



CITY COUNCIL STAFF REPORT

DATE: March 15, 2017 PUBLIC HEARING

SUBJECT: AN APPLICATION BY TODD HAYS, OWNER, FOR CLASS 1 HISTORIC DESIGNATION OF 1520 EAST TACHEVAH DRIVE, "THE ALBERT FREY BEL VISTA HOME," HSPB #105, (ZONE R-1-C).

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

This is a request for Class 1 historic designation of the residence at 1520 E. Tachevah Drive, which was designed by Albert Frey as part of the Bel Vista Subdivision. The property owner, Todd Hays, has restored the residence and prepared the historic resources report in support of the nomination. The Historic Site Preservation Board recommended approval of the nomination at their meeting of February 14, 2017.

If designated as a Class 1 site, the property would be subject to the historic preservation requirements of Palm Springs Municipal Code (PSMC) Section 8.05, and the current and subsequent owners will be required to maintain the site consistent with that ordinance. In addition, the property owner would be eligible to apply for a historic property preservation agreement, commonly referred to as a "Mills Act Contract".

RECOMMENDATION:

1. Open the public hearing and receive testimony.
2. Close the public hearing and adopt Resolution #____, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING THE RESIDENCE AT 1520 EAST TACHEVAH DRIVE (APN #507-124-008), "THE ALBERT FREY BEL VISTA HOME," A CLASS 1 HISTORIC SITE, HSPB #105 (ZONE R-1-C).

BACKGROUND AND SETTING:

The single-family residence at 1520 E. Tachevah Drive is one of fifteen homes within the Bel Vista subdivision, which was developed in 1946 by the development team of Albert Frey, Culver Nichols and Sallie Stevens Nichols. This is the second residence

from the subdivision that has been nominated for local designation; the residence at 1164 N. Calle Rolph (HSPB 100) was designated a Class 1 site by the City Council in May 2016.

Frey designed the residences for the subdivision utilizing a single floor plan that was then rotated or reversed so as to provide variety to the streetscape. The affordable residences were designed utilizing a simple, modernist vocabulary, and served as a precursor to the Meiselman and Alexander subdivisions that would be developed later.

The residence retains a high degree of integrity, with very few modifications to the interior or exterior. The owner has utilized the original paint colors on the interior and exterior, and has retained the original fixtures and fittings to the extent possible. Modifications to the original structure include new HVAC equipment and screening added to the roof, and a window in one of the bedrooms has been replaced with a pair of French doors.

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
January 2017	Site inspection by members of the HSPB and City Staff.
February 14, 2017	The Historic Site Preservation Board (HSPB) recommended approval of the Class 1 designation to the City Council by a vote of 6-0-1 (Hays – abstain).

<i>Ownership Status</i>	
April 2015	Purchase by current owner.

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:

“... for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended 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 specific buildings for the education and welfare of the citizens.”

Designation of Historic Sites

Only the City Council is authorized to designate historic sites. When the Historic Site Preservation Board determines that Class 1 historic designation of a certain site or district would further the purpose of the Historic Preservation Ordinance, the Board may

initiate studies, surveys and investigations it deems necessary to adequately gather information in consideration of such a recommendation to the City Council.

Conditions that apply to Class 1 Historic Sites

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

1. It shall meet the definition of a historic site as outlined in Municipal Code Section 8.05.020.
2. 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 the approval of the City Council.
5. The use may be limited by the City Council to the extent that it may impair the integrity of the site.
6. A marker explaining the historic nature of the site will be installed at the site in a location viewable from the public way.
7. Compliance with all rules and regulations for Historic Sites and Historic Districts under Article IV of Chapter 8.05 of the Municipal Code shall be required.

Definition of an Historic Site

Section 8.05.020 of the Municipal Code provides the definition of a historic site; the nomination report provides an evaluation of the subject property in accordance with this definition. The following analysis identifies conformance to the criteria for consideration for Class 1 designation:

(a) *Historic Site.*

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

1. *That is associated with events that have made a meaningful contribution to the nation, state or community; or*

The subject property does not meet this criterion.

2. *That is associated with lives of persons who made meaningful contribution to national, state or local history; or*

The nomination report indicates that the subdivision and houses were designed by Albert Frey and developed by Frey in partnership with Sallie Stevens Nichols and Culver Nichols. Sallie and Culver Nichols are also listed as the first owners of the residence at 1520 E. Tachevah Drive, eventually selling the home in 1955.

Sallie Stevens Nichols was the daughter of Prescott Stevens, an early community founder and developer; Culver was one of the original members of the committee formed in 1936 to study the incorporation of Palm Springs, and later served as the first president of the Palm Springs Chamber of Commerce. Both Sallie and Culver were influential in real estate development in the community, and later donated the land for the Valley Station and parking lots for the Palm Springs Aerial Tramway.

3. *That reflects or exemplifies a particular period of the national, state or local history; or*

The report states that the residence (and the Bel Vista Subdivision) holds a significant place in post-war development in Palm Springs, in that it is the first modern-style subdivision to be developed and holds a significant place in Palm Springs' Early Modern Period. The simple, horizontal lines of the residences in the subdivision served as a precursor to the later Meiselman and Alexander developments of the 1950's. In particular, the residences of the Bel Vista Subdivision possess the distinctive characteristics of the International Style, including the overall horizontality of the structure, the flat roof, open carport, and use of inexpensive mass-produced materials.

4. *That embodies the distinctive characteristics of a type, period or method of construction;*

While the report does not make the argument that the residence qualifies in meeting Criterion #4, it could be argued that the details and construction of the residence are indeed representative of the Early Modern Period in Palm Springs, and designation of the structure will assist in defining and interpreting the evolution of residential architecture in the city.

5. *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value;*

The residence was designed by Albert Frey, whose body of work has been recognized both locally and nationally. His 1934 design for the Kocher-Samson Building represents the first international-style structure constructed in Palm Springs. Other local notable works include the following:

- Frey House I – 1940
- Frey House II – 1963
- Loewy Residence – 1946
- Palm Springs Aerial Tramway Valley Station – 1949-1963
- Palm Springs City Hall – 1952

- North Shore Beach and Yacht Club – 1958
- Tramway Gas Station - 1961

6. *That represents a significant and distinguishable entity whose components may lack individual distinction;*

The subject property does not meet this criterion.

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

The subject property does not meet this criterion.

INTEGRITY

The report provides an examination of the residence 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 report notes that the residence remains largely unchanged as to design, materials and workmanship, and retains a high degree of physical integrity.

DEFINING HISTORIC CHARACTERISTICS

The physical character-defining historic features of this site include the following:

1. The residence structure with the following features and finishes:
 - The flat roof and horizontal fascia detail;
 - The stucco exterior finishes;
 - The wood casement windows; and
 - All remaining original exterior doors.
2. The curved masonry wall adjacent to the laundry room at the rear of the residence.

The non-contributing features include the following:

1. The site landscaping and hardscape;
2. The garage door/carport enclosure on the south façade of the residence;
3. The swimming pool and surrounding deck;
4. The French door in the middle bedroom (added later).

REQUIRED FINDINGS

In considering a recommendation for Class 1 historic designation, pursuant to PSMC Section 8.05.145, the Board must make findings in support of its recommendation on historic designation, and pursuant to PSMC 8.05.160, the City Council must make the finding that the purposes of the Historic Preservation chapter are furthered by designation of such property as a historic site or district. The purpose of the Historic Preservation chapter of the Municipal Code is outlined in PSMC 8.05.010:

This chapter is adopted pursuant to the authority of (California) Government Code Section 37361 for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended 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 specific buildings for the education and welfare of the citizens.

Class 1 designation of the Bel Vista Home would further the purpose of the historic preservation ordinance because it reflects elements of the City's architectural, social, and cultural history as follows:

Criterion 2: That is associated with lives of persons who made meaningful contribution to national, state or local history;

Criterion 3: That reflects or exemplifies a particular period of the national, state or local history;

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

Based on these findings, the residence qualifies for Class 1 designation pursuant to the criteria listed in PSMC Chapter 8.05.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DETERMINATION:

The proposed historic site 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.

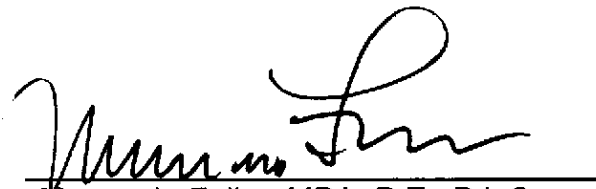
NOTIFICATION

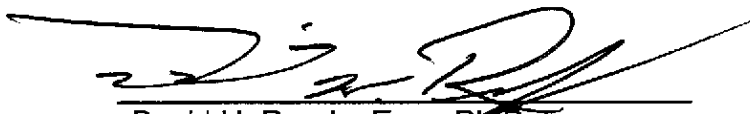
Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within five hundred (500) feet of the subject property have been notified and notice was made in a newspaper of general circulation. As of the writing of this report, staff has received one letter in support of the nomination.

CONCLUSION:

As provided in the analysis, the historic resources report identifies that the residence meets Criterion 2, 3 and 5 of the definition of a historic site, and furthers the purpose of the historic preservation ordinance.


Flinn Fagg, AICP
Director of Planning Services


Marcus L. Fuller, MPA, P.E., P.L.S.
Assistant City Manager/City Engineer

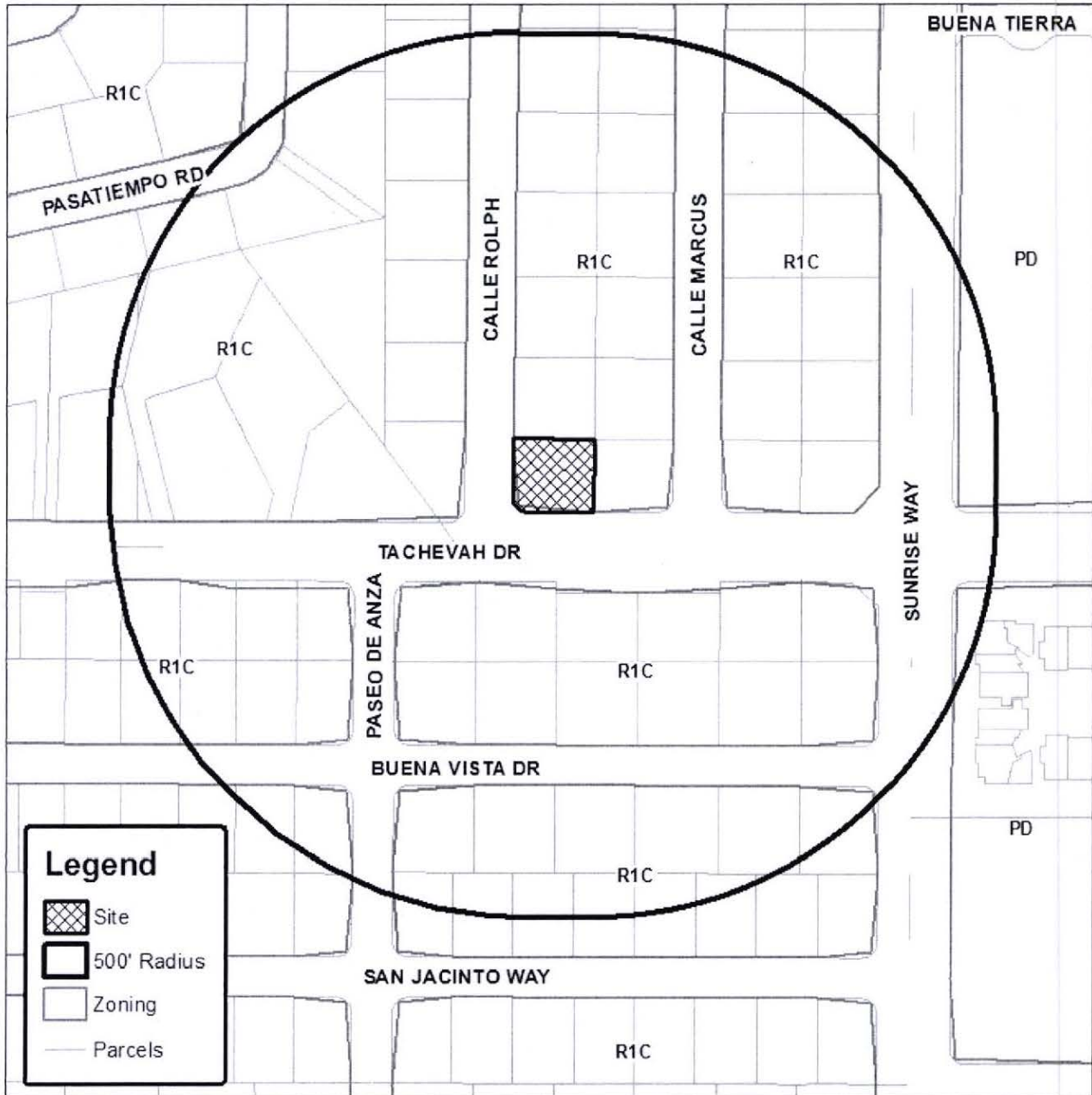
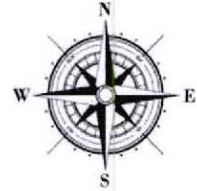

