Table 2 identifies those buildings and site features that have been demolished.

The Palm Springs Racquet Club originally comprised 53 acres. It was first developed in 1933 with two tennis courts and a three-sided shelter, which served as a visitor's gallery. The tennis courts were oriented at a 45-degree angle to the adjacent road. In 1934, two additional tennis courts, restrooms, dressing rooms, the Main Pool, and the Clubhouse (with kitchen, dining room, and the Bamboo Bar) were added to the Property. In 1937, the dining room was enlarged.

1939 aerial photograph. Source: UCSB Aerial Photography Collection.

By c. 1938, the Farrell House had been constructed at the south end of the Main Pool. The dressing room buildings had been replaced with a larger rectangular building similar in scale and design to the Clubhouse. An octagonal dining room, L-shaped kitchen addition, and glass garden room were also added to the site. The remainder of the site was largely undeveloped, with the exception of areas cleared for parking. In approximately 1940, architect Cy Doan was hired to construct a building comprising twelve guest rooms.

[19] In addition to the Main Pool, there is a pool at the Schiff House and five pools associated with the bungalows.

In 1945, architect Albert Frey was commissioned to design six bungalows at the rear of the property. The same year, an addition was made to the Clubhouse kitchen. In 1947, a three-unit bungalow was constructed, and a covered bridge was added to the site. In 1949, another three-unit bungalow was added to the site, and an addition was made to the Farrell House.

In 1950, a kitchen and bath were added to an unspecified building on the Property, and an office/shop addition was made to another unspecified building. The dining room was extended, and the openings were altered. In 1950-1951, architects Clark & Frey designed two bungalows to be constructed at the rear of the property. In 1955, Sydney and Evelyn Schiff, frequent winter visitors to the Racquet Club, purchased the southwestern bungalow (constructed c. 1945) to serve as their vacation home.

In 1956, three additional bungalows were constructed. In the late 1950s, sixty-two additional guest units, two tennis courts, and a second swimming pool were added, for a total of 120 guest units, six tennis courts, and two pools. A masonry maintenance building, women's powder room, and men's toilet room were added to the site in 1959, and the Clubhouse kitchen was remodeled.

By 1960, a pool was added to the Schiff House. In 1961, Albert Frey was hired to design an addition to the Schiff House. The addition included a porch overhang, an extension of the front bedroom with rounded exterior walls, additional rooms at the south façade, and a semi-circular glass pool enclosure; the roof of the addition was punctuated with circular skylights. In the mid-1960s, the Farrell House was opened for guest use. An entrance canopy was added over the entry walk, and a sun deck/luncheon area, designed by John Morris and Gar Moore, was added (demolished). Between 1953 and 1967, Netcher's Creek, a shallow ditch that historically bisected the Racquet Club property, was covered with asphaltic concrete.[20] Between 1955 and 1967, two more bungalows were added to the property.[21]

In 1965, a new entrance canopy, tennis court, lighting, and landscaping were added to the property. One of the bungalows was modified into a single-family dwelling, and a pool and enclosed patio were added. In 1968, the dining room was remodeled, the kitchen was expanded, and a locker room addition was made to the Farrell House. In 1969, two guest buildings were constructed at the northwest corner of the property, a refrigeration room was added to the kitchen, and two tennis courts were constructed to the north of the Main Pool. The building formerly on the tennis court site was demolished.

In 1971, an addition was made to the pro shop building. The following year, an addition was made to the office building at the front of the Property. Between 1972 and 1977, two bungalows were demolished and replaced with three tennis courts.[22] By 1977, the Club comprised 22 acres,

[20] No building permit was found for this alteration; approximate dates based on historic aerial photographs.
[21] No building permit was found for this alteration; approximate dates based on historic aerial photographs.
[22] No building permits were found for these alterations; approximate dates based on historic aerial photographs and historic descriptions of the Racquet Club property.

120 rooms and suites, 12 tennis courts, 4 pools, and other club facilities. In 1983, a new parking kiosk was added to the property. Two years later, a conference room and a storage room were added to the Farrell House.

1953 aerial photograph. Source: UCSB Aerial Photography Collection.

1980 aerial photograph. Source: UCSB Aerial Photography Collection.

In 1999, all the buildings on the Property, with the exception of the bungalows, were re-roofed with wood shakes. The Bamboo Bar was remodeled, a bathroom was added at the south side of the Schiff House, a new dance floor was installed at the Bogart Room, and all but two tennis courts were resurfaced. In 2002, the laundry room was rebuilt after a fire.

By 2004, the club property occupied approximately 10 acres of the original 53-acre site. It was developed with 23 buildings, 12 tennis courts, 2 pools, a spa, a security shack, a covered footbridge, and a gazebo. In approximately 2005, a multi-story condominium building was added to the southeast corner of the property; this building remains unfinished.[23] Two bungalows were repurposed into meeting rooms at an unknown date; they were demolished between 2004 and 2007.[24] A prefabricated "sales office" building was added to the site in the southeast corner.[25]

Between 2005 and 2009, the lobby/office building, guest room building, housekeeping building, shed/storage building, and maintenance buildings were demolished, along with a spa,

[23] No building permit was found for this alteration; approximate date derived from historic aerial photographs.
[24] No building permits were found for these alterations; approximate date derived from the 2004 report and Google StreetView photography of the site. The prefabricated building does not appear to currently be on a foundation.
[25] No building permit was found for this alteration; approximate date derived from the 2004 report and Google StreetView photography of the site.

a covered footbridge, a gazebo, a security shack, and two bungalows. Eleven tennis courts were eliminated, and the landscaping and hardscaping were largely removed.[26]

In July 2014, there was a fire, which destroyed the two-story building at the northwest corner of the Subject Property (1969).[27] This building was subsequently demolished.

The Clubhouse building has been widened, with the original framing remaining as interior columns to support the roof. The Bamboo Bar is centered between the historic framing, and includes a half-round layout at the west end of the bar, and the raised bamboo ceiling at the end of the bar. A rectangular, bamboo framed opening leads to the connection with the Bogart Room (original dining room). The glass-walled garden room was covered with board-and-batten wood siding and roofed with wood shingles. Two bungalows were demolished at an unknown date; all extant bungalows have been reroofed with flat cementitious tiles.[28]

2019 aerial photograph. Source: Google.

[26] No building permits were found for these alterations; approximate dates derived from historic aerial photographs.
[27] City of Palm Springs, "Historic Site Preservation Board Staff Memorandum: Case HSPB #83 – The Palm Springs Racquet Club – 2743 North Indian Canyon Drive," April 11, 2017.
[28] No building permit was found for this alteration, which was noted based on visual observation of existing conditions.

Table 1. Extant Buildings and Features on the Property

MAP #	BUILDING/FEATURE NAME	DATE	ALTERATIONS
1	Clubhouse	1934	Dining room enlarged, 1937; octagonal dining room, kitchen addition, and glass garden room added, c. 1938; kitchen addition, 1945; dining room extended, 1950; kitchen remodeled, 1959; garden room covered with board-and-batten wood siding and roofed with wood shingles before 1965; dining room remodeled, 1968; refrigeration room added, 1969; addition to pro shop, 1971; widened, date unknown;
2	Main Pool	1934	No known alterations
3	Farrell House	c. 1938	Addition, 1949; entrance canopy and sun deck/luncheon area added, 1964 (demolished); locker room addition, 1968; conference room and storage room addition, 1985
4	Tennis Court	1969	Originally 1 of 12 courts; resurfaced, 1999
5	1969 Building	1969	Originally 1 of 2 buildings constructed that year
6	Bungalows (Albert Frey)	1945 (6), 1947 (1), 1949 (1); 1950-1951 (2); 1956 (3); 1955-1967 (2)	7 of 15 bungalows remain extant. George Alexander addition of enclosed patio and pool to one bungalow, 1965; reroofed, date unknown
7	Schiff House (Albert Frey)	c. 1945; 1961	Originally one of the bungalows; Albert Frey addition, 1961; bathroom added, 1999
8	Condominium Building	c. 2005	Unfinished
9	Prefabricated Building	c. 2005	

Table 2. Demolished Buildings/Features on the Property

BUILDING/FEATURE NAME	CONSTRUCTION DATE	DEMOLITION DATE
Netcher's Creek		1953-1967
Tennis Courts (11)	1933 (2), 1934 (2), c. 1958 (2), 1965 (1), 1969 (2), 1972-1977 (3)	2005-2009 (11 of 12)
Dressing rooms	1934	c. 1937
Dressing rooms/restrooms	c. 1937	1969
Original guest room building	1940	2005-2009
Bungalows (Albert Frey)	1945 (6), 1947 (1), 1949 (1); 1950-1951 (2); 1956 (3); 1955-1967 (2)	2 replaced with 3 tennis courts (1972-1977); 2 demolished (2005-2009); 2 meeting room buildings demolished (former bungalows; 2005-2007)
Covered bridge	1947	2005-2009
Guest units (62)	Late 1950s	2005-2009
Swimming pool	Late 1950s	Unknown
Maintenance building/bathrooms	1959	2005-2009
Entrance canopy	1965	2005-2009
2-story guest room building	1969	2014
Parking Kiosk (may be "Security Shack" referred to in 2004 report)	1983	2005-2009
Lobby/Office building	Unknown	2005-2009
Housekeeping building	Unknown	2005-2009
Shed/storage building	Unknown	2005-2009
Maintenance buildings	Unknown	2005-2009
Spa	Unknown	2005-2009

8. HISTORIC CONTEXT

The Palm Springs Racquet Club was established by actors Charles Farrell and Ralph Bellamy in 1933 as a private tennis club and grew into an exclusive hotel and recreational facility that served as a haven for movie stars as well as business, society, and political leaders. The Club was owned and operated by Charles Farrell from its establishment until he sold the club in 1959.

Hotel and Resort Development, 1919-1941[29]

Palm Springs was home to a vibrant hotel and resort community beginning in 1918, when Nellie Coffman and her sons expanded and reconstructed the Desert Inn, a former health retreat, into a first-class resort hotel. The Desert Inn quickly became one of the most famous hotels in the country, transforming the "hot little hamlet from obscurity to world fame" and earning Nellie Coffman the title "Mother of Palm Springs." As she upgraded, Coffman relocated the Desert Inn's original bungalows to a large parcel immediately south of the Oasis Hotel. There she operated the Village Inn, a more economical alternative to the posh Desert Inn, until the mid-1940s when the site was sold and cleared for construction of Bullock's department store.

The success of the Desert Inn inspired the development of two equally remarkable hotels in the 1920s and cemented the town's growing reputation as one of the country's premier luxury winter resorts. The first of these was the Oasis Hotel (121 S. Palm Canyon Drive, HSPB-10), opened in 1925. The city's third major resort of the 1920s, the grand Hotel El Mirador, was built in sumptuous Spanish Colonial Revival style by local developer Prescott Thresher Stevens, who spent the then-astronomical amount of $1 million on the resort. Designed by the Los Angeles firm of Walker & Eisen, who also designed the Beverly Wilshire Hotel, the pink-walled El Mirador was set in lush gardens a mile north of the center of town on Indian Canyon Drive (then Indian Avenue) at Tachevah Drive. It featured an eye-catching bell tower (reconstructed; 1150 N. Indian Canyon Drive; HSPB-1) topped with Moorish tiles, two hundred luxurious guest rooms filled with hand-carved furniture, an Olympic-sized swimming pool, a tennis court, stables, and private golf course.

The Influence of the Entertainment Industry

The movie industry brought additional attention to Palm Springs in 1922, when Valentino honeymooned at the Palm Springs Hotel with his second wife, Natacha Rambova, only to be arrested for bigamy because his divorce from his first wife was not yet final. Syndicated gossip columnist Louella Parsons dispatched a number of columns from the Desert Inn during a 1926 visit, drawing wider attention to Palm Springs. By the end of the decade the isolated desert village had become a favored winter weekend retreat for the burgeoning film industry, offering privacy and relaxation, warm winter sunshine and stunning natural beauty, just a few hours' drive from Los Angeles. This allowed actors to get away while complying with the studios'

[29] History of hotel/resort development between World Wars I and II adapted from "City of Palm Springs Citywide Historic Context Statement," prepared by Historic Resources Group, December 2018, 112-116, 150-154.

famous "two-hour rule," the contractual obligation to be available on short notice for filming or publicity purposes.

In the 1920s the film stars and studio moguls stayed primarily at the Desert Inn or the Oasis; beginning in 1928 they flocked to the extravagant Hotel El Mirador as well. As Palm Springs grew in popularity with members of the entertainment industry, hotels, sports facilities, restaurants, nightclubs and retail establishments were developed to accommodate the demand for recreation and diversion. Some of these establishments were owned by celebrities.

Palm Springs Racquet Club[30]

The Palm Springs Racquet Club was established in 1933 as a private tennis club. That year, actors and avid tennis players Charlie Farrell and Ralph Bellamy hired the Davis Company to build two tennis courts and a visitor's gallery on 53 acres at the north end of town, which they had purchased from Alvah Hicks the year prior. The courts proved so popular with their Hollywood friends that the following year Farrell and Bellamy offered memberships in the new Palm Springs Racquet Club, and built additional courts, a swimming pool, a clubhouse with kitchen and dining room, and guest bungalows. The Club's octagonal Bamboo Bar, designed by film director Mitch Leisen, became the social center of Palm Springs.

Soon after the Racquet Club's grand opening in December 1934, Farrell accepted some movie roles and left for England for two years, leaving Bellamy in charge of day-to-day operations. In the late 1930s, wanting to focus more on acting than running the club, Bellamy sold his share of the Racquet Club to Farrell. Thereafter, Farrell and his wife, Virginia, ran the Club. Under Virginia's direction, the Club was re-landscaped with flowers and creeping-bent grass. In approximately 1938, the Farrells built their home on the club property, south of the pool.

The Racquet Club quickly became a popular vacation spot for movie stars, including Judy Garland, Bing Crosby, Charlie Butterworth, Frank Morgan, and Alice Faye. However, initially, the club did not have guest rooms on site, so members would stay at nearby hotels. In fact, the first guest rooms were constructed as a stipulation of a bank loan to build additional tennis courts on site. Consequently, twelve rental units designed by architect Cy Doan were added to the north end of the property in 1940. By that time, the Racquet Club was internationally known, and the newly-incorporated City of Palm Springs was growing into a resort destination. The Racquet Club's membership evolved from exclusively movie stars to add business, society, and political leaders to its numbers.

After the end of World War II, the Club expanded rapidly. In 1945, Farrell hired Albert Frey to construct six bungalows at the rear of the Property.[31] In 1950, Farrell hired Frey (as Clark &

[30] History of the Palm Springs Racquet Club was largely excerpted and adapted from City of Palm Springs Planning Department, "Palm Springs Racquet Club: Historic Report," prepared by John Ash Group Architects under direction of Palm Springs Property, LLC, October 2004. That history, in turn, was largely adapted from Sally Presley Rippingale, "The History of the Racquet Club of Palm Springs," (Yucaipa, CA: Business Specialties, 1985).
[31] City of Palm Springs building permit 1868, October 9, 1945.

Frey) to add more bungalows to the property. The same year, the dining room was extended, and an office was added to the Property.

In the 1950s, a number of golf courses and country clubs were constructed throughout Palm Springs. The Racquet Club began to hold annual tennis tournaments, including the Racquet Club Invitational, the Racquet Club Veterans Tennis Tournament, the Charles Farrell Racquet Club Senior Invitational, and the Blue Ribbon Invitational. The Racquet Club continued to gain popularity, due in large part to its constant coverage in gossip columns and magazines.

In 1959, Charlie and Virginia Farrell sold the Racquet Club to an investment group. The new owners expanded the club, increasing the number of guest units from 58 to 120, and adding a new swimming pool and two new tennis courts to the property. After the Farrells moved out of their home in the early 1960s, it was opened for guest use, hosting private dinner parties, luncheons, cocktail parties, and conferences.

In 1965, local developers George and Bob Alexander, along with Sam Firks, purchased a majority stake in the Racquet Club. They quickly added a new entrance canopy, tennis court, lighting and landscaping; George Alexander also remodeled a bungalow for personal use, adding a pool and an enclosed patio. However, both George and Bob Alexander were killed in a plane crash in November 1965. Shortly thereafter, a group of Racquet Club members, led by Charles Wohlstetter and Donald Stralem, purchased the club from the sole heir, Bob Alexander's daughter.

By the end of the 1960s, the Club's new owners had undertaken numerous alterations, including the construction of two two-story guest buildings at the rear of the property. Construction continued into the 1970s, when alterations were made to the front lobby and office buildings, and an addition was made to the pro shop and office.

In the 1970s, the Racquet Club's movie star clientele was largely replaced by prominent east coast socialites. As a result, the club transformed from an informal retreat to a formal full-service hotel. In 1977, the Hotel del Coronado Corporation purchased the Racquet Club, which at that time comprised 22 acres, 120 rooms and suites, 12 tennis courts, 4 pools, and other club facilities.

In 1997, Jack DiMaggio purchased the club, but sold it to Palm Springs Property, LLC (Bernard Rosenson) two years later. After failing to turn a profit, Rosenson closed the Racquet Club in 2002.

Ralph Bellamy

Ralph Rexford Bellamy (1904-1991) was born in Chicago, the eldest of three children.[32] As a child, he worked a number of jobs, including newspaper and grocery delivery, soda jerk, and

[32] Bellamy biography adapted from Peter B. Flint, "Ralph Bellamy, the Actor, Is Dead at 87," *New York Times*, November 30, 1991.

movie theater usher. After graduating from New Trier High School in Winnetka, Illinois, Bellamy began an intensive theater apprenticeship. During nine years in repertory and touring companies, he played over 400 roles, often two or three in the same play. From 1926 to 1930, Bellamy was the head of his own troupe, the Ralph Bellamy Players, in Des Moines, Iowa; Nashville, Tennessee; and Evanston, Illinois.

After appearing in two Broadway plays with limited runs, Bellamy received contract offers from four Hollywood studios. Over the next twelve years, the veteran character actor made 83 movies, including "Spitfire" (1934) and "The Wolf Man" (1941). A turning point in his career came in 1942, when he spotted a script on a producer's desk with a note reading, "Wealthy oilman from Southwest – able, but simple and naïve. Typical Ralph Bellamy part."[33] Realizing that Hollywood had become "just a living, and acting just a chore," Bellamy left Hollywood for Broadway, and achieved success on stage and on television.[34] In 1987, the Academy of Motion Picture Arts and Sciences presented him with an honorary Academy Award for his body of work.

Over the course of his career, Bellamy appeared in over 100 movies, including "His Girl Friday," (1941) and "Pretty Woman" (1990), but achieved his greatest recognition on Broadway as the stricken Franklin D. Roosevelt struggling to walk in "Sunrise at Campobello" (1958).

In addition to his prolific acting career, Bellamy was a champion for his profession. He was a founder and board member of the Screen Actors' Guild and president of Actors' Equity for 12 years. He guided Equity through the political blacklisting of the McCarthy era in the early 1950s, and presided over the merger of Actors' Equity and Chorus Equity. After declining an unprecedented fifth term as president of Equity, he was awarded the lifetime title of President Emeritus.

Ralph Bellamy died in 1991 at the age of 87.

Charles Farrell

Charles David Farrell (1900-1990) was an actor, developer, and politician.[35] He was born in Onset Bay, Massachusetts, and graduated from Boston University with a degree in psychology. After a post-graduation trip to California, Farrell's "classic features and athletic build" landed him acting roles in the budding motion picture industry.[36] His big break came in 1927 with the

[33] Flint, "Ralph Bellamy, the Actor."
[34] Flint, "Ralph Bellamy, the Actor."
[35] Farrell biography adapted from Burg A. Folkart, "Charles Farrell, 89; Film and TV Actor, Developer, Former Palm Springs Mayor," *Los Angeles Times*, May 11, 1990.
[36] Folkart, "Charles Farrell, 89."

movie "Seventh" Heaven, one of the last major silent picture productions. Together with his costar in that film, Janet Gaynor, Farrell went on to make eleven other films, including "Lucky Star" and "Change of Heart." Farrell and Gaynor were "the first of Hollywood's Golden Couples," but Gaynor outshone Farrell, whose Boston Brahmin accent fell out of favor with audiences in the mid-1930s. [37]

During his rise to fame, Farrell had discovered Palm Springs. Together with actor Ralph Bellamy, Farrell founded the Palm Springs Racquet Club in 1933. The venture was so successful that Farrell and Bellamy were credited by neighbors as helping to "create the glamorous place that Palm Springs is today."[38] Bellamy left the venture after less than six years, but Farrell continued to own and operate the Racquet Club for over twenty years. In fact, Farrell was such an integral part of Palm Springs that from 1947 to 1955, he served as mayor.