David H. Ready, Esq., Ph.D.
City Manager

Attachments:

1. Vicinity Map
2. Draft Resolution
3. Historic resource nomination report and application



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
HSPB 105 1520 E Tachevah Drive

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING THE RESIDENCE AT 1520 EAST TACHEVAH DRIVE (APN #507-124-008), "THE ALBERT FREY BEL VISTA HOME," A CLASS 1 HISTORIC SITE, HSPB #105 (ZONE R-1-C).

THE CITY COUNCIL FINDS AND DETERMINES AS FOLLOWS:

- A. Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites and districts.
- B. Todd Hays, owner and applicant, has filed an application with the City pursuant to Article III of Section 8.05 (*Procedure for Designation of Historic Sites or Historic Districts*) of the Palm Springs Municipal Code requesting Class 1 historic site designation for the parcel located at 1520 E. Tachevah Drive (APN #507-124-008). The application included a historic resources report prepared by Mr. Hays, dated 10 December, 2016.
- C. In January 2017, members of the Historic Site Preservation Board (HSPB) conducted individual guided site inspections of the proposed historic site, accompanied by City staff.
- D. On February 14, 2017, a noticed public hearing to consider Case HSPB #105 was held by the HSPB in accordance with applicable law.
- E. 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, and voted 6 to 0 to recommend that the City Council designate the Albert Frey Bel Vista Home as a Class 1 Historic Site.
- F. On March 15, 2017, a noticed public hearing to consider Case HSPB #105 was held by the City Council in accordance with applicable law.
- G. The City Council carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, included, but not limited to, the staff report and all written and oral testimony presented.
- H. The proposed historic site 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.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS RESOLVES:

SECTION 1. The subject parcel is eligible for consideration as a historic site because it conforms to the following criteria established in Palm Springs Municipal Code (PSMC) Section 8.05.020 ("*Definitions*"):

Criterion 2: That is associated with lives of persons who made meaningful contribution to national, state or local history;

The nomination report indicates that the subdivision and houses were designed by Albert Frey and developed by Frey in partnership with Sallie Stevens Nichols and Culver Nichols. Sallie and Culver Nichols are also listed as the first owners of the residence at 1520 E. Tachevah Drive, eventually selling the home in 1955.

Sallie Stevens Nichols was the daughter of Prescott Stevens, an early community founder and developer; Culver was one of the original members of the committee formed in 1936 to study the incorporation of Palm Springs, and later served as the first president of the Palm Springs Chamber of Commerce. Both Sallie and Culver were influential in real estate development in the community, and later donated the land for the Valley Station and parking lots for the Palm Springs Aerial Tramway.

Criterion 3: That reflects or exemplifies a particular period of the national, state or local history;

The report states that the residence (and the Bel Vista Subdivision) holds a significant place in post-war development in Palm Springs, in that it is the first modern-style subdivision to be developed and holds a significant place in Palm Springs' Early Modern Period. The simple, horizontal lines of the residences in the subdivision served as a precursor to the later Meiselman and Alexander developments of the 1950's. In particular, the residences of the Bel Vista Subdivision possess the distinctive characteristics of the International Style, including the overall horizontality of the structure, the flat roof, open carport, and use of inexpensive mass-produced materials.

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

The residence was designed by Albert Frey, whose body of work has been recognized both locally and nationally. His 1934 design for the Kocher-Samson Building represents the first international-style structure constructed in Palm Springs. Other local notable works include the following:

- Frey House I – 1940
- Frey House II – 1963
- Loewy Residence – 1946
- Palm Springs Aerial Tramway Valley Station – 1949-1963

- Palm Springs City Hall – 1952
- North Shore Beach and Yacht Club – 1958
- Tramway Gas Station - 1961

SECTION 2. DEFINING HISTORIC CHARACTERISTICS AND NON-CONTRIBUTING FEATURES: The physical character-defining historic features of this site include the following:

1. The residence structure with the following features and finishes:
 - The flat roof and horizontal fascia detail;
 - The stucco exterior finishes;
 - The wood casement windows; and
 - All remaining original exterior doors.
2. The curved masonry wall adjacent to the laundry room at the rear of the residence.

The non-contributing features include the following:

1. The site landscaping and hardscape;
2. The garage door/carport enclosure on the south façade of the residence;
3. The swimming pool and surrounding deck;
4. The French door in the middle bedroom (added later).

SECTION 3. FINDINGS: Pursuant to PSMC 8.05.160 ("*Findings and Decisions – Resolution*"), the City Council must make findings in support of the historic site designation as follows:

"If the city council shall find that the purposes of this chapter are furthered by designation of property as an historic site or district, such findings shall be stated in a resolution designating such property within such historic site or district."

The purpose of the Historic Preservation Chapter of the Palm Springs Municipal Code is outlined in PSMC Section 8.05.010 as follows:

"This chapter is adopted pursuant to the authority of (California) Government Code Section 37361 for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended 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 specific buildings for the education and welfare of the citizens."

Class 1 designation of the Bel Vista Home would further the purpose of the historic preservation ordinance because it reflects elements of the City's architectural, social, and cultural history as follows:

Criterion 2: That is associated with lives of persons who made meaningful contribution to national, state or local history;

Criterion 3: That reflects or exemplifies a particular period of the national, state or local history;

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

Based on these findings, the residence qualifies for Class 1 designation pursuant to the criteria listed in PSMC Chapter 8.05.

SECTION 4. ENVIRONMENTAL ASSESSMENT: The City Council finds that the Class 1 historic site 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.

Based upon the foregoing, the City Council hereby designates the residence at 1520 East Tachevah Drive (APN #507-124-008), "The Albert Frey Bel Vista Home," a Class 1 Historic Site (Case HSPB #105).

ADOPTED THIS 15TH DAY OF MARCH, 2017.

David H. Ready, Esq., Ph.D.
City Manager

ATTEST:

Kathleen D. Hart, MMC
Interim City Clerk

CERTIFICATION

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

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

AYES:
NOES:
ABSENT:
ABSTAIN:

Kathleen D. Hart, MMC
Interim City Clerk

Albert Frey Bel Vista Home:

1520 East Tachevah
Palm Springs, CA 92262



Nomination Application
For City of Palm Springs

Class 1 Historic Site

Prepared By
Todd Hays
December 10, 2016

Bel Vista Home: 1520 East Tachevah
 Class 1 Historic Site Nomination
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Designation Criteria – House History

Master architect Albert Frey designed the single-family residence located at 1520 E. Tachevah in the early 1940s as part of the 15-home Bel Vista Tract. Sited on a corner lot, the original address of the property was 1112 N. Calle Rolph. Frey's name alone appears on the drawings' title block. The property is one of only two homes in the original Bel Vista tract currently in a restored, near-original condition. With restoration, two more homes might possibly be contributing while the remaining 11 homes are not contributing.

Not built until after the War largely due to cost issues.¹ The building permit for the structure was pulled on August 23, 1945 (fig.1) and construction was completed in 1946. Built on land owned by Sallie Stevens Nichols and Culver Nichols, the Nichols, along with Frey, served as the developers of the subdivision. (fig.2, 3). Sallie Stevens Nichols and Culver Nichols owned this particular property until 1955.

Chain of Title: Assessor's data show ownership for 1520 E Tachevah as follows:

Date	Owner(s)
1946 to October 1955	Sallie Steven Nichols
October 1955 to April 1964	Frederick G. and Ann Marie (Egan) Hekkala
April 1964 to November 1984	John De Dominic
November 1984 to April 2015	Ronald B. Cohen
April 2015 to Present	Todd A. Hays



Culver Nichols and Sallie Stevens, courtesy Palm Springs Historical Society.

The home and tract represent the first International Style Modern subdivision built in the City of Palm Springs. One of the City's earliest examples of post-war government sponsored affordable housing; it reflects the aesthetic of seminal modern designer Le Corbusier and his influence on Frey's early work. Bel Vista is the only completed and built housing tract designed by Albert Frey.

From a national context, Bel Vista pre-dates the Country's two most-recognized post-war modern housing tracts by four years: Hollin Hills outside of Washington D.C. and Arapaho Acres outside Denver, CO. Construction began on Hillin Hills and Arapaho Acres in 1949.²

1520 E Tachevah has not previously been evaluated for Class 1 Historic Site eligibility.

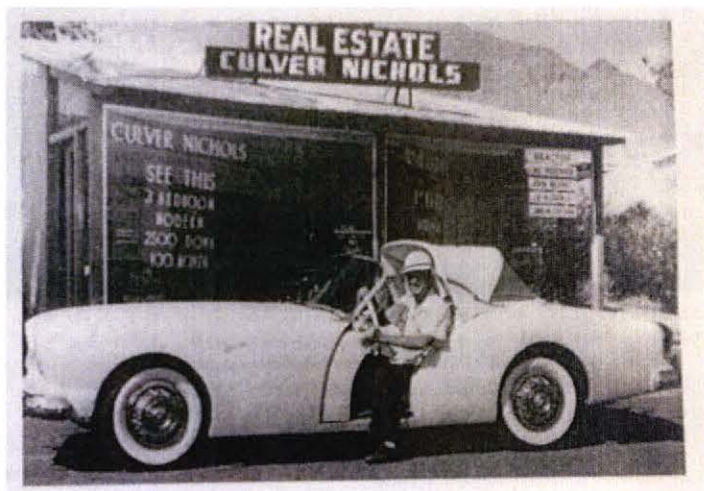
¹ Joseph Rosa, *Albert Frey: Architect*, (New York: Rizzoli, 1990), 74.

² James C. Massey and Shirley Maxwell, "A Modern Model," *Old-House Journal*, January, 2011, 62.

The Bel Vista subdivision was featured in the April 1951 issue of *Architect and Engineer* magazine (fig. 4), a September, 1959 issue of *Daily Enterprise* newspaper featuring an interview with Albert Frey (fig. 5), in Joseph Rosa's 1990 book, *Albert Frey, Architect* and it is featured in the *City of Palm Springs 2016 Citywide Historic Context Statement & Survey Findings*. Another home within the Bel Vista tract — 1164 N Calle Rolph — is HSPB #100.