From 1956 to 1960, the Racquet Club was the setting for "The Charlie Farrell Show," which starred Farrell as the Club's owner, with plotlines often based on things that had happened at the Racquet Club. Farrell sold the Club in 1959 for a reported profit of $1.2 million. But his association with the Racquet Club would not end there. "The extent of Farrell's desert popularity was such that when his racquet club was sold again, in 1965, part of the deal was that Farrell return as club operator."[39]

Charles Farrell died in 1990 at the age of 89.

Albert Frey, FAIA[40]

Albert Frey was born on October 18, 1903 in Zurich, Switzerland. Frey earned his architectural diploma at the Institute of Technology in Switzerland in 1924. After learning about the burgeoning modern movement in Brussels and the Bauhaus, Frey moved to Belgium and was hired by an architectural firm prominent in modernism, Eggericx and Verwilghen. There he worked on several large housing complexes designed in the modern idiom. Frey was strongly influenced by Le Corbusier's book *Towards a New Architecture* and became determined to work at the master's atelier in France. In late 1928, Frey relocated to Paris, presented his portfolio, and was hired as an architect in Le Corbusier's office.

During the ten months of Frey's association with Le Corbusier he worked on some of the master's most influential commissions including Villa Savoye in Poissy, France and the Centrosoyus Administration Building in Moscow. However, Frey believed the most innovative modern architecture was being built in America. After he received word of its approval in the

[37] Folkart, "Charles Farrell, 89."
[38] Folkart, "Charles Farrell, 89."
[39] Folkart, "Charles Farrell, 89."
[40] Frey biography adapted from Peter Moruzzi, "The Architecture of Albert Frey," National Register of Historic Places Multiple Property Documentation Form, March 26, 2015.

winter of 1929, he returned to the firm of Eggericx and Verwilghen for ten months as their chief designer, earning sufficient funds to establish himself in America.

Soon after arriving in New York City in September 1930, Albert Frey began working with the modernist architect A. Lawrence Kocher in a partnership that lasted until March 1935, and again in 1938. Kocher was also the managing editor of *Architectural Record*, a publication that he had turned into a forum for modern design. Together, the Kocher-Frey partnership produced only four buildings. However, the numerous articles they co-authored on urban planning, modernism, and technology for *Architectural Record* were also published internationally "establish[ed] theirs as one of the most innovative and influential partnerships in America during the early 1930s."

In 1934, Albert Frey departed for Palm Springs. Kocher & Frey had obtained a commission from Kocher's brother, Dr. J.J. Kocher, to design a mixed-use real estate/insurance office with a second story apartment on Palm Springs' main thoroughfare. It would be called the Kocher-Samson Building.

Upon completing the Kocher-Samson Building, Frey decided to remain in Palm Springs instead of returning to New York. In addition to Frey's fondness for Palm Springs' mountain setting that reminded him of his native Switzerland, there was no work for Frey back east. Following an amicable break-up of the Kocher-Frey partnership, Frey began what would be a long association with John Porter Clark, one of the first architects to live and practice in Palm Springs. At that time neither Clark nor Frey were licensed to practice architecture in California, so for several years they worked under the auspices of the Pasadena-based architectural firm of Van Pelt & Lind where Clark had previously been employed.

Clark and Frey initially worked together from 1935 to 1937. Generally, when the client was open to modern design, Frey would take the project; when traditional buildings were desired, Clark took the lead. Each assisted the other with plans and detailing when necessary. After a brief two-year stint in New York, Frey returned to Palm Springs and resumed his professional partnership with John Porter Clark in 1939. The partnership lasted almost twenty years. Together, Clark and Frey are known as two of the founders of the "Desert Modern" style of architecture.[41] In the late 1950s, Frey and Clark dissolved their partnership. Frey continued to focus on small, residential commissions, including the Schiff House addition at the Racquet Club (1961).[42]

[41] "Albert Frey," PS Modcom, https://psmodcom.org/albert-frey/ (accessed May 2020).
[42] City of Palm Springs Planning Department, "Palm Springs Racquet Club: Historic Report," prepared by John Ash Group Architects under direction of Palm Springs Property, LLC, October 2004.

Albert Frey's distinct and immediately recognizable architectural style was based on a keen understanding of the desert's challenges and a deep love of its natural beauty. His architectural philosophy was to make the most with less, where truly less is more. He believed that architecture should be constructed of simple, inexpensive materials to meet the needs of ordinary people. When designing a building, Frey first took the building's setting and function into account, and "put it all together and [made] architecture out of it."[43] His designs respected nature while taking advantage of modern techniques and materials.

Architect and historian Alan Hess noted that Frey's architecture was "an unusual blend of the visionary and the everyday. He created the thin steel and glass tents that were a statement of Modern theory and Modern living."[44] Nicolai Ouroussoff, architecture critic for the *Los Angeles Times*, noted that during the 1940s through the 1970s, Frey "designed a series of Modernist landmarks that eventually came to define Palm Springs as a hotbed of architectural experimentation … meld[ing] the Modernist obsession with the machine and mass production techniques with a deep sensitivity to natural surroundings."[45]

Albert Frey died in 1998 at his mountainside home in Palm Springs. He was 95.

[43] Jennifer Golub, *Frey 1 + 2* (New York: Princeton Architectural Press, 1998).
[44] Michael Stern and Alan Hess, *Julius Shulman: Palm Springs*, (New York: Rizzoli International Publications, Inc., 2008), 53.
[45] Nicolai Ouroussoff, "Albert Frey," obituary, *Los Angeles Times*, November 17, 1998.

9. EVALUATION OF ELIGIBILITY

This report evaluates the Palm Springs Racquet Club for potential designation as a Class 1 or Class 2 City of Palm Springs Historic Resource. This evaluation is based on an examination of existing conditions; a review of previous evaluations; primary and secondary source research related to the development history of the site; review of relevant historic contexts and themes as identified in the City of Palm Springs Citywide Historic Context Statement (December 2018); and an analysis under the eligibility criteria and integrity thresholds for local designation as outlined in Chapter 8.05 "Historic Preservation" of the Palm Springs Municipal Code. As noted above, this study focused on the evaluation of integrity, in order to determine whether the remnant site features and buildings continue to convey the property's significance as the Palm Springs Racquet Club. The history and significance of the Racquet Club have been well-documented and analyzed in previous studies. A summary of the Racquet Club's significance under each of the local criteria is included here, followed by an evaluation of the Property's integrity based on its current condition and according to technical guidance from the National Park Service.

Evaluation of Significance

As outlined above, the City of Palm Springs has adopted a Historic Preservation Ordinance which establishes regulations and procedures for identifying, evaluating, designating, and preserving historic properties within city limits (PSMC Chapter 8.05). The Historic Preservation Ordinance defines eligibility criteria for local designation. The significance of the Palm Springs Racquet Club is summarized below under these criteria.

Local Criterion i (Association with events)

A property may be eligible for designation as a City of Palm Springs Historic Resource if it exhibits exceptional historic significance, and it is associated with events that have made a meaningful contribution to the nation, state or community (Criterion i). This criterion aligns with National Register Criterion A, as defined by the National Park Service. According to guidance from the National Park Service, in order to be considered eligible for designation under this criterion:

> …A property must be associated with one or more events important in the defined historic context…The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity…Mere association with historic events or trends is not enough, in and of itself, to qualify under

> [this criterion]; the property's specific association must be considered important as well.[46]

What would become the Palm Springs Racquet Club was established in 1933 with two tennis courts and a visitors' gallery by actors Charles Farrell and Ralph Bellamy. It grew from a small, private tennis club into an exclusive hotel and recreational facility. There is no evidence that the Property is associated with a significant event or events. The Racquet Club was host to several tennis tournaments in the 1950s, including the Racquet Club Invitational, the Racquet Club Veterans Tennis Tournament, the Charles Farrell Racquet Club Senior Invitational, and the Blue Ribbon Invitational; however, these tournaments do not rise to the level of events that have made a meaningful contribution to the nation, state or community. The tournaments held at the Racquet Club were consistent with other golf and tennis events established in Palm Springs and are not the primary reason that the Club achieved significance. There are more prominent tennis events in the area that continue to the present day. The Racquet Club's significance is tied to its association with early recreational development in Palm Springs that catered to a celebrity clientele. Its continuous popularity was due in large part to discussions of its famous guests in gossip columns and magazines, and not the tennis tournaments held there. Therefore, the Palm Springs Racquet Club does not exhibit exceptional historic significance under local Criterion i.

Local Criterion ii (Association with persons)

A property may be eligible for designation as a City of Palm Springs Historic Resource if it exhibits exceptional historic significance, and it is associated with the lives of persons who made a meaningful contribution to national, state, or local history (Criterion ii). This criterion aligns with National Register Criterion B, as defined by the National Park Service. According to guidance from the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a national, state or local historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.[47]

The Palm Springs Racquet Club was originally established in 1933 by actors and avid tennis players Charlie Farrell and Ralph Bellamy. The courts proved so popular with their Hollywood friends that the following year Farrell and Bellamy offered memberships in the new Palm Springs Racquet Club that would become the center of the social scene in Palm Springs. Both Farrell and Bellamy had prolific acting careers. Farrell also served as mayor of Palm Springs from 1947 to 1955; Bellamy was an advocate for actors' rights throughout his career.

[46] *National Register Bulletin 15*, 12.
[47] *National Register Bulletin 15*, 15.

Ralph Bellamy owned and operated the Racquet Club alongside Charles Farrell from its inception in 1934 until the late 1930s. At that time, Bellamy sold his stake in the Club to Farrell in order to better focus on his acting career. Bellamy's acting career began in the 1920s, when he toured the country as part of several repertory and touring theatre companies. He made the shift to Hollywood in the 1930s, and appeared in over one hundred movies in his career, eighty-three of which were made in the 1930s and 1940s. Bellamy's crowning achievement came in 1958, when he played Franklin D. Roosevelt in the Broadway play "Sunrise at Campobello." Bellamy's association with the Racquet Club lasted less than six years. Despite the high volume of films he appeared in during the 1930s, Bellamy's rise to significance in the acting profession largely took place in the 1950s, after he sold his interest in the Club.

Charles Farrell owned and operated the Racquet Club from its inception until 1959, when he sold the club. He constructed his primary residence on the Club property (the Farrell House) in approximately 1938, when he purchased Bellamy's stake in the club. Throughout his ownership of the Racquet Club, Farrell remained active in Hollywood. In fact, Farrell brought his acting career directly to the Racquet Club – the Club served as the site for "The Charlie Farrell Show," a television show starring Farrell that ran from 1956 to 1960. In addition to his prolific acting career, Farrell served as the mayor of the City of Palm Springs from 1947 to 1955, while he owned and operated the Racquet Club.