A summary of how the property meets the City of Palm Springs definitions of a historic site:

8.05.020 (a) paragraph 2, associated with persons who made meaningful contribution: Sallie Stevens and Culver Nichols, two of Palm Springs' important early real estate developers, developed the home and subdivision.



861 N Palm Canyon Drive. Courtesy Palm Springs Historical Society

8.05.020 (a) paragraph 3, exemplifies a particular period: The Bel Vista Residence is eligible as a Historic Site under the theme of early modern architecture as it possesses unique and significant characteristics and attributes. Its plain façade stripped of ornamentation, use of cantilevered design elements and open interior spaces, and are reflective of an "International Style" of modernism. The home also exemplifies the description defined in the *2004 City of Palm Springs Historic Resources Survey*;

"Emphasizing geometric forms and textures, strong linear qualities, sparse ornamentation, outdoor living, and usually of a single story, the homes of this era are readily identifiable. From the 1940s through the 1960s, the residential architecture in the modernist idiom flourished and became integral to the character now strongly identified with Palm Springs."³

8.05.020 (a) paragraph 5, presents the work of a master architect: As the work of Albert Frey, it must be considered the work of a "master architect." Frey is one of Palm Springs' most noted architects and many of his works are listed on the National Register.

In conclusion, 1520 East Tachevah retains nearly all of its original architectural integrity and represents numerous characteristics that make it an important part of the historic context of Post-WWII, early-modern period of Palm Springs. As such, the property is eligible for listing as a Palm Springs Historic Site under 8.05.020 (a) paragraphs 2, 3 & 5 of the local ordinance's seven criteria.

³ *City of Palm Springs Historic Resources Survey; 2004.*



Office Use Only

Date.
Case No.
HSPB No
Planner.

CITY OF PALM SPRINGS
Department of Planning Services

HISTORIC SITE DESIGNATION APPLICATION

TO THE APPLICANT:

Your cooperation in completing this application and supplying the information requested will expedite City review of your application. Application submitted will not be considered until all submittal requirements are met. Staff may require additional information depending upon the specific project. Please submit this completed application and any subsequent material to the Department of Planning Services.

This form is to be used to nominate individual properties for Class 1 or 2 historic designation, or to nominate the formation of historic districts. Applicants are encouraged to review two bulletins from the US Department of Interior for additional information:

- "How to Complete the National Register of Historic Places Registration Form" (National Register Bulletin 16A / <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>), and
- "How to Apply the National Register Criteria for Evaluation" (National Register Bulletin 15, <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>)

Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions in the Bulletins.

1. Property InformationHistoric name: Bel Vista

Other names: _____

Address: 1520 East Tachevah Drive Palm Springs, CA 92262Assessor parcel number: 507-124-008Owner's name: Todd Alan HaysOwner's Address: 1164 N Calle RolphCity: Palm Springs State: CA Zip: 92262Telephone: 323 356 2847 Cell: 323 356 2847 Fax: _____E-mail address: todd91104@yahoo.com

2. Classifications

Ownership of Property. Check as many boxes as apply.

- Private
 Public - Local
 Public - State
 Public - Federal

Category of Property. Check only one box.

- Building(s)
 District
 Site
 Structure
 Object

Number of Resources within Property. TOTAL must include at least One (1) in Contributing Column.

Contributing	Noncontributing	
X		Buildings
		Sites
		Structures
		Objects
1		TOTAL

If the building or site is part of a larger group of properties, enter the name of the multiple-property group; otherwise enter "N/A".

Bel Vista

3. Use or Function

Historic Use or Function:

single family residence

Current Use or Function:

single family residence

4. Description

Architect: Albert Frey

Construction Date and Source: 1946, County Assessor

Architectural Classification: residential

Construction Materials:

Foundation: slab Roof: composition

Walls: wood and plaster Other: _____

Building Description: *Attach a description of the Building / Site / District, including all character defining features on one or more additional sheets.*

5. Criteria (Check "✓" in one or more boxes for the criteria qualifying the property for listing)

Events

- (1) Property is associated with events that have made a significant contribution to the broad patterns of our history.

Persons

- (2) Property is associated with the lives of persons significant in our past.

Architecture

- (3) That reflects or exemplifies a particular period of national, State or local history, or
- (4) Embodies the distinctive characteristics of a type, period, or method of construction, or
- (5) Represents the work of a master, or possesses high artistic values, or
- (6) Represents a significant and distinguishable entity whose components lack individual distinction.

Archeology

- (7) Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Check "✓" in all the boxes that apply.)

- owned by a religious institution or used for religious purposes.
- removed from its original location.
- a birthplace or a grave.
- a cemetery.
- a reconstructed building, object, or structure.
- a commemorative property.
- less than 50 years of age or achieved significance within the past 50 years.

6. Statement of Significance

Attach an explanation of any of the numbered criteria selected in Section 5 (above).

Significant Event (Complete if Criterion 1 is marked above)

Significant Person (Complete if Criterion 2 is marked above)

Significant Architecture (Complete for each of Criteria 3, 4, 5 and / or 6 marked above)

Significant Archeologically (Complete if Criterion 7 is marked above)

7. Integrity Analysis

Attach an analysis of the Building / Site / District's integrity based on the criteria in this section.

In addition to being determined eligible under at least one of the Applicable Criteria listed above, the building / site / district must also retain its architectural integrity. Integrity is based on significance: Why, where, and when a property is important. Only after significance is fully established can a determination be made with regard to the issue of integrity.

There are seven aspects or qualities that, in various combinations, define integrity: **Location, Design, Setting, Materials, Workmanship, Feeling and Association**. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

To complete an analysis of the Building / Site / District's integrity, the following steps are recommended:

- Define the essential physical features that must be present for the property to represent its significance.
- Determine whether the essential physical features are visible enough to convey their significance.
- Determine whether the property needs to be compared with similar properties.
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.
- Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.

8. Bibliography

Attach a list of all books, articles, and other sources cited or used in preparing this application. Also, identify any previous surveys that cite the subject property, or any other documentation that may be on file.

9. Geographical Data

Acreage of Property: 10,454 sf

Property Boundary Description. Attach a description of the boundaries of the property.

OR

District Boundary Description: Attach an explanation for the selection of the district boundaries.

10. Form Prepared By

Name/title: Todd Hays

Organization: owner

Street address: 1164 N Calle Rolph

City: Palm Springs State: CA Zip: 92262

Telephone: 323 356 2847 Cell: 323 356 2847 Fax: 626 243 4288

E-mail address: todd91104@yahoo.com

11. Required Documentation

Submit the following items with the completed application form. **Do not mount any exhibits on a board.**

1. **Attachment Sheets.** Include all supplemental information based on application form (above).
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed districts boundaries.
3. **Photographs:** Eight (8) sets of color photographs showing each elevation of the property and its surroundings.
4. **Non-owner's Notarized Signature:** If the applicant is not the owner, a notarized affidavit shall be provided (see following page).
5. **Site Plan:** One 1/8" to 1/4" scale drawing of the site, and eight reduction copies (8 1/2 x 11 inches) The site plan shall show all of the following: Property boundaries, north arrow and scale, all existing buildings, structures, mechanical equipment, landscape materials, fences, walls, sidewalks, driveways, parking areas showing location of parking spaces, and signs. **Indicate the square footage and use of each building and the date(s) of construction.**
6. **Public Hearing Labels:** Three (3) sets of typed self-adhesive labels of all property owners, lessees, and sub-lessees of record. **The labels shall include the Assessor's parcel number, owner's name and mailing address of each property with 400 feet from the exterior limits of the subject property.** Additionally, all Assessor Parcel Maps clearly indicating the 400-foot radius and a certified letter from a title company licensed to conduct business in Riverside County, California shall be submitted.

Note: If any property on this list is owned by the United States Government in trust for the Agua Caliente Indian Tribe or individual allottee, copies of notices with postage paid envelopes will be submitted to the Bureau of Indian Affairs to notify the individual Indian land owners of the public hearings.



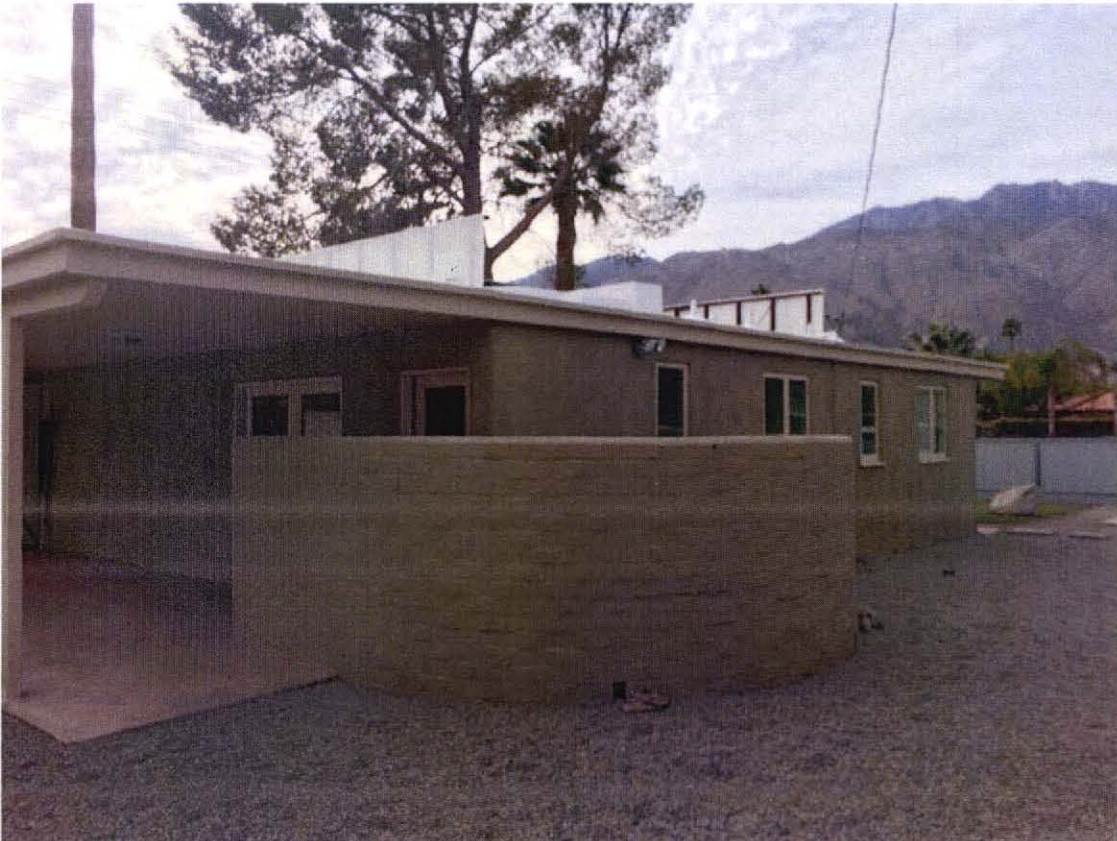
Southern Elevation. Photo taken by author on November 26, 2016.



Eastern Elevation. Photo taken by author on November 26, 2016



Western Elevation. Photo taken by author on November 26, 2016.



Southern Elevation. Photo taken by author on November 26, 2016.