The Palm Springs Racquet Club is eligible for its association with original owner Charles Farrell, an important person in the entertainment industry and in the history of the City of Palm Springs. The Palm Springs Racquet Club is inextricably tied to Farrell's productive life, being both his business and his primary residence for over twenty years. Farrell continued to appear in films and on television during his ownership of the Club, and the Club even served as the setting for his eponymous television show. The Palm Springs Racquet Club exhibits exceptional historic significance under local Criteria ii.

Local Criterion iii (Association with a period of history)

A property may be eligible for designation as a City of Palm Springs Historic Resource if it exhibits exceptional historic significance, and it reflects or exemplifies a particular period of national, state or local history (Criterion iii).

What would become the Palm Springs Racquet Club was established in 1933 with two tennis courts and a visitors' gallery by actors Charles Farrell and Ralph Bellamy. It grew from a small, private tennis club into an exclusive hotel and recreational facility.

The Racquet Club is a significant example of recreational development in Palm Springs between the two World Wars. It was developed by celebrities to cater to a celebrity clientele and exemplifies Palm Springs' history as a getaway for the Hollywood elite in the 1920s and 1930s. The two original tennis courts proved so popular with Farrell's and Bellamy's Hollywood friends that by 1934 they offered memberships to the Club, and built additional courts, a swimming pool, a clubhouse with kitchen and dining room, and guest bungalows. The Club became a haven for movie stars, and its Bamboo Bar was the social center of Palm Springs.

Over the next several decades, the Club continued to add tennis courts and guest accommodations to cater to increased demand. Despite a shift in clientele over time from movie stars to business, political, and social leaders, the Racquet Club remained a popular and exclusive destination for visitors to Palm Springs. Its significance continued through the post-World War II period, when the Club continued to expand services on the site to accommodate the rapidly increasing demand.

It represents an early example of commercial recreational development in Palm Springs with a direct association with the tourism industry and the Hollywood social scene in the city. The Club's period of significance dates from 1934, when the Palm Springs Racquet Club was officially established, to 1969, reflecting the end of the postwar-era improvements on the site. This period encompasses Farrell's tenure as owner and resident of the Club, which concluded in 1959; the Frey addition to the Schiff House; and the construction of additional tennis courts to meet the increased demand after the war. The Palm Springs Racquet Club exhibits exceptional historic significance under local Criteria iii.

Local Criterion iv and v (Architecture or work of a master)

A property may be eligible for designation as a City of Palm Springs Historic Resource if it exhibits exceptional historic significance, and it embodies the distinctive characteristics of a type, period or method of construction (Criterion iv); or it presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value (Criterion v). These criteria align with National Register Criterion C, as defined by the National Park Service. According to guidance from the National Park Service, to be eligible under this criterion, a building must clearly contain enough of the "distinctive characteristics" to be considered a true representative of a particular type, period, or method of construction. Distinctive characteristics are those physical features or traits that commonly recur in individual examples of the type, period, or method of construction.[48]

The National Park Service defines a master architect as "a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality." A property is not eligible as the work of a master only because it was designed by a prominent architect. "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft."[49]

Albert Frey designed the bungalows on the property between 1945 and 1951. Frey is considered a master architect; along with John Porter Clark, his business partner for nearly 20 years, Frey is credited with founding the "Desert Modern" style of architecture. Frey designed fifteen bungalows at the Racquet Club; seven of them have been demolished. The remaining bungalows are simple, utilitarian buildings, and do not exemplify Frey's groundbreaking work

[48] *National Register Bulletin 15*, 18.
[49] *National Register Bulletin 15*, 20.

in Desert Modernism. Numerous buildings in Palm Springs better represent Frey's consummate skill and characteristic style, among them City Hall, the Aerial Tramway Valley Station, Frey House II, and the iconic Tramway Gas Station.

The Schiff House was initially designed by Albert Frey as one of the fifteen bungalows on the property; it was purchased by the Schiffs as a vacation home in 1955. In 1961, the Schiffs commissioned Frey to design a large addition to the residence which included a porch overhang, an extension of the front bedroom with rounded exterior walls, additional rooms at the south façade, and a semi-circular glass pool enclosure. Though the addition exemplifies certain tenets of Frey's Desert Modernism, the building does not appear to be an outstanding example of Frey's work.

Apart from the Frey-designed buildings, the extant buildings on the Property have undergone extensive alterations such that they no longer resemble an architectural style or exemplify a specific property type. Additionally, no information was found to indicate that any of these buildings were designed by a master architect or builder.

Therefore, despite the provenance of some of the buildings on the Property, and taking into consideration both original design features and current integrity and condition, the Palm Springs Racquet Club does not exhibit exceptional historic significance under local Criterion iv or v. The Racquet Club is most appropriately identified as potentially eligible for its significance within the contexts of recreation and tourism in Palm Springs, and for its historic association with Charles Farrell, as discussed under Criteria ii-iii above.

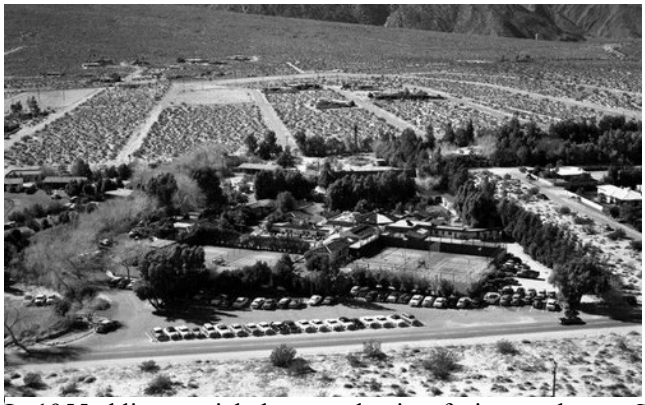
Local Criterion vi (Historic districts)

The Palm Springs Racquet Club is not part of an identified or designated historic district. No historic district was identified as part of this assessment. Therefore, the Palm Springs Racquet Club does not exhibit significance under local Criterion vi.

Local Criterion vii (Likelihood to yield information)

This criterion typically applies to potential archaeological resources. An archaeological evaluation of the Palm Springs Racquet Club property is outside the scope of this assessment report.

Evaluation of Integrity



L: 1955 oblique aerial photograph, view facing northwest. Source: Los Angeles Public Library. R: 2019 oblique aerial photograph, view facing northwest. Source: Google.

As noted above, in order to be eligible for local designation as a City of Palm Springs Historic Resource, a property must be exceptionally significant and possess integrity to convey its historic significance. The analysis uses the seven aspects of integrity as defined by the National Park Service and referenced in the City of Palm Springs Historic Preservation Ordinance.

The Palm Springs Racquet Club exhibits significance under local Criterion ii for its association with original owner Charles Farrell, an important person in the entertainment industry and in the history of the City of Palm Springs. It exhibits significance under local Criterion iii as an early example of commercial recreational development in Palm Springs with a direct association with the tourism industry and the Hollywood social scene in Palm Springs. The Club's period of significance dates from 1934, when the Palm Springs Racquet Club was officially established, to 1969.

According to guidance from the National Park Service, a property that has sufficient integrity for designation will typically retain a majority of the identified character-defining features in order to convey its significance. The required aspects of integrity are dependent on the reason for a property's significance.[50]

- ***Location*** – The surviving buildings and features from the Racquet Club's period of significance remain on their original site. Therefore, the property retains integrity of *location*.
- ***Design*** – The Racquet Club has been substantially altered since the end of its period of significance. At least fifteen buildings constructed during the period of significance, and nearly all the property's landscape and hardscape features have been demolished, including eleven of the twelve tennis courts that were the very purpose of the Club. Of the few remaining buildings, the two most important – the Clubhouse and the Farrell

[50] *National Register Bulletin 15.*

House – have been substantially altered with additions, window and door removals and replacements, and replacement of exterior wall cladding; these buildings no longer retain their appearance from the period of significance. Additional buildings were constructed after the period of significance, many of which have since been demolished. Although the seven surviving Frey bungalows and the Schiff House appear to remain largely intact, they represent only a fraction of the site's overall historic composition and, by themselves, do not convey the historic character of the Racquet Club. In addition, all the surviving buildings are deteriorated after approximately eighteen years of vacancy. The site overall no longer retains the historic appearance, composition, and spatial relationships that characterized it as a tennis club, hotel, and recreational facility from the 1930s through the 1960s. Therefore, the Property does not retain integrity of *design*.

- ***Setting*** – Historic photographs of the Racquet Club show that the buildings, pool, and tennis courts were set within a lush landscape of mature trees, dense shrubs, and wide lawns, with clusters of buildings connected by curvilinear roads and walks. Nearly all of the landscape and hardscape features, and most of the buildings, have been demolished, and most of the site's spatial relationships destroyed. Therefore, the Property does not retain integrity of *setting*.
- ***Materials -*** As discussed above in the evaluation of integrity of *design*, the Racquet Club has been substantially altered over time. Most of the physical elements that comprised the Property during its period of significance have been removed, including most of the buildings, eleven of the twelve tennis courts, and nearly all of the landscape and hardscape features. In addition, the most important of the few remaining buildings, the Clubhouse and Farrell House, have been substantially altered with replacement features and finishes. Therefore, the property does not retain integrity of *materials*.
- ***Workmanship*** – In order to retain integrity of *workmanship*, a property must retain the physical evidence of the crafts and construction techniques from its historic period. As discussed above in the analyses of integrity of *design* and *materials*, the Racquet Club no longer retains most of the essential physical features and materials that defined its character in the 1930s through the 1960s. The alteration and deterioration of features represents a substantial loss in the evidence of methods of construction and workmanship that originally characterized the Racquet Club. Therefore, the Property does not retain integrity of *workmanship*.
- ***Feeling*** – According to National Park Service guidance, integrity of *feeling* results from the presence of physical features that, taken together, convey a property's historic character and express the aesthetic or historic sense of particular period of time.[51] As demonstrated in the analyses above, the Racquet Club does not retain integrity of

[51] *National Register Bulletin 15,* 45.

setting, *design*, *materials*, or *workmanship*, due primarily to the demolition of historic buildings and tennis courts, the removal of the original landscape and hardscape, and the alteration and deterioration of the remaining buildings on the property. The loss of these features prevents the property from conveying the aesthetic and historic sense of a tennis club, hotel, and recreational facility from the 1930s through the 1960s. Therefore, the Property does not retain integrity of *feeling*.