1520 E Tachevah. Photo taken by Jeri Vogelsang on 03/07/91 during a site visit with Albert Frey. Courtesy of the Palm Springs Historical Society

Historic Context Statement

Evaluating the importance of Albert Frey's Bel Vista tract and its place in his body of work must begin prior to the architect's arrival in America. The buildings Frey worked on and the ideas he was exposed to while working in Europe after World War I would form the basis for his ideas about housing when he came to America.⁴ Frey's preoccupation with affordable housing is evident as early as 1928.⁵ His earliest design for an affordable housing unit came that same year with his Minimal Metal House.⁶ Many of the European pioneers of Modernism were deeply interested in creating inexpensive housing for working people, including Le Corbusier, Mies van der Rohe and Walter Gropius.⁷ It is during Frey's tenure at the offices of Le Corbusier, specifically in his work on Centrosoyuz in Moscow and Villa Savoye in France, where Frey's interest in contrasting curved and rectilinear forms in architecture first appears. (fig.6, 7)⁸

These theories and practice would continue taking shape following Frey's arrival in the United States. In the April 1931 article for *The Architectural Record* titled, "Real Estate Subdivisions for Low-Cost Housing," authored with A. Lawrence Kocher, Frey and Kocher explored the concept of varying the placement of an identical house plan within a development to reduce costs. The pair's first realized example of low-cost housing is the Aluminaire House designed for the Allied Arts and Building Products Exhibition in 1931. Kocher and Frey's design concept for the Aluminaire House was to incorporate the aesthetic of European Modernism,⁹ and it is considered to be one of the earliest buildings in America to reflect the influence of European Modernism and is the first in the United States influenced by Le Corbusier.¹⁰ Although credited to A. Lawrence Kocher and Albert Frey, design for the Aluminaire House was largely the work

⁴ Rosa, 13.

⁵ *Ibid*, 15.

⁶ Gloria Koenig, Frey, (Hong Kong: Taschen, 2008), 9.

⁷ *Aluminaire House, Historic Structure Report*, (New York: Higgins & Quasebarth, 1996), 14.

⁸ Allen Cunningham, *do.como.mo Modern Movement Heritage*, (London: Taylor & Francis, 1998), 137.

⁹ Higgins & Quasebarth, 15.

¹⁰ Higgins & Quasebarth, 13.

of Albert Frey.¹¹ (fig.8) Kocher allied himself with more proficient designers in the creation of several important buildings, as he was more of an ideas man than a designer.¹²

The early modern period in California's Coachella Valley began with construction of the area's first modern building, Rudolph M. Schindler's Paul and Betty Popenoe Cabin in 1922 (demolished). Lloyd Wright followed closely in Palm Springs with his Oasis Hotel, designed in 1925 (mostly demolished). According to the City of Palm Springs 2016 Citywide Historic Context Statement, it was Pearl McCallum McManus and her husband Austin McManus, a realtor from Pasadena, who first proposed modern architecture for a residential subdivision. "In 1925, she approached Lloyd Wright, whom she had engaged to design the Oasis Hotel (1925) to design a "prototype house" for a subdivision that McManus, herself, described as 'very modern'." The homes were never built.

Prior to this period of modern design, there was a wide range of architectural styles throughout the residential neighborhoods of the Coachella Valley – from adobe and Mexican hacienda to ranch, craftsman and Prairie Style. While Palm Springs had proven itself fertile ground for innovative styles of residential architecture, it was only in the form of one-of-a-kind, single family homes.

The decade following Wright and Schindler's first projects, the early modern movement continued in Palm Springs when Albert Frey and A. Lawrence Kocher built their Kocher-Samson building in 1934, followed closely by Frey and John Porter Clark's Guthrie House in 1935 — featured in the Perdue University Housing Research Project entitled, "Portfolio of Low-Cost Houses."¹³ Frey & Clark progressed the early modern period with their Halberg House (demolished) in 1936. Soon after, Millard Sheets designed his Ship of the Desert in 1936, Richard Neutra designed the Grace Lewis Miller House in 1937 and John Porter Clark ended a remarkable decade with his own house (still standing) in 1939.

In 1939 Albert Frey authored "In Search of a Living Architecture;" wherein he further develops his ideas on how the natural environment influences the built environment, writing, "...curved and irregular contours create and welcome contrasts to the rectilinear practical house form."¹⁴ He put these theories and his early modern design influences into practice in his designs for Frey House #1 in 1940 (mostly demolished) and the Sieroty Residence (an adaptation of the Halberg house) in 1941.

Modern design continued to flourish in Palm Springs after the War and the City's economy began to prosper. Celebrities and wealthy business people discovered the desert oasis and stimulated the need for hotels, nightclubs and restaurants. Tourism — driven, in part, by Hollywood elite — transformed Palm Springs from a quiet village into a city. In 1946, Frey designed a home for noted industrial designer Raymond Lowey, Schindler designed the Toole House and Richard Neutra designed the Kaufmann House. E. Stewart Williams' house for Frank Sinatra followed in 1947.

The City also became an economical destination for some of the nearly 13 million service men and women returning from the war.¹⁵ This influx of soldiers led to a post-war building boom that saw the need for schools, hospitals, a larger airport and other public projects.¹⁶

¹¹ Cunningham, 137.

¹² Higgins & Quasebarth, 11.

¹³ Koenig, 13.

¹⁴ Albert Frey, *In Search of a Living Architecture*, 1939, 38.

¹⁵ James C. Massey and Shirley Maxwell, "After the War," *Old-House Journal*, March/April, 2004, 88.

Designed during WW II, it was the War Workers coming to Palm Springs after the War who enabled construction of Bel Vista. While some architect-designed contemporary houses were built after the war, the economical ranch house was more the norm.¹⁷ Construction of Bel Vista began with financial assistance from the Home Owners Loan Corporation¹⁸. Built of standard wood frame construction with wood lath and stucco, Bel Vista was originally designed specifically as War Workers' housing. Since the government subsidized the development's construction, it had to follow specific design guidelines. Fifteen single-family homes were built using a single floor plan. (fig.9) Using the theories he wrote about more than a decade earlier, Frey achieved a variation in appearance from the street by rotating and flipping the plan on each lot, thereby allowing different sides to face the street. (fig. 10, 11) Each house was given added individuality by altering the setbacks from the street. The plan features many exterior doors, through both private and communal spaces, thereby creating a heightened sense of indoor/outdoor living. The Bel Vista plan is almost identical to one of Frey's Farmhouse designs for the United States Department of Agriculture of 1934; that project, like Bel Vista, sought to provide economical housing.¹⁹

Statement of Significance

Criterion 2: (associated with lives of persons who made meaningful contribution to national, state or local history.)

Architect Albert Frey designed the Tachevah Residence and executed its construction with the developer/builder team of Frey, Sallie Stevens and Culver Nichols.

The Builders and first owners of 1520 E Tachevah were Sallie Stevens Nichols (1908-1982) and Culver Nichols (1905-1995), two prominent and influential local real estate owners and developers. Culver Nichols, one of the original members of the committee formed in 1936 to study the incorporation of Palm Springs, was the first President of the Palm Springs Chamber of Commerce in 1940. Sallie Stevens Nichols is the daughter of Prescott T. Stevens, an early founder and real estate developer of Palm Springs. Stevens is credited with stabilizing the public water system in the City and building its first golf course.²⁰ Additionally, Culver served on the committee that investigated the feasibility of the Palm Springs Aerial Tramway. It was the Nichols' who donated the property used for the Valley Station and first tower.²¹

John Porter Clark is credited with introducing Frey to the Nichols'. After graduating from Cornell, Clark returned to Pasadena where he apprenticed with Garrett Van Pelt, in the architectural firm of Van Pelt and Lind. While in Pasadena, Clark met Sallie and Culver Nichols, then a Pasadena Realtor, who encouraged him to relocate to Palm Springs.²² It was this introduction to the Nichols', and their subsequent introduction to Albert Frey, that would lead to Frey's work on the Bel Vista project and his work on the Palm Springs Aerial Tramway Valley Station, its striking parabolic canopy still standing today at the entrance to the City.

¹⁶ Patrick McGrew, "The Hugh Stephens Residence," HSPB Nomination, February, 2010, 15.

¹⁷ Massey and Maxwell, 90.

¹⁸ Rosa, 74

¹⁹ *Ibid*, 75.

²⁰ McGrew, 13.

²¹ Janice Kleinschmidt, High and Mighty, *Palm Springs Life*, September, 2013.

²² Ron and Barbara Marshall, "The Dougherty Residence," HSPB Nomination, February, 2014, 16.

The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 2.



Source: Architecture and Design Center, Palm Springs Art Museum

Criterion 3: (reflects or exemplifies a particular period of the national, state or local history).

The aesthetic influences of the Bel Vista residence place it clearly in the historic context of Palm Springs' Early Modern Period. Frey's intimate knowledge and understanding of the International Style afforded him the opportunity to incorporate practical, modern designs that heightened postwar optimism. As such, the residence can be viewed as an important example of the historic trends that have come to define Palm Springs' reputation as a center of important mid-century architecture. The 1520 E. Tachevah is eligible under the theme of modern architecture because it possesses distinctive characteristics that make up the many qualities of the early roots of the style. The structure's overall horizontality, flat roof, carport, inexpensive mass-produced materials and plan that strives to blur the line between the indoors and outdoors work together to embody the modern aesthetic.

The home was erected in 1946 by the developer team of Frey and Sallie Stevens Nichols and Culver Nichols as a part of the larger 15-home Bel Vista tract. The project was financed through the Home Owners' Loan Corporation (HOLC), a government-sponsored corporation established in 1933 under President Franklin D. Roosevelt as part of the New Deal.²³

Built following years of Spanish influenced tracts, including Palm Canyon Mesa in 1924, Las Palmas Estates and Merito Vista in 1926 and Palm Springs Estates in 1927 (built by Sallie Stevens' father, Prescott T. Stevens), Bel Vista represents the first International Style modern subdivision built in the City of Palm Springs. Bel Vista was completed ten years before Jack Meiselman would build his earliest modern-style tracts in 1956: Karlisa Cove and Palm Lane.

The residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 3.

²³ "Home Owners' Loan Corporation," accessed on 21 October 2016, https://en.wikipedia.org/wiki/Home_Owners'_Loan_Corporation

Criterion 5: (represents the work of a master, or possesses high artistic values).

The architect Albert Frey qualifies individually as “master architect,” having been identified as such in several previous city designations.

Born in Zurich, Switzerland in October, 1903, Frey received his architecture diploma in 1924 from the Institute of Technology in Winterthur, Switzerland. Frey worked on various architectural projects in Belgium from 1924 through 1928. In 1928, Frey secured a position in the Paris office of the noted International Style architect Le Corbusier and Pierre Jeanneret. Frey left after 10 months to take up work in the United States, yet maintained a friendship with Le Corbusier for many years.

Frey, the first architect in America to have worked directly with Le Corbusier, soon began working with the American architect A. Lawrence Kocher, managing editor of *Architectural Record*. Their collaboration would last until 1938. The pair contributed significantly to the American modernist movement through their work and numerous articles published in *Architectural Record* on urban planning, the modernist aesthetic, and technology — one collaboration was the 1931 Aluminaire House, designed for an exhibition, and later sold to New York architect Wallace K. Harrison. Harrison used it as a guesthouse on his Long Island property for years. Another of their commissions was an office/apartment dual-use building for Kocher's brother, Dr. J. J. Kocher of Palm Springs. This project introduced Frey to the California desert, which was to become his home and the backdrop for most of his subsequent work. From 1935 to 1937 Frey worked with John Porter Clark (1905–1991), under the Pasadena, CA firm of Van Pelt and Lind Architects as both were yet unlicensed in California. In April, 1937, Frey briefly returned to the east coast to work on the Museum of Modern Art in New York. While in New York, Frey married Marion Cook, a writer whom he had met in Palm Springs. Having completed his work on the Museum of Modern Art in 1939, he and Cook returned to Palm Springs where Frey resumed a collaboration with Clark that would last nearly twenty years.