- ***Association*** – Integrity of association requires the presence of physical features that convey a property's historic character, and thus its direct link to an important historic event or person.[52] As demonstrated in the analyses above, the Racquet Club does not retain integrity of *setting*, *design*, *materials*, *workmanship*, or *feeling*, and the property overall has lost significant physical features from the period of significance. However, the presence of the remnant features, including the Clubhouse (and interior Bamboo Bar), Farrell Residence, bungalows, tennis court, 1969 building, and main pool continue to convey their association with the Racquet Club and the recreational and resort development in Palm Springs from the 1930s through the 1960s. Therefore, these remnant features retain integrity of *association*.

The preceding analysis demonstrates that the Palm Springs Racquet Club retains integrity of *location*, but due to substantial alterations no longer retains integrity of *design*, *setting*, *materials*, *workmanship*, or *feeling*. Although the Property has lost significant physical features from the period of significance, the remnant features on the site continue to convey their *association* with the Palm Springs Racquet Club.

[52] *National Register Bulletin 15,* 45.

10. CONCLUSION

The conclusions in this report are based on a review of existing conditions of the Palm Springs Racquet Club, examination of extant features from the period of significance, primary and secondary source research related to its development, a review of the relevant historic contexts, and an evaluation of eligibility and historic integrity for Class 1 or Class 2 designation under City of Palm Springs Municipal Code, Chapter 8.05.

As demonstrated in the above analysis, the Palm Springs Racquet Club exhibits exceptional historic significance under local eligibility Criteria a(ii) (Personages) and a(iii) (Period of History). However, due to extensive alterations over time, including the demolition of numerous buildings, Club amenities, and landscape and hardscape features, the Property overall does not retain integrity of design, setting, materials, workmanship, or feeling. Therefore, the Racquet Club does not retain sufficient historic integrity as specified in Criterion b as required for Class 1 designation.

However, despite the Racquet Club's compromised integrity, due to its exceptional significance as an early example of commercial recreational development in Palm Springs with a direct association with the tourism industry and the Hollywood social scene in the city, and for its association with actor, developer, and former Palm Springs mayor Charles Farrell, the remnant features collectively convey an important aspect of the city's historic development that is deserving of official recognition. Therefore, the extant features dating from the period of significance of the Palm Springs Racquet Club of 1934-1969 appear eligible for designation as a City of Palm Springs Class 2 Historic Resource, as defined in Chapter 8.05 "Historic Preservation" of the Palm Springs Municipal Code.

The eligible buildings and features include:

- Clubhouse, including interior Bamboo Bar (excluding addition from 1971)
- Farrell House (excluding addition from 1985)
- 7 Bungalows
- Schiff House (including 1961 addition)
- 1969 Building
- Main Pool
- Tennis Court

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APPENDIX A. Recent Site Photographs

Overview of site, view facing northwest. Clubhouse is at right; Farrell House is at left; 1969 building in background at center. Source: Lindsay Blake, iamnotastalker.com, 2008.

Clubhouse building, view facing northwest. Source: Lindsay Blake, iamnotastalker.com, 2008.

Clubhouse building, view facing northwest. Source: Lindsay Blake, iamnotastalker.com, 2008.

Clubhouse, view facing north. Source: Lindsay Blake, iamnotastalker.com, 2008.

Clubhouse building, view facing northwest. 1969 building in background at right. Source: Lindsay Blake, iamnotastalker.com, 2008.

Clubhouse building, view facing southwest. Source: Lindsay Blake, iamnotastalker.com, 2008.

Clubhouse building, view facing southwest. Source: Lindsay Blake, iamnotastalker.com, 2008.

Condominium building, view facing northeast. Source: Lindsay Blake, iamnotastalker.com, 2008.

Schiff House (L) and bungalows, view facing southwest. Condominium Building in foreground at right. Source: Lindsay Blake, iamnotastalker.com, 2008.

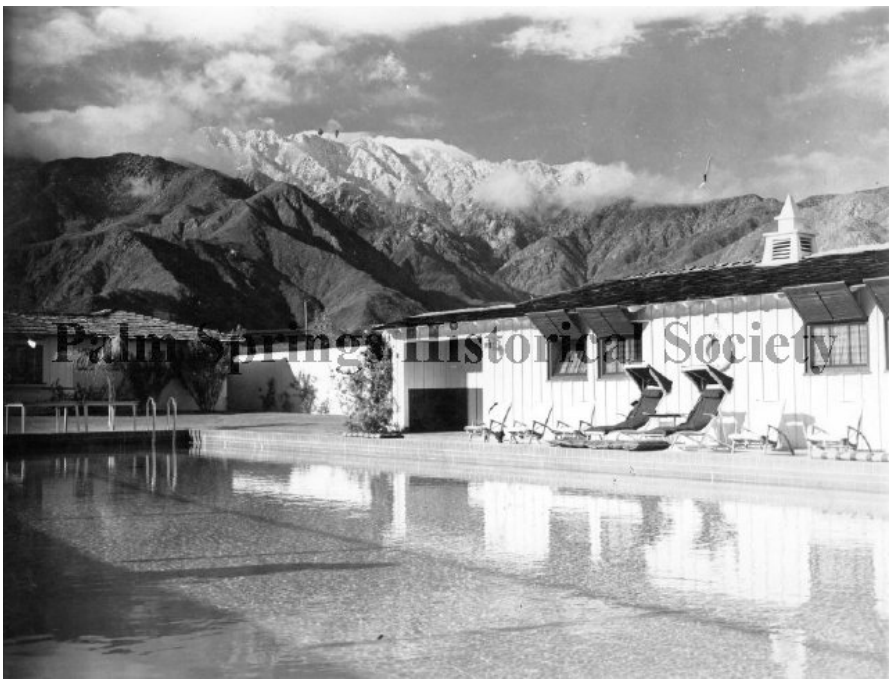
APPENDIX B. Historic Photographs

Racquet Club Tennis Court #3, view facing southwest, c. 1935. Source: Palm Springs Historical Society.

Racquet Club Tennis Courts, view facing southwest, c. 1939. Source: Palm Springs Historical Society.

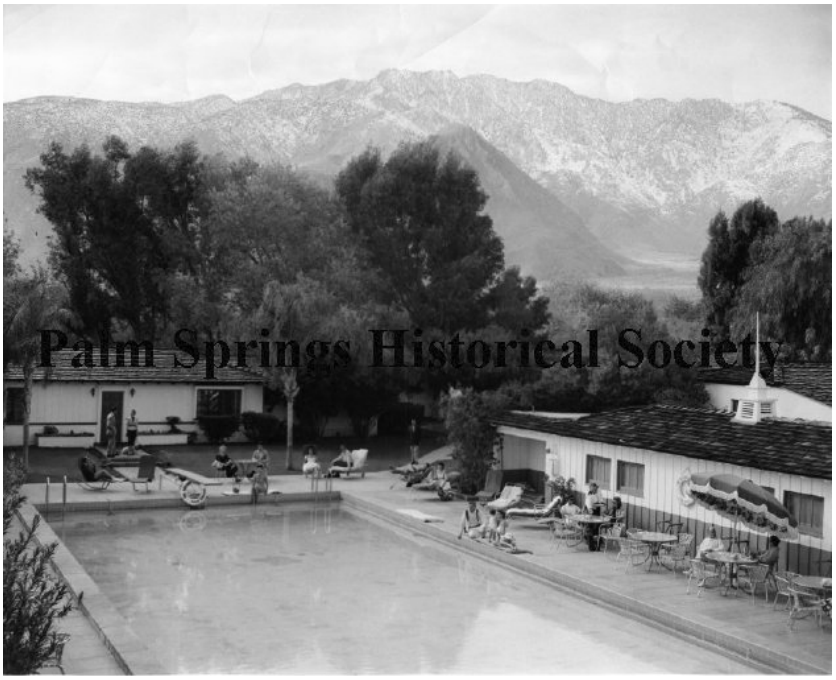
Main Pool and Clubhouse, view facing northeast, c. 1939. Source: Palm Springs Historical Society.

Main Pool and Clubhouse with tent behind, view facing northeast, date unknown. Source: Palm Springs Historical Society.



Main Pool and dressing room building (demolished), view facing southwest, c. 1939. Source: Palm Springs Historical Society.

Racquet Club Main Pool, Farrell House, and dressing room building (demolished), view facing southwest, c. 1940. Source: Palm Springs Historical Society.



Racquet Club Main Pool and Farrell House, view facing southwest, c. 1950. Source: Palm Springs Historical Society.

Racquet Club entrance, date unknown. Source: Palm Springs Historical Society.

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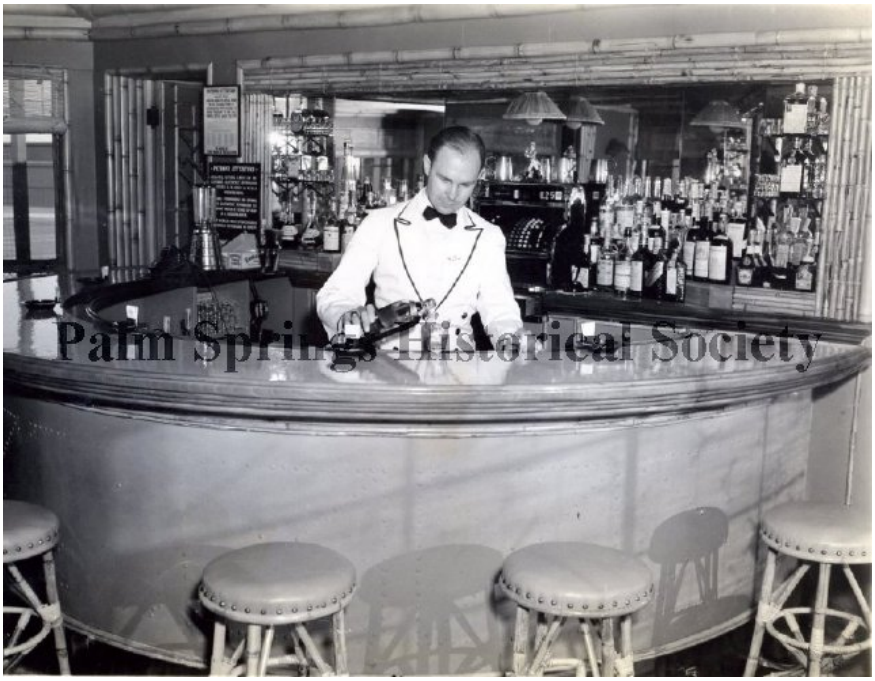
Racquet Club front entrance and entry canopy, c. 1965. Source: Palm Springs Historical Society.

Evelyn Schiff by the pool at the Schiff House, view facing northeast, c. 1960. Source: Palm Springs Historical Society.

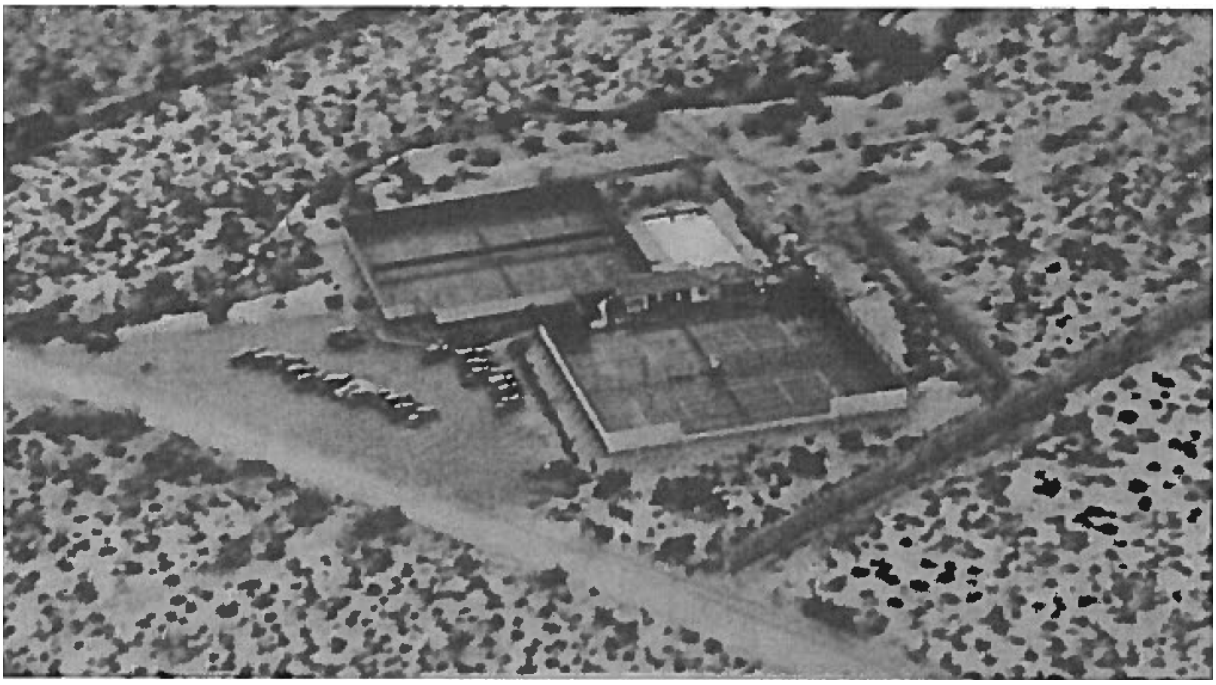


Bartender at Bamboo Lounge, c. 1938. Source: Palm Springs Historical Society.

Bamboo Lounge, 2004. Source: John Ash Group Architects.

Schiff House, view facing southwest, c. 2010. Source: US Modernist.

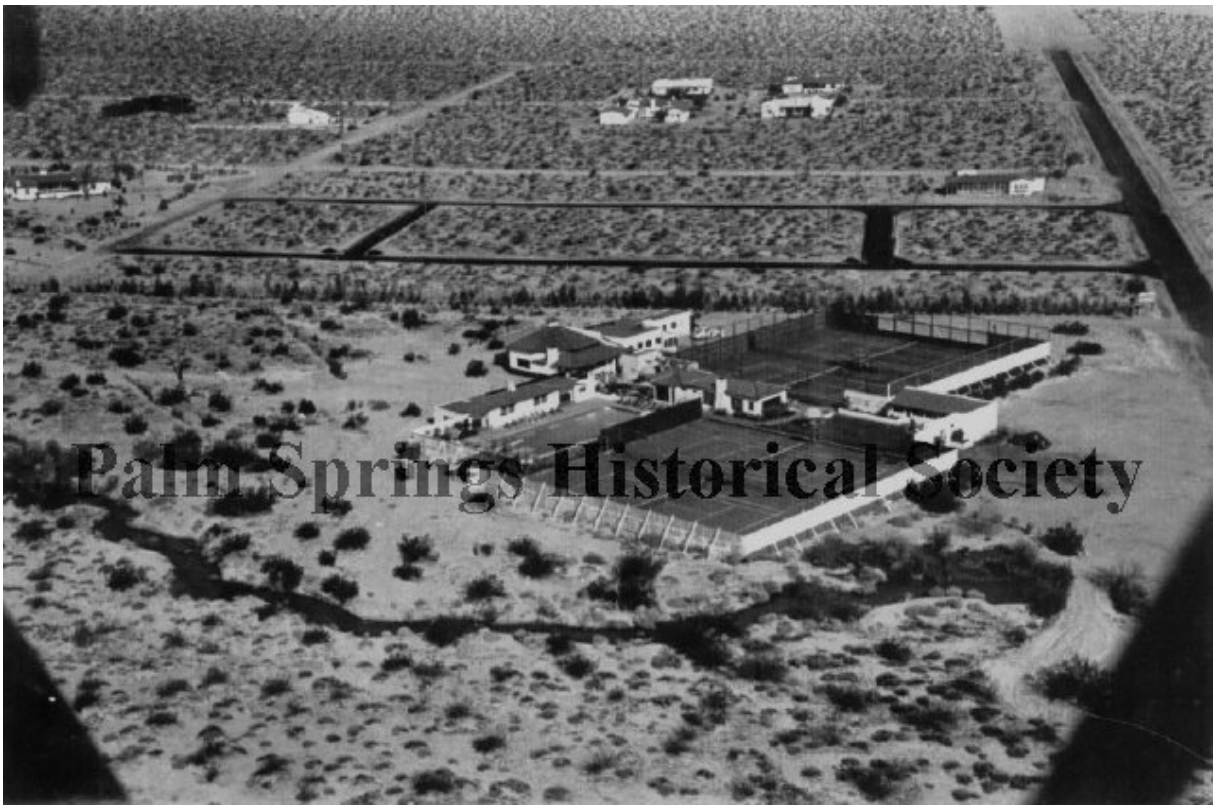
APPENDIX C. Historic Aerial Photographs



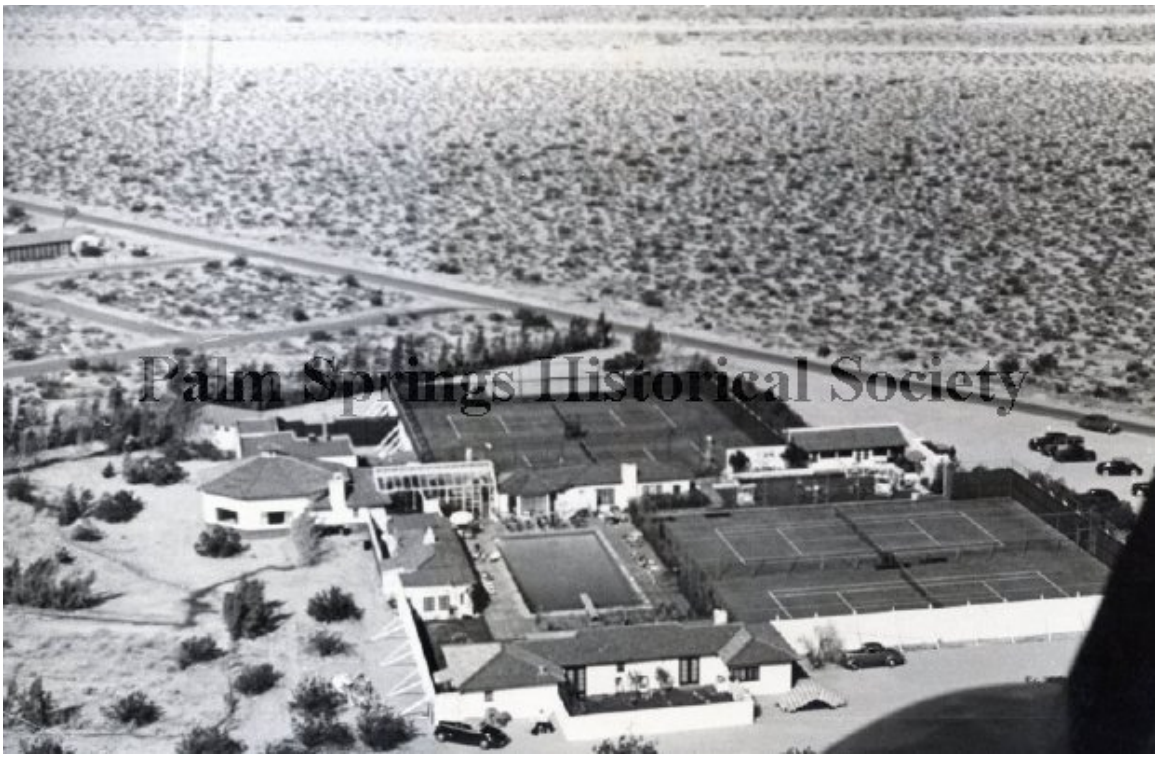
c. 1934 aerial photograph, view facing southwest. Source: City of Palm Springs, "Historic Site Preservation Board Staff Memorandum: Case HSPB #83 – The Palm Springs Racquet Club – 2743 North Indian Canyon Drive," April 11, 2017.

c. 1935 oblique aerial photograph, view facing northeast. Source: Palm Springs Historical Society.