At the end of World War II, Palm Springs' population nearly tripled and the city experienced a building boom. Known as an escape for the Hollywood elite and a winter haven for east coast industrialists, Palm Springs emerged as a resort community for a broader segment of the American populace with more leisure time than any previous generation. Veterans and their families also migrated to the desert after the war. Clark and Frey received several commissions from the returning soldiers for homes and small businesses during this time. Frey and Clark were well positioned to capitalize on this, and both the city and their firm benefited from an unprecedented period of construction. Significant buildings by Frey include:

- Aluminaire House, 1930 (with A. Lawrence Kocher)
- Kocher-Samson Building, 1934 (with A. Lawrence Kocher)
- Frey House I, 1940 and Frey House II, 1963
- Loewy House, built for industrial designer Raymond Loewy, 1946
- Palm Springs Aerial Tramway Valley Station, 1949-1963
- Palm Springs City Hall, 1952
- North Shore Beach and Yacht Club at North Shore, Salton Sea, 1958
- Tramway Gas Station, 1961

Source: Wikipedia

As the work of a Master, and for its high artistic values, the residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 5.



**Frey Honored
By Institute
of Architects**

The Desert Sun • Tuesday, May 7, 1957



Albert Frey, prominent architect of Palm Springs and a partner in the architectural firm of Clark, Frey and Chambers, will be advanced to the rank of Fellow in the American Institute of Architects, highest honor accorded by the national professional architectural society, according to Cornelius M. Deasy, president of the Southern California Chapter.

One of 48 members of the American Institute of Architects to be so honored this year, Frey will be advanced to the rank of Fellow when the Institute holds its Centennial Celebration in Washington, D.C., May 15-18.

Architect Frey attended schools in his native Switzerland, where he was graduated from the Institute of Technology in 1934.

He and his firm have received many awards including the Oscar Dooly Award in 1951 from the University of Miami for the Frey residence in Palm Springs.

Other outstanding work includes the Bel Vista War Housing, Palm Springs; Loewy residence, Palm Springs; Katherine Finchy Elementary School, Palm Springs; San Geronimo Pass Memorial Hospital, Banning; and the Social Sciences and Humanities building for the University of California at Riverside.

Source: Architecture and Design Center, Palm Springs Art Museum

Integrity Analysis: The Seven Aspects of Integrity

(source: U.S. Department of the Interior)

Integrity

The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

Location

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

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape. Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites. ***The Tachevah Residence's essential characteristics of form, plan, space, structure, and style have survived almost entirely intact.***

Setting

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts. ***The setting of the Tachevah Residence still reflects the architect's original design relationship of site and structure.***

Materials

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. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place. A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. ***The Tachevah Residence's exterior surface materials have been painted to match the original colors palette. With one exception, the exterior doors and windows are to original specifications.***

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual

components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. ***The Tachevah Residence continues to express a high degree of early modern period workmanship.***

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

When constructed, the Tachevah Residence was part of a planned early modernist tract development and sited to take advantage of panoramic, mountain views to the west. Accordingly, the Tachevah Residence retains its original integrity of feeling.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

The Tachevah Residence is an important example of a post-WWII, early modernist, private residence built under the direction of the U.S. government. It continues its association with a pattern of events that have made a meaningful contribution to the community.

INTEGRITY SUMMARY: 1520 E Tachevah Residence is in excellent condition from a recent, comprehensive restoration.

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Special Thanks and Sincere Appreciation to –

Matthew Berkley, MA
 Frank D. Lopez, Palm Springs Art Museum
 Jeri Vogelsang, Palm Springs Historical Society

Additional Sources –

Architecture and Design Center, Palm Springs Art Museum
 Art, Design & Architecture Museum, University of California, Santa Barbara
 City of Palm Springs Citywide Historic Context Statement & Survey Findings, 2016
 Culver Nichols political ad, *The Desert Sun*, March 26, 1948
The Hugh Stephens Residence, HSPB Nomination, Patrick McGrew, February, 2010
 Palm Springs Historical Society
Paul Dougerty Residence, HSPB Nomination, Ron and Barbara Marshall, February, 2014

Photographs and Images

Art, Design & Architecture Museum, University of California, Santa Barbara
 Getty Research Institute
 Palm Springs Historical Society

Appendices

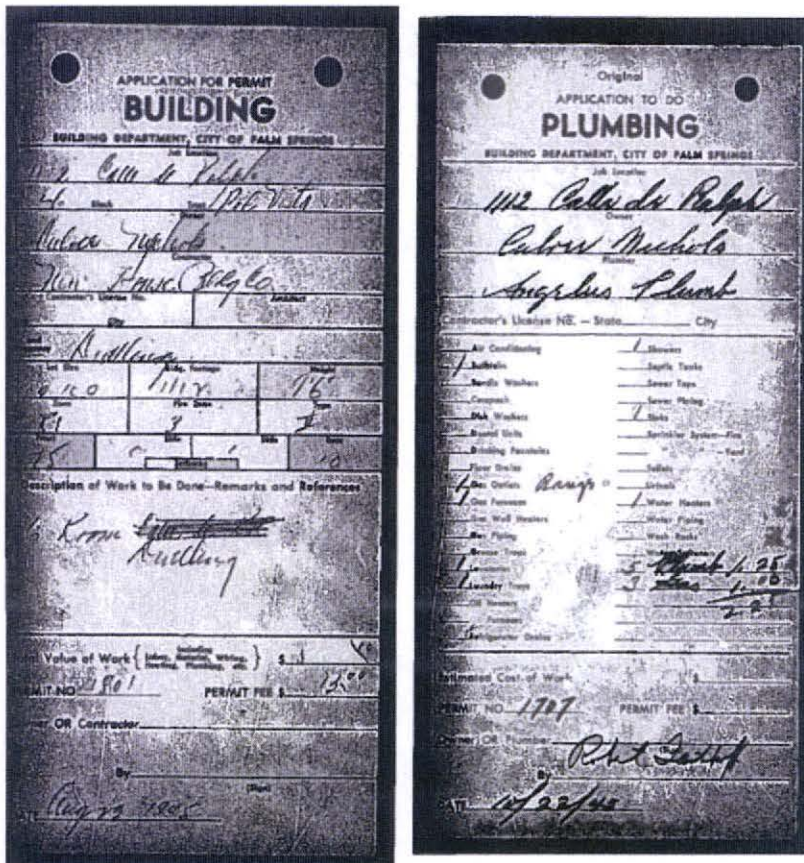
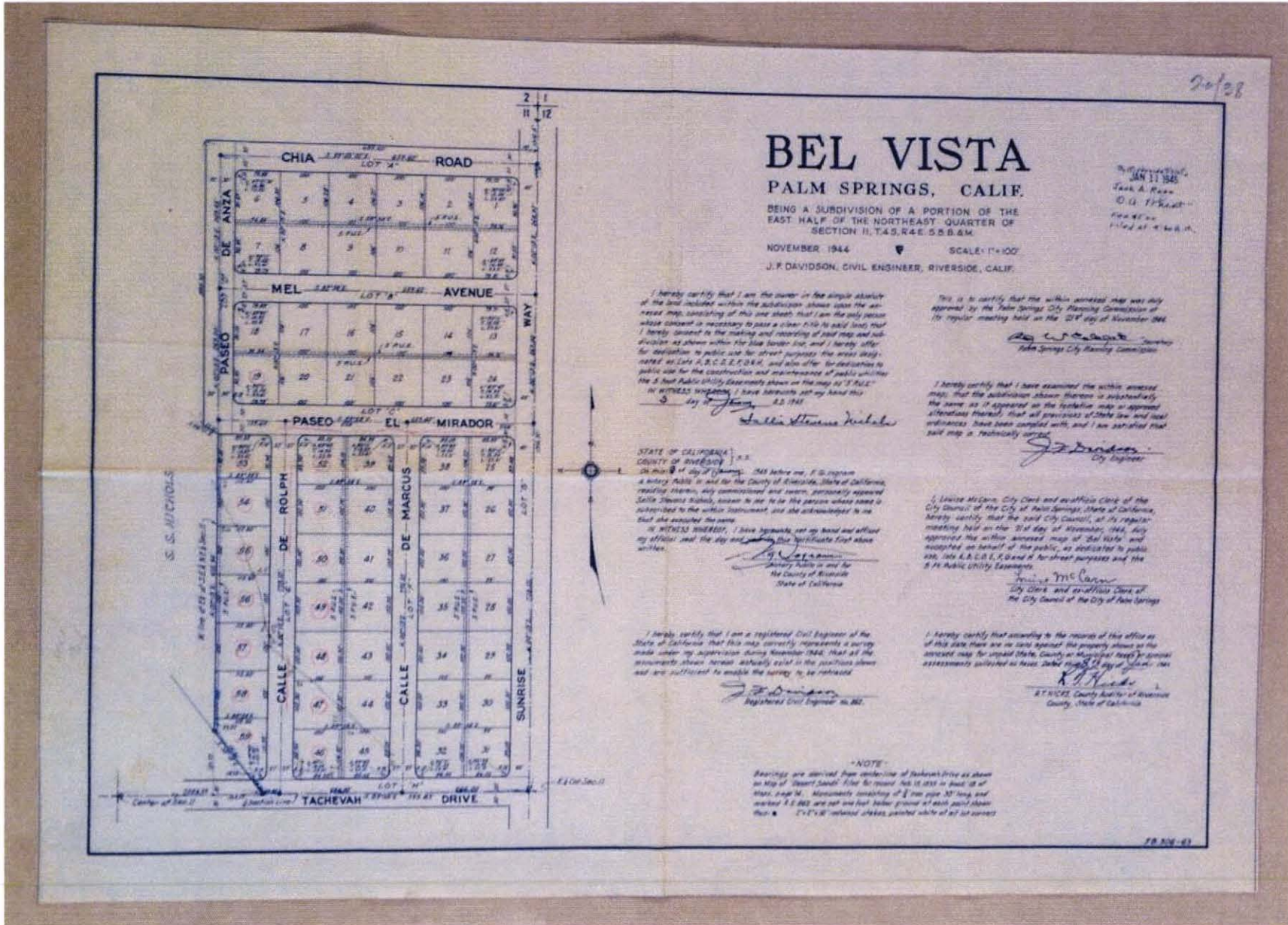


fig. 1., Original Building Permit. Source: City of Palm Springs.

Fig. 2., Original subdivision map. Source: Art, Design & Architecture Museum, University of California, Santa Barbara



DECLARATION OF ESTABLISHMENT
OF CONDITIONS, RESTRICTIONS, AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS:

That Nellie Stevens Nichols, the record owner of the real property situated in the City of Palm Springs, County of Riverside, and particularly described as Lots One (1) to Fifty-nine (59) both inclusive, of Bel Vista as shown by map on file in Book 30 of Maps at page 36 thereof, records of Riverside County, California, HEREBY CERTIFIES AND DECLARES that she has established and does hereby establish a general plan for the development and improvement of said Bel Vista Tract and does hereby establish the provisions, conditions, restrictions, and covenants, hereinafter referred to as the "conditions", upon and subject to which all lots in said TRACT shall be improved and/or sold and conveyed by the present and all subsequent owners, each and all of which is, and are, for the benefit of each owner of the lots in said tract, and shall inure to and pass with each and every parcel of said property, and shall apply to and bind the respective successors in interest of the present owner or owners thereof, and are, and each of them is, imposed upon said property as a servitude in favor of each and every such parcel of land therein, as the said tract tenement or tenements as follows, to wit:

A All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed one story in height and a private garage for not more than two cars.

No lot in said tract shall be used for any purpose other than for one single-family residence.

B No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Nellie Stevens Nichols, Albert Gray and Oliver Nichols, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 60 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the expiration thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee, and of its designated representative shall cease on and after January 1, 1960. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

Said committee shall not be responsible for any structural defects in any building erected in said tract.

No building shall be erected, placed or altered except in accordance with the building plans, specifications, and plot plan when these have been approved as provided above.

C No building shall be located nearer than 20 feet to the front lot line nor nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to any side lot line.