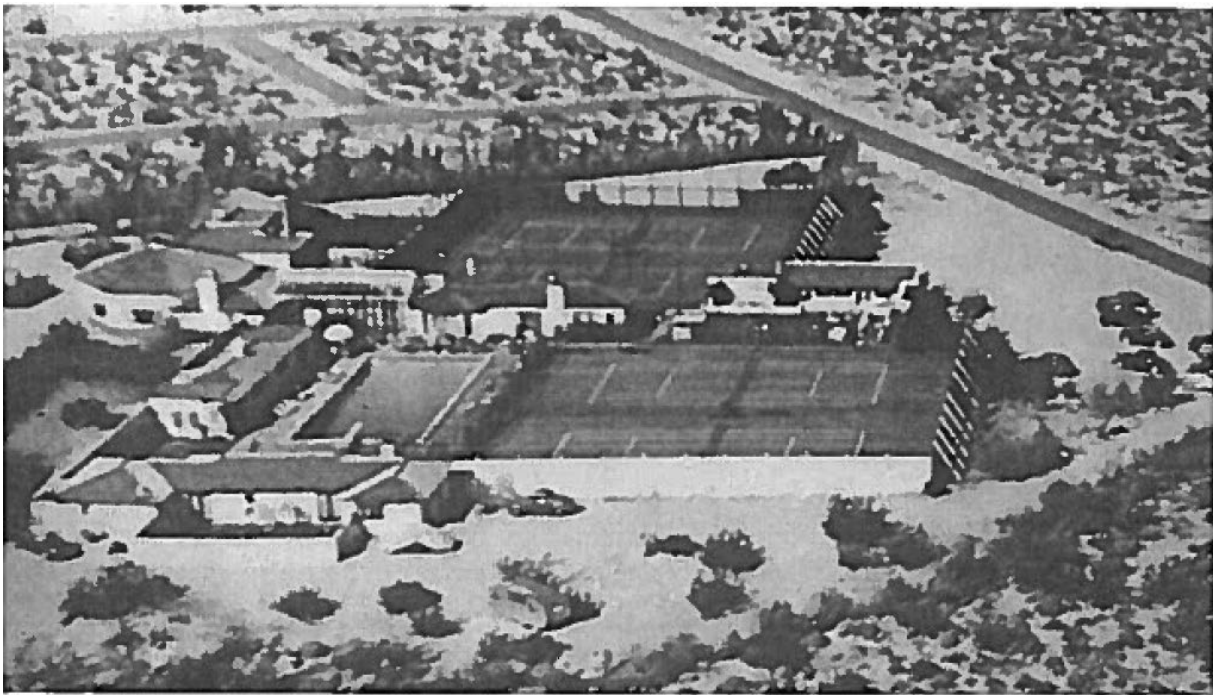
1939 aerial photograph. Subject Property outlined in red. Source: Fairchild Aerial Surveys California Office, Frame 95, 1:18,000, C-6060. University of California Santa Barbara Aerial Photography Collection.



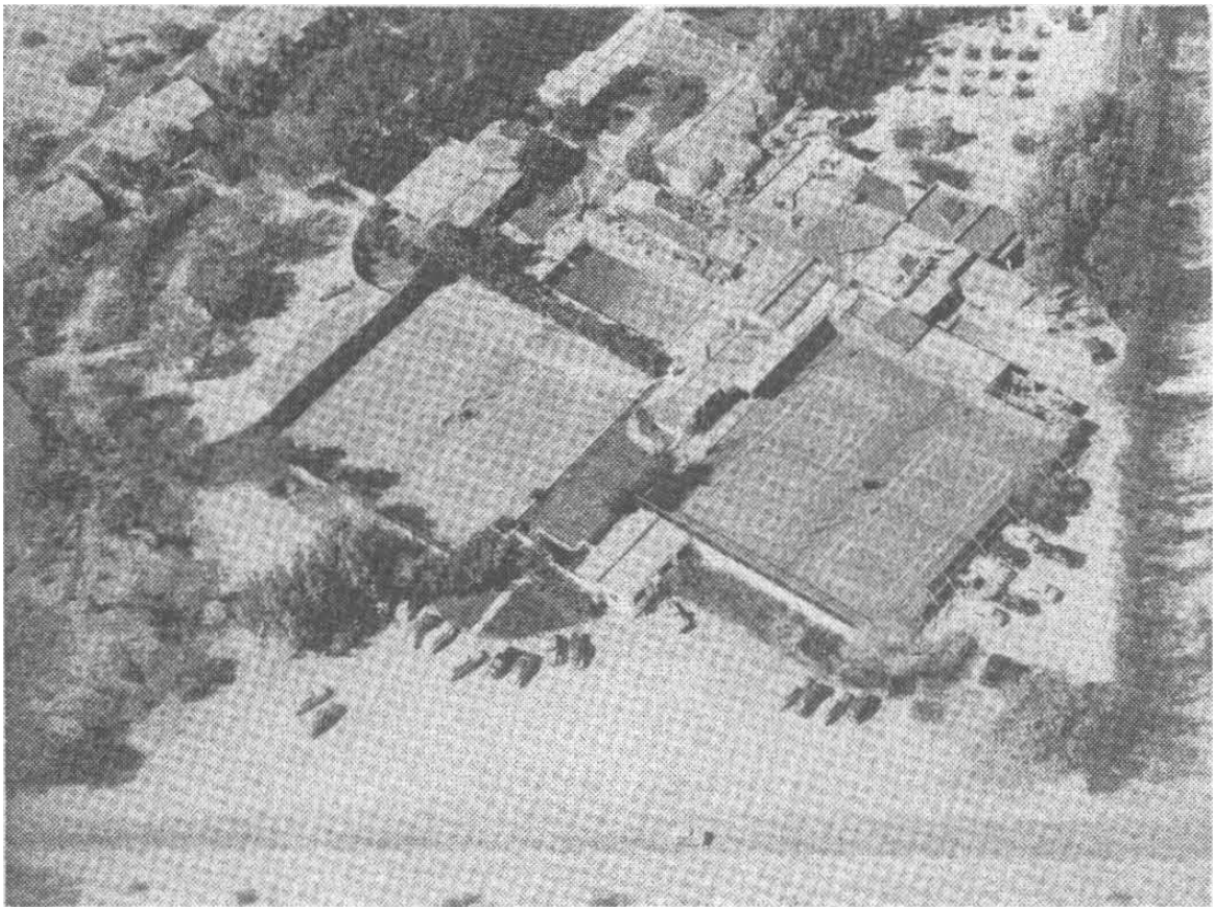
c. 1939 oblique aerial photograph, view facing north. Source: Palm Springs Historical Society.



c. 1939 oblique aerial photograph, view facing northeast. Source: Palm Springs Historical Society.

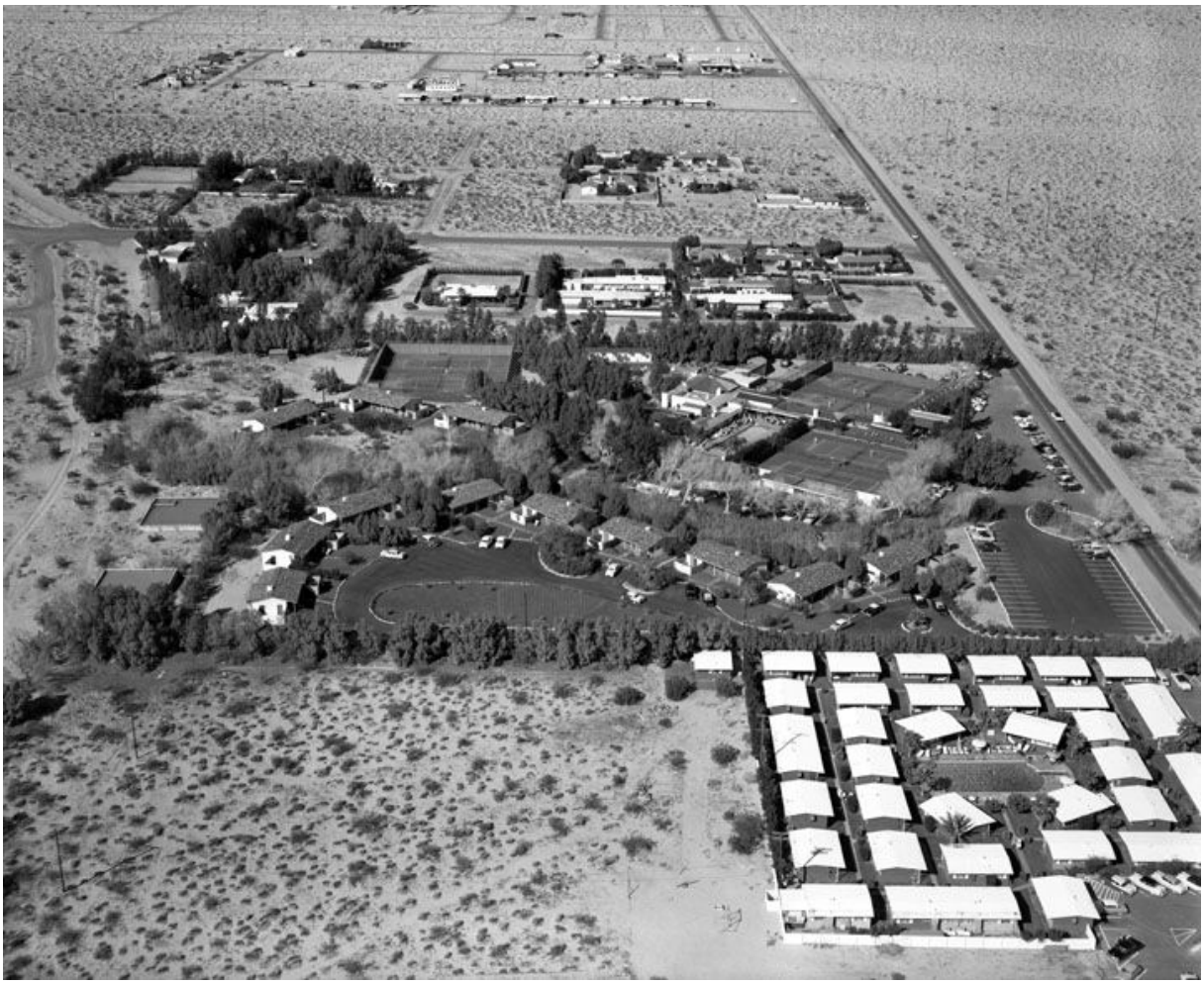


c. 1940 oblique aerial photograph, view facing northeast. Source: City of Palm Springs, "Historic Site Preservation Board Staff Memorandum: Case HSPB #83 – The Palm Springs Racquet Club – 2743 North Indian Canyon Drive," April 11, 2017.