D No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet or a width of less than 50 feet at the front building setback line, as shown on the recorded plat.

E No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F No trailer, tent, shack, garage, barn, or other outbuilding shall be erected, used, or maintained in the tract; that no basement shall at any time be used as a residence temporarily or permanently; nor shall any structure of a temporary character be erected, maintained, or used as a residence under any purpose.

G The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 800 square feet.

H An easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

fig. 3., Original CC&R's. Source: Lawyers Title Co.



Photo by Julius Schulman

RESIDENTIAL "BEL VISTA"

PALM SPRINGS, CALIFORNIA

ARCHITECT: Clark and Frey

LOT: 100 feet x 112 feet

COST: \$13,500 per Unit
(plus Furnishings)

. . . BEL VISTA

GENERAL VIEW—from one of the houses located at the end of the street. Roofed outside area may be used as porch or carport.



Each house has its distinct and individual color scheme.



LIVING ROOM CORNER

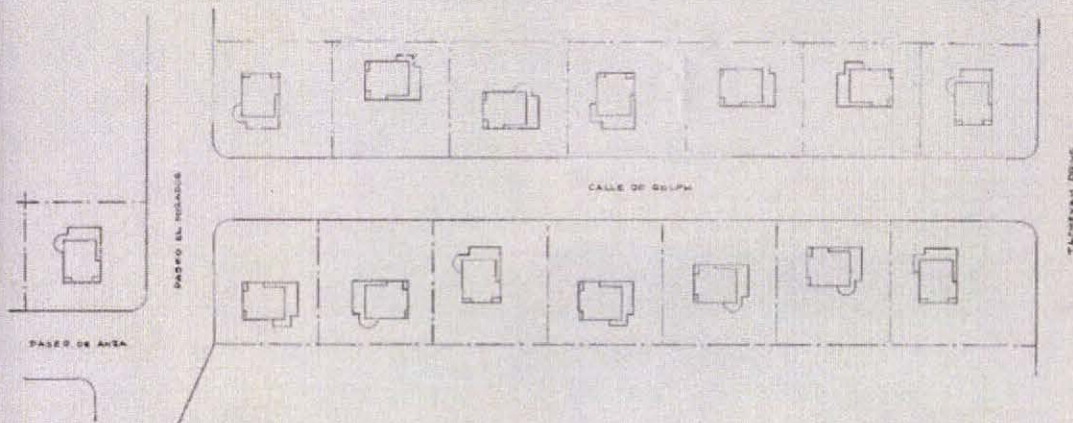
The entrance door is at the left . . . view window in the center looks across Calle de Rolph. Asphalt tile floor.

Furnishings by House of Modern Interiors.

Gayle's Studio, Photo

15 HOUSES "BEL VISTA" TRACT PLOT PLAN

Identical floor plan for each house. A variation in appearance is obtained by staggering set-backs and by having different sides of houses face the street. The large size of each lot also contributes to the spacious feeling and privacy from adjoining property.



APRIL, 1951

11

BEL VISTA . . .

The "Bel Vista" residential development project adjacent to the city of Palm Springs, California, represents the open, spacious, type of home that has become so popular throughout Southern California and the Southwest.

The homes have been designed by the architectural firm of John P. Clark and Albert Frey of Palm Springs, to fulfill the requirements of those who seek casual, comfortable, desert living.

Although the floor plan for each of the fifteen homes in the group is quite similar, individuality in appearance is obtained by a shifting of the placement of the home on the lot, so that various

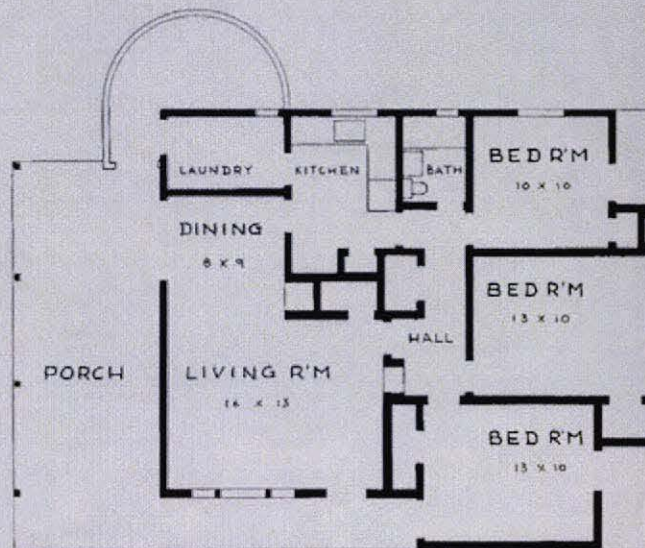
angles and sides of the structure face from the street.

Unusually well built, each home contains all the little details that make the difference between a house and a home.

Two of the three bedrooms have private entrances. The dining area opens onto the living room, giving additional spaciousness. Ample closet space, liberal use of glass, and functional arrangement of rooms contribute to the popularity of the house. The kitchen is separate, and the service room opens onto a walled service yard. Gas is used for heating.

FLOOR PLAN—

Compact arrangement of rooms and central location of utilities. Gas hot-air heater for entire house is located between the living room and the hall. Two bedrooms have additional access from outside for convenience. Cement floors, frame and stucco walls, and composition roofing.

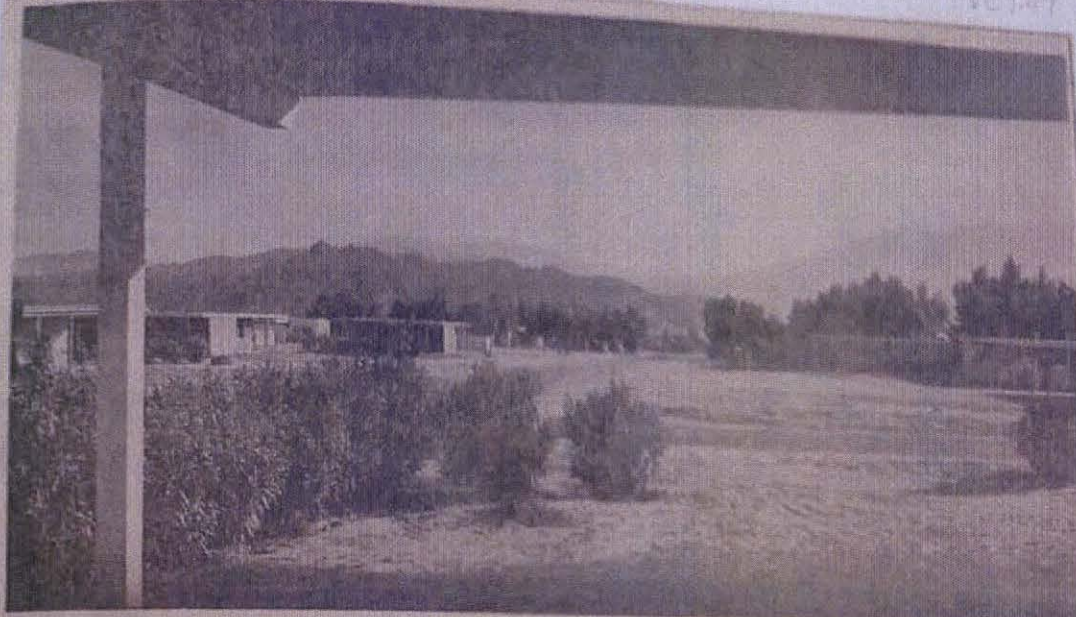


DINING ALCOVE located off the living room. Door to kitchen is behind the corner at the right. French doors open to the porch for outdoor meals.

Furnishings were supplied by House of Modern Interiors.

Gayle's Studio Photo

fig. 4., Architect and Engineer, April 1951. Source: Architecture and Design Center, Palm Springs Art Museum



Architect Albert Frey cites this as an example of how even the lowest-priced housing tract can avoid the "cookie cutter" look.

Cookie Cutter Tract Solution Offered PS

By GEORGE RINGWALD
PALM SPRINGS, Sept. 10. — A Palm Springs architect today offered the City Council some help in eliminating the "cookie cutter" tract homes here by suggesting creation of a Commission of Arts and Architecture.

It is a suggestion the Council itself has kicked around in recent discussions about "look-alike" tract homes, power poles and utility lines, and the possible emergence of "skyscrapers" along Palm Canyon drive to avert deterioration of the downtown business district.

ALBERT FREY, longtime desert resident since 1934, and a former member of the Desert Museum board, advanced the idea after mulling over published reports of Council concern about the esthetic situation in the desert resort city.

"In the past," said Frey, "many Palm Springs subdivisions provided restrictions for property improvements, which insured the neighborhood of desirable architectural standards. With some new developments not following this practice and existing regulation expiring, it becomes obvious that some sort of control is urgently needed."

"To continue as an attractive resort community," he added, "we will need a board of review to pass on all buildings and site developments for approval of suitability and quality of design."

THE CITY COUNCIL itself has been engaged in a similar review board here during World War II with



ALBERT FREY
Inspiration in the Mountains

for new business buildings in downtown Palm Springs, but it has no control over architectural design of residences.

Frey said that alarm about what the architects refer to as "urban sprawl" is being expressed nation-wide, not just in Palm Springs.

And he mentioned that the economy in even production-line home construction can be obstructed without adding substantially to the cost.

HE CITED AS an example a small, low-cost housing tract

in very limited financing arrangements.

"By setting some houses back farther than others," he said, "we were able to get a feeling of spaciousness. They were all the very same design—we just flopped the plans over on each lot."

The homes also were arranged to leave in a row of tamarisk trees running across the property—an important point in Frey, "Palm Springs," said Frey, "has the unique setting of a fascinating desert with magnificent mountains."

THE TROUBLE is, he added, that present-day builders aren't taking advantage of it.

Instead of designing homes around a natural outcropping of rocks or a desert stream, they wipe out the natural setting, diverting or filling in the stream, leveling the rocks.

"Many beautiful vistas have already been spoiled," said Frey, "and ugliness has been brought in where there was none."

Palm Springs architecture, Frey feels, should "seek inspiration from the typical forms of the shallow mountains and the receding ridge lines of Mt. San Jacinto."

PARADOXICALLY perhaps Frey feels that variety per se is not necessarily the means of eliminating the "cookie cutter" look of tract homes.

"Planning is wrong in having a similarity of style—you get a harmony," he said. "Different (Turn to TRACTS, Page B-3)

Tracts...

(Continued from Page B-3)

plans may just make it chaotic. The structure of our mountains is quite similar, and yet they are not monotonous.

Now we see monotonous buildings per se going to meet the architectural standards of Palm Canyon drive, according to Frey.

"Should architects be permitted," he said, "it would be imperative to regulate their type of design. They would be able to plan all year long, and their plans, submitted and approved, would influence the character of our city scene. They could be happy if, but they could also give what we now have."

fig. 5., Daily Enterprise, September 11, 1959. Source: Architecture and Design Center, Palm Springs Art Museum



Fig. 6., Centrosoyuz in Moscow. Source: structurae.net

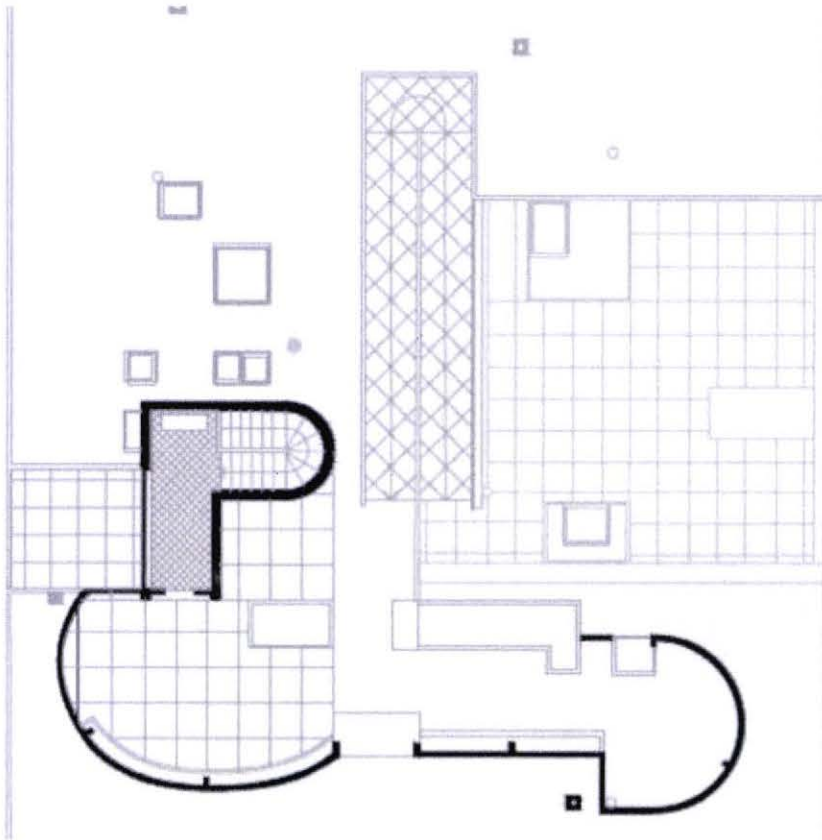


Fig. 7., Villa Savoye floor plan. Source: Friv 5.

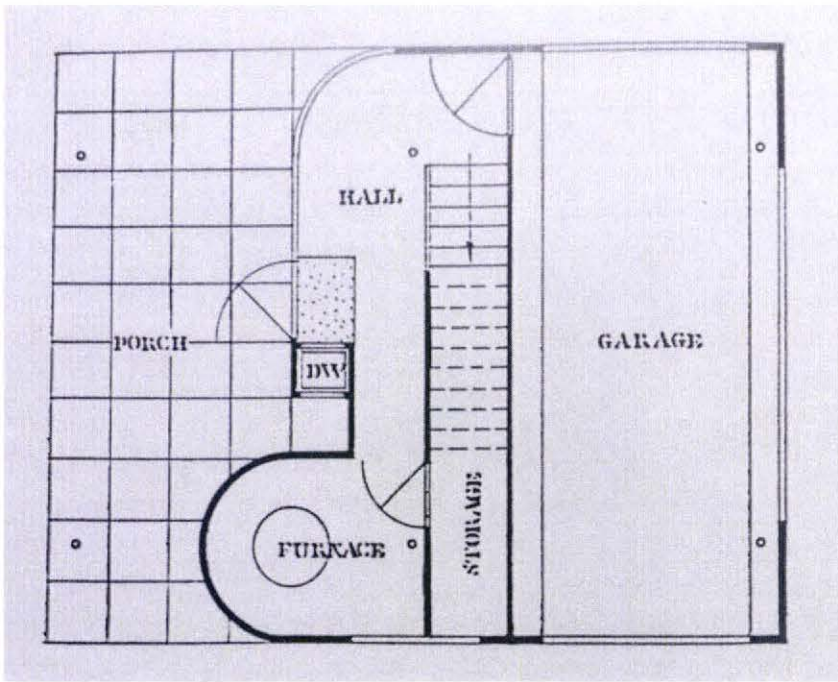


fig. 8., Alluminaire House floor plan. Source:

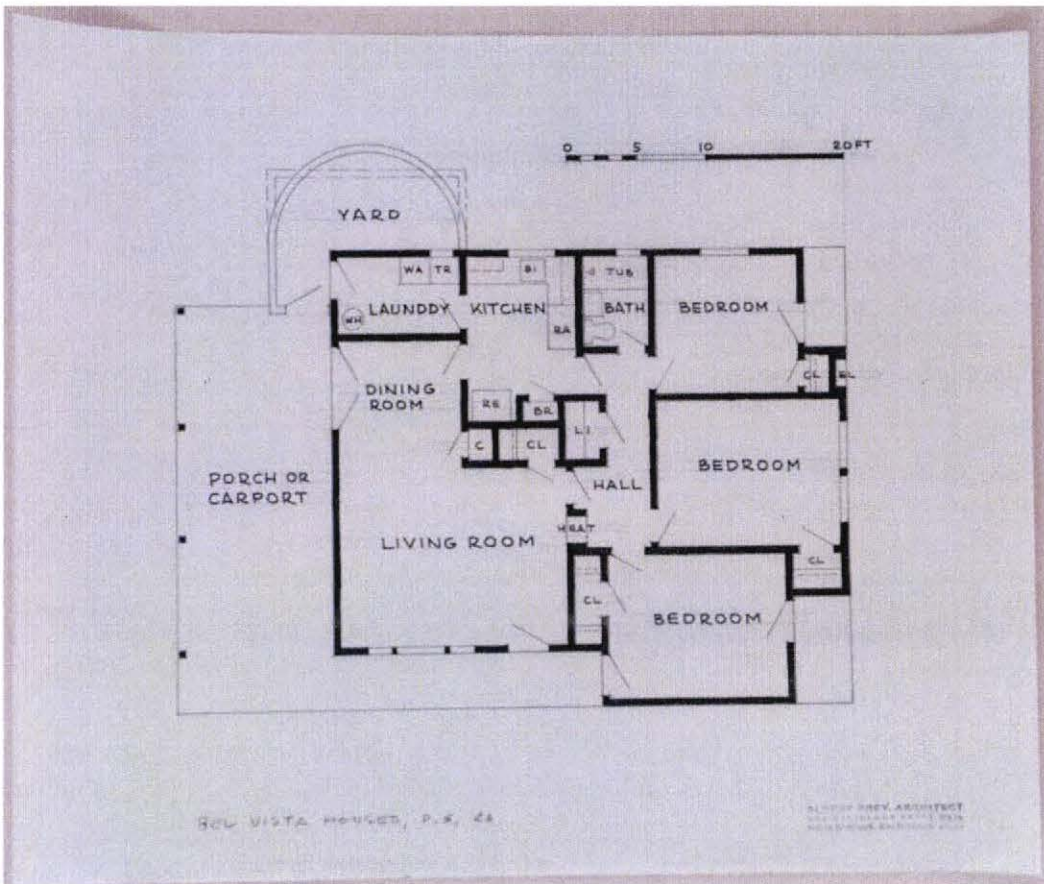


fig. 9., Original floor plan. Source: Art, Design & Architecture Museum, University of California, Santa Barbara

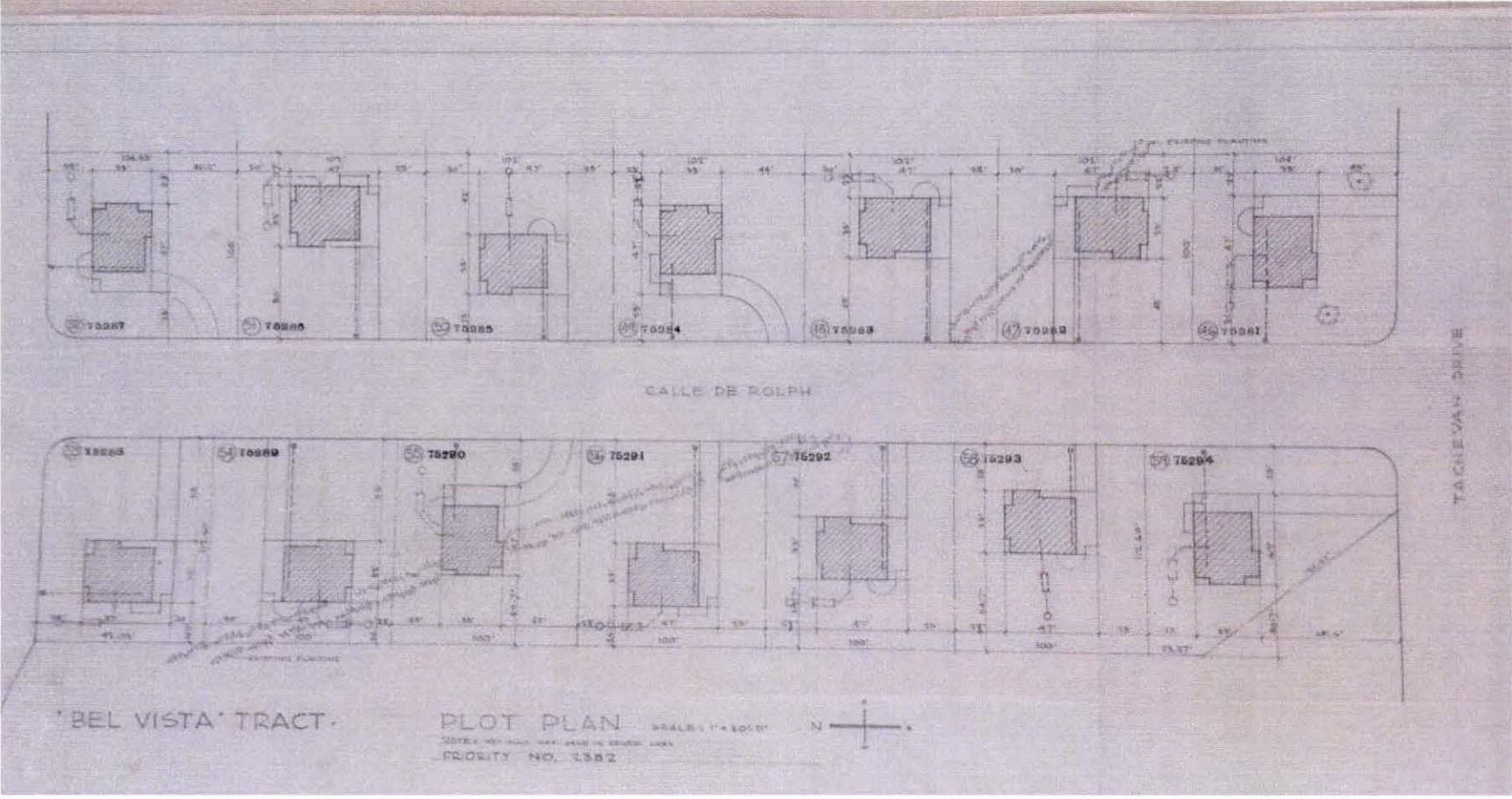


fig. 10., Original Tract Plot Plan. Source: Art, Design & Architecture Museum, University of California, Santa Barbara