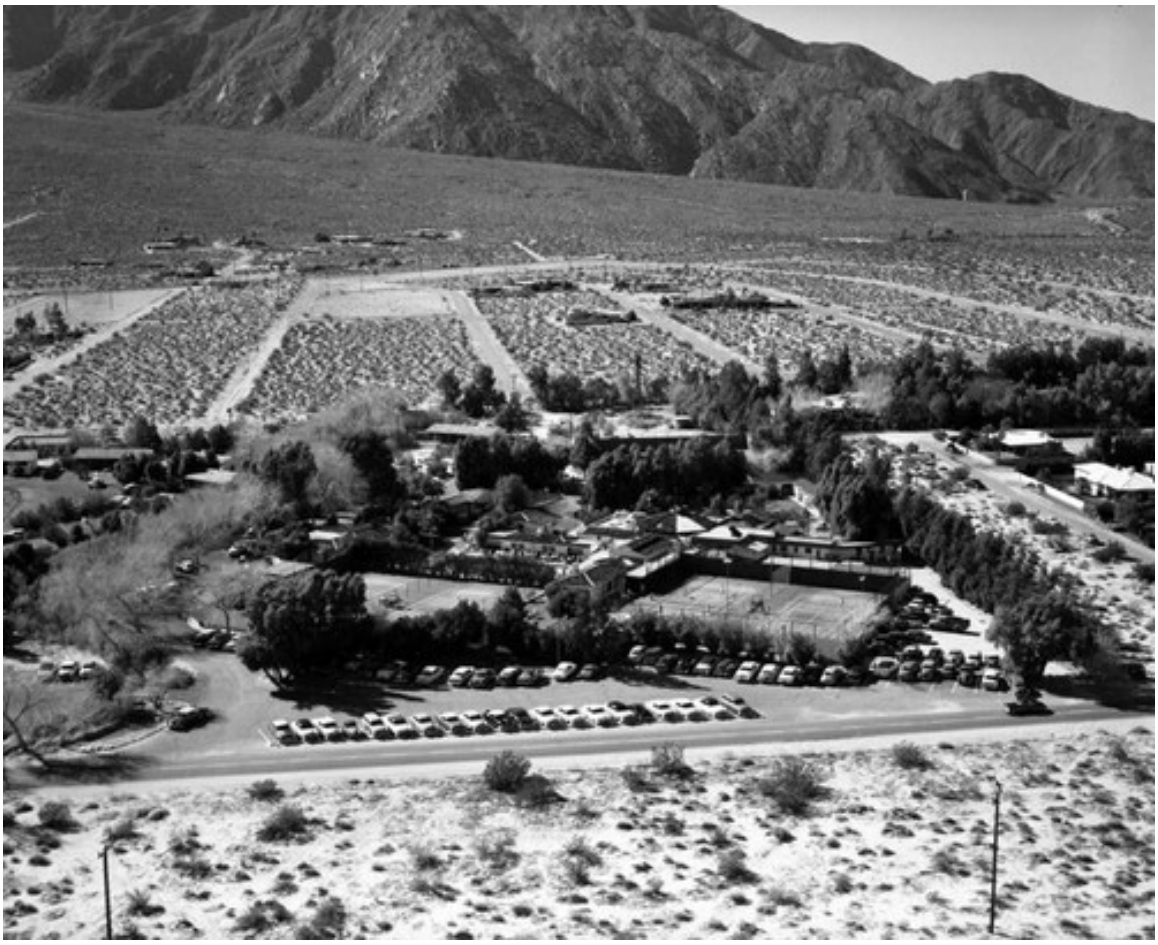


1946 aerial photograph, view facing southwest. Source: Charles Farrell, “Gosh How We Grew!” *The Racquet Club* VII no. 1, November 1967.

1953 aerial photograph. Subject Property outlined in red. Source: USDA Production and Marketing Administration, flown by Western Aerial Photography Lab ASCS, Frame 10K-14, 1:20,000, AXM-1953B. University of California Santa Barbara Aerial Photography Collection.



C. 1955 oblique aerial photograph, view facing north. Source: Los Angeles Public Library.



1955 oblique aerial photograph, view facing northwest. Source: Los Angeles Public Library.

1967 aerial photograph. Subject Property outlined in red. Source: Aerial Map Industries, Frame 149, 1:30,000, AMI-RIV-67. University of California Santa Barbara Aerial Photography Collection.

1980 aerial photograph. Subject Property outlined in red. Source: Aerial Map Industries, Frame 10762, 1:36,000, AMI-RIV-80A. University of California Santa Barbara Aerial Photography Collection.

2003 aerial photograph. Subject Property outlined in red. Source: Aerial Map Industries, Frame 10762, 1:36,000, AMI-RIV-80A. University of California Santa Barbara Aerial Photography Collection.

APPENDIX C. Permit History[53]

DATE	PERMIT NO.	DESCRIPTION OF WORK	OWNER	ARCHITECT/ BUILDER
10/9/1945	1868	6 [illegible] bungalows with special [illegible] of [illegible]		Albert Frey
8/27/1946	2524	Addition to kitchen as per plan	The Racquet Club	H. Foster
6/10/1947	2872	3 rental units [illegible] as per plan	Charles Farrell	H. Foster
6/29/1949	3153	Frame and stucco addition to single-family bldg. compo roof	Chas. Farrell – residence	H.H. Foster + Assoc.
8/24/1950	4452	Dining room ext. – club. Frame & stucco conc floor compo roof	Racquet Club.	Foster & Asso.
6/24/1968	B-11216	Const new locker room bldg in conjunction with Farrell House. Frame & stucco and compo roof	The Racquet Club	Ladd
3/29/1972	B-4221	At south apt. unit of an existing 2-unit bldg., conv. Storage rm to laun. (bldg. 3)	Racquet Club	W. Golglazie
7/28/1972	B-4887	Construct 2 unit condominium type apartment building. Frame and stucco const. Compo. roof.	Racquet Club	Ladd Dev. Corp.
7/28/1972	B-4889	Add to off. bldg. + conc. wall	Racquet Club	Ladd Dev. Corp.
9/19/1972	B-5127	Const. 12' x 27' gunite conc. Swimming pool for cond. 306-308 in Racquet Club.	Robert Tulcin	Hoams Const.
10/17/1972	B-5175	Const. 24 sq. ft. gunite conc. therapy pool on common grds of condominium dev.	Racquet Club of P.S.	Hoams Const. Co.

[53] This permit chronology has been compiled using available building records as provided by the City of Palm Springs and those included in City of Palm Springs Planning Department, "Palm Springs Racquet Club: Historic Report," prepared by John Ash Group Architects under direction of Palm Springs Property, LLC, October 2004.

DATE	PERMIT NO.	DESCRIPTION OF WORK	OWNER	ARCHITECT/ BUILDER
7/2/1973	B-6431	Construct 2 unit, 1 story, apartment building for condominium purposes. Frame and stucco const. Compo roof (401-402)	Racquet Club	Ladd Dev. Corp.
7/2/1973	B-6432	Construct 2 unit, 1 story, apartment building for condominium purposes. Frame and stucco const. Comp roof. (405-406)	Racquet Club	Ladd Dev. Corp.
7/2/1973	B-6433	Construct 2 unit, 1 story, apartment building for condominium purposes. Frame and stucco const. Comp roof. (407-408)	Racquet Club	Ladd Dev. Corp.
7/2/1973	B-6434	Construct 2 unit, 1 story, apartment building for condominium purposes. Frame and stucco const. Comp roof. (411-412)	Racquet Club	Ladd Dev. Corp.
7/2/1973	B-6435	Construct 2 unit, 1 story, apartment building for condominium purposes. Frame and stucco const. Comp roof. (413-414)	Racquet Club	Ladd Dev. Corp.
7/2/1973	B-6436	Construct 2 unit, 1 story, apartment building for condominium purposes. Frame and stucco const. Comp roof. (419-420)	Racquet Club	Ladd Dev. Corp.
7/2/1973	B-6437	Construct 2 unit, 1 story, apartment building for condominium purposes. Frame and stucco const. Comp roof. (421-422)	Racquet Club	Ladd Dev. Corp.

DATE	PERMIT NO.	DESCRIPTION OF WORK	OWNER	ARCHITECT/ BUILDER
7/2/1973	B-6438	Construct 2 unit, 1 story, apartment building for condominium purposes. Frame and stucco const. Comp roof. (425-426)	Racquet Club	Ladd Dev. Corp.
7/2/1973	B-6439	Construct 2 unit, 1 story, apartment building for condominium purposes. Frame and stucco const. Compo roof. (425-426)	Racquet Club	Ladd Dev. Corp.
7/2/1973	B-6440	Construct 4 unit, 1 story apartment building for condominium purposes. Frame and stucco const. Compo roof. (415-418)	Racquet Club	Ladd Dev. Corp.
8/21/1973	B-6625	Const. 362 lineal ft. of 6' high conc. block wall on east property line & 687 lineal ft. of 4'6" high conc. block wall on south & west property lines.	Racquet Club	Quality Mason
4/30/1974	B-7468	Const. frm & stucco add (253 sq ft) for new den & bath, include wet bar, compo. roof. Architecture to match exist.	I. Felt (bldg. 421)	Ladd Dev. Co.
5/17/1974	B-7554	Const a 20' x 15' conc gunite swim pool to include a 10' x 10' hot pool in rear yard	Sigmund Edelstone	Palm Pools
6/18/1974	B-7653	Const 24' x 11' w/atchd 5x5' therapy pool conc gunite swimming pool in rear yard	Mr. Barns	Swim Pools
6/18/1674	B-7654	Const 13 x 20' conc gunite swimming pool in rear yard	Mr. I. Felt	Swim Pools
6/18/1974	B-7655	Const 15' x 24' conc gunite swimming pool in rear yard	Mr. Hammel	Swim Pools

DATE	PERMIT NO.	DESCRIPTION OF WORK	OWNER	ARCHITECT/ BUILDER
6/18/1974	B-7656	Const 15’ x20’ conc gunite swim pool in rear yard	Mr. Weisel	Swim Pools
6/18/1974	B-7657	Const 15’ x 23’ conc gunite swimming pool in rear yard	Mr. Strauss	Swim Pools
6/18/1974	B-7659	Const 12x26’ w/atchd 5x5’ therapy conc gunite swimming pool in rear yard	Mr. Wehlstetter	Swim Pools
7/10/1974	B-7713	Const frm & stucco add to house new telephone switchboard facilities (match exist design)	Racquet Club	Ladd Const.
11/19/1974	B-7943	Enclose existing porch with one wall, out [illegible] rear unit in existing room. 1 hr. const. on both side walls.	The Racquet Club	Owner
8/18/1978	B-3605	Install fiberglass therapy pool per homeowners association approval, in patio area.	Attwood	Leisure Spa World