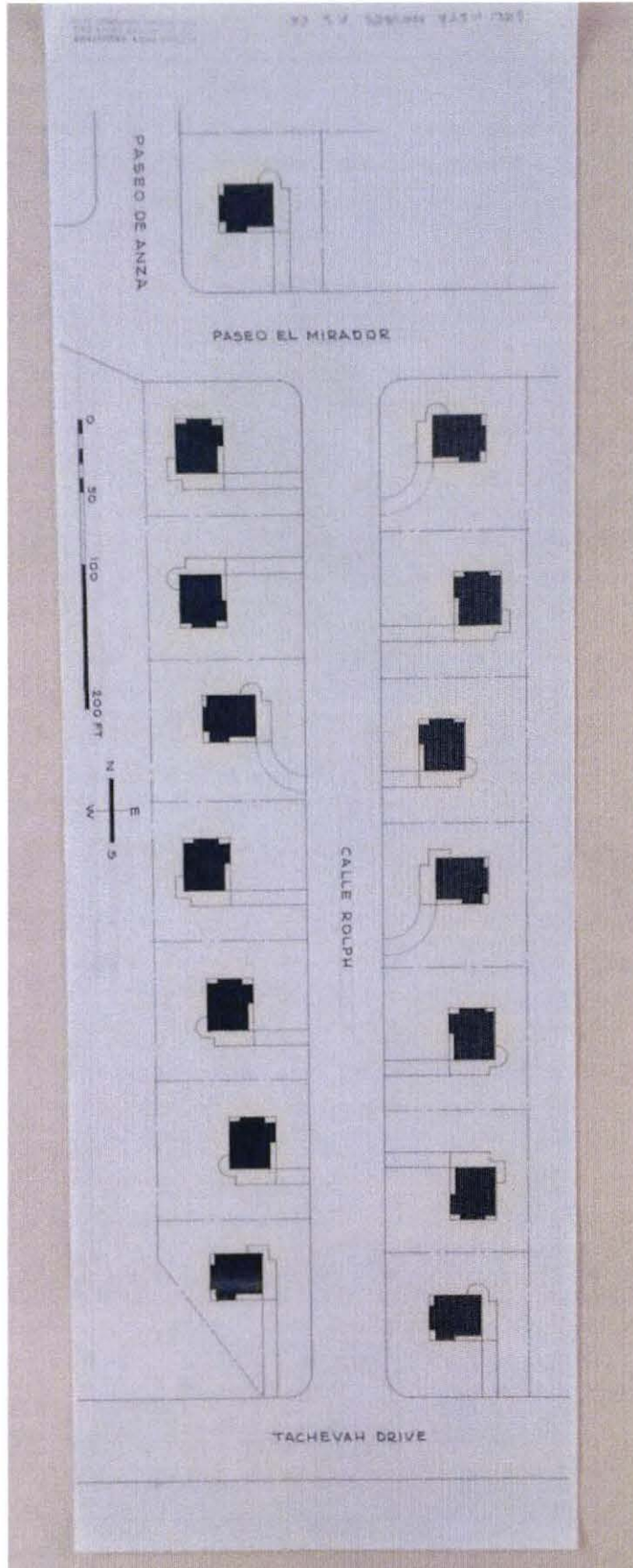


fig. 11., Original tract drawing. Source: Art, Design & Architecture Museum, University of California, Santa Barbara



fig. 12., Interior photos by Gail Thompson. Source: Art, Design & Architecture Museum, University of California, Santa Barbara

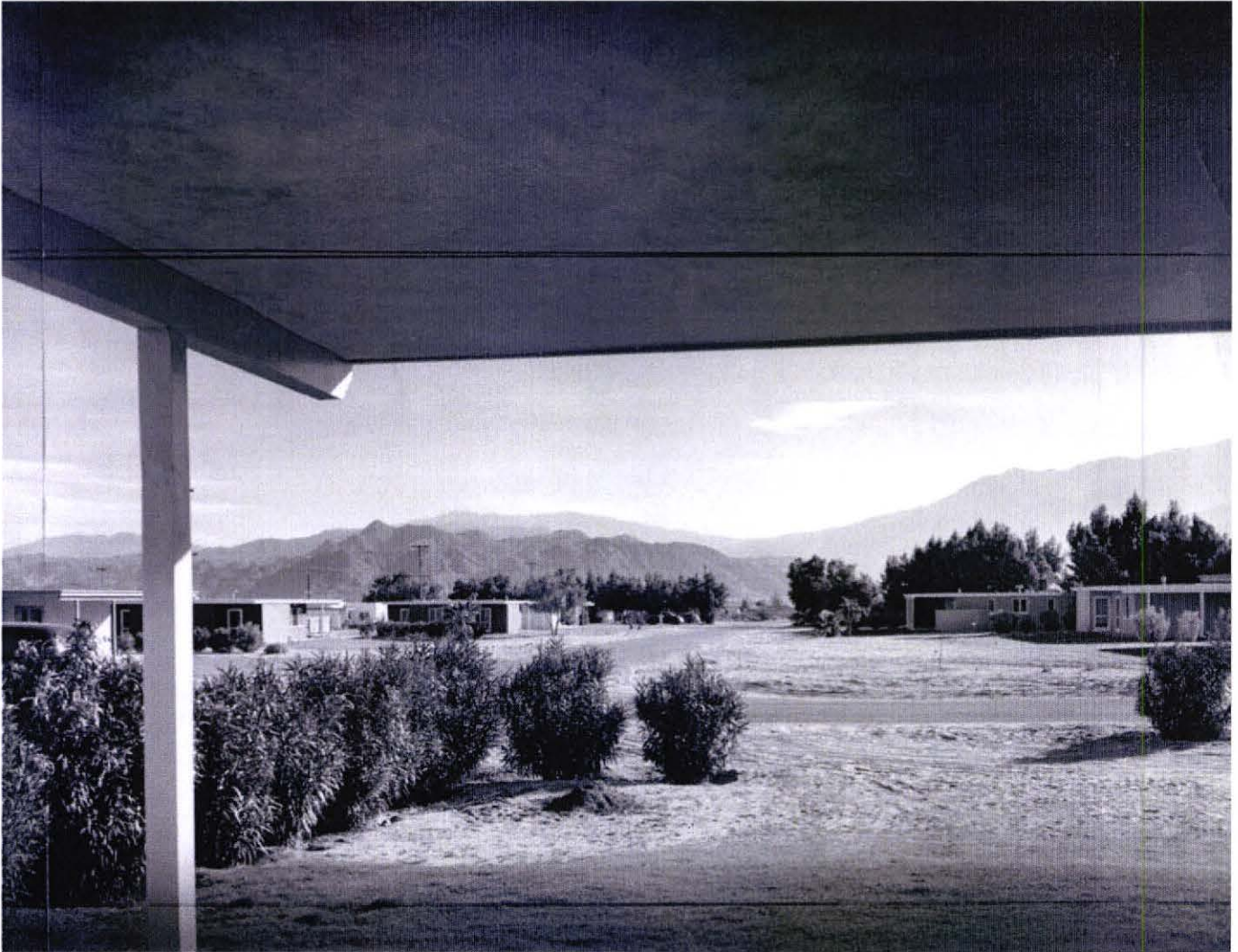


fig. 13., Early site photo of tract looking south, by Julius Schulman. Source: The Getty Institute

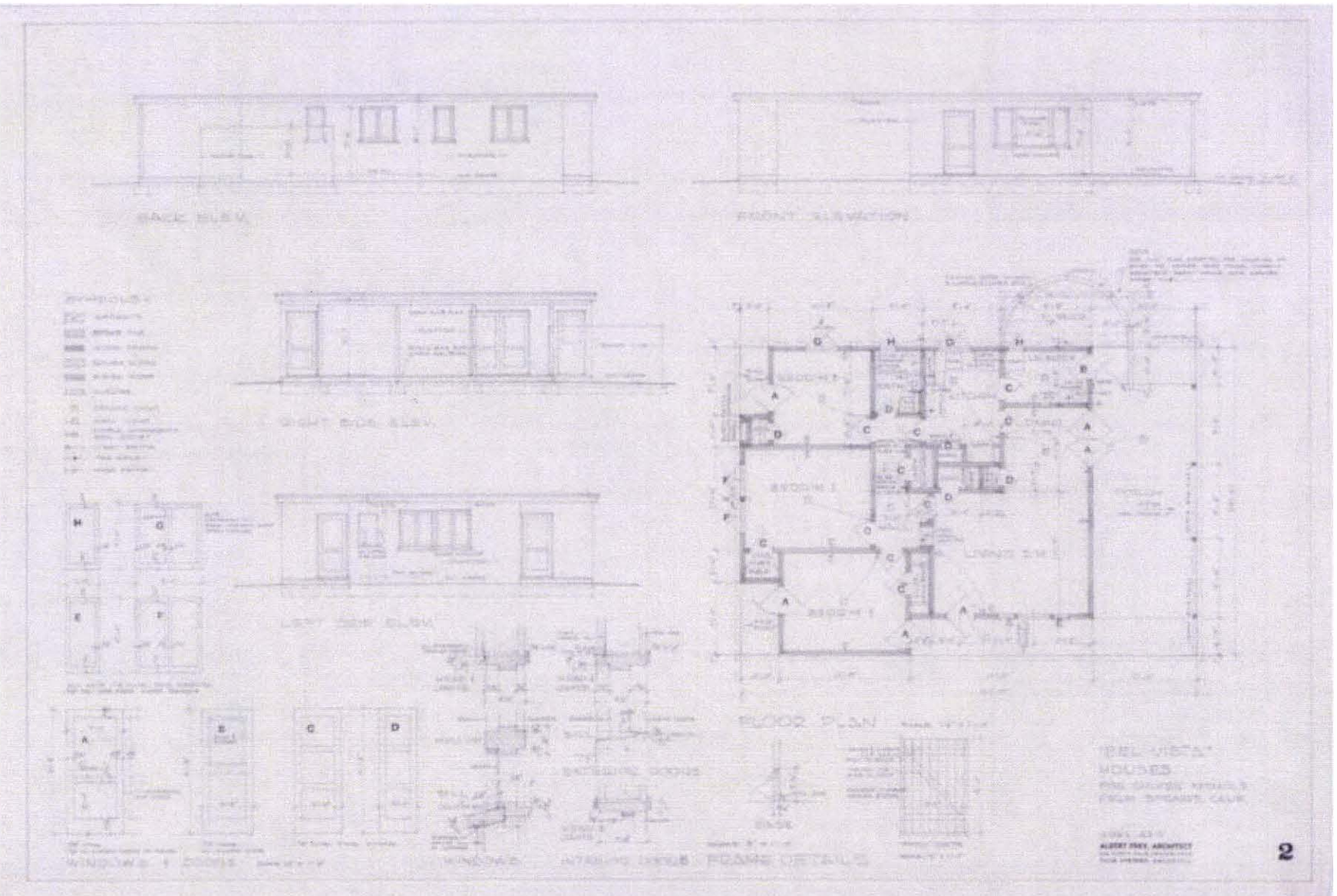


Fig. 14. Original plan drawings by Albert Frey Architects. Source: Art, Design & Architecture Museum, University of California, Santa Barbara

**CITY OF PALM SPRINGS
PUBLIC NOTIFICATION**




Date: March 15, 2017
Subject: Class 1 Historic Site for 1520 E. Tachevah Drive "The Albert Frey Bel Vista Home"

AFFIDAVIT OF PUBLICATION

I, Cynthia A. Berardi, CMC, Interim Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on March 4, 2017.

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




Cynthia A. Berardi, CMC
Interim Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Cynthia A. Berardi, CMC, Interim Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board, and in the Office of the City Clerk on March 2, 2017.

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




Cynthia A. Berardi, CMC
Interim Chief Deputy City Clerk

AFFIDAVIT OF MAILING

I, Cynthia A. Berardi, CMC, Interim Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on March 2, 2017, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (10 notices)

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



Cynthia A. Berardi, CMC
Interim Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF PALM SPRINGS

PROPOSED DESIGNATION OF THE RESIDENCE AT
1520 EAST TACHEVAH DRIVE, "THE ALBERT FREY BEL VISTA HOME"
AS A CLASS 1 HISTORIC SITE (CASE HSPB #105)

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of March 15, 2017. The City Council meeting begins at 6:00 p.m., in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of this hearing is to consider a recommendation to the City Council to designate the residence at 1520 East Tachevah Drive, "The Albert Frey Bel Vista Home," as a Class 1 historic site.

ENVIRONMENTAL DETERMINATION: The proposed historic site 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.

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

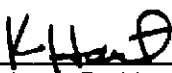
COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by email at cityclerk@palmspringsca.gov, or letter (for mail or hand delivery) to:

Kathleen D. Hart, MMC, Interim City Clerk
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Any challenge of the proposed in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. (Government Code Section 65009(b)(2)).

An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Flinn Fagg, Director of Planning Services, at (760) 323-8245.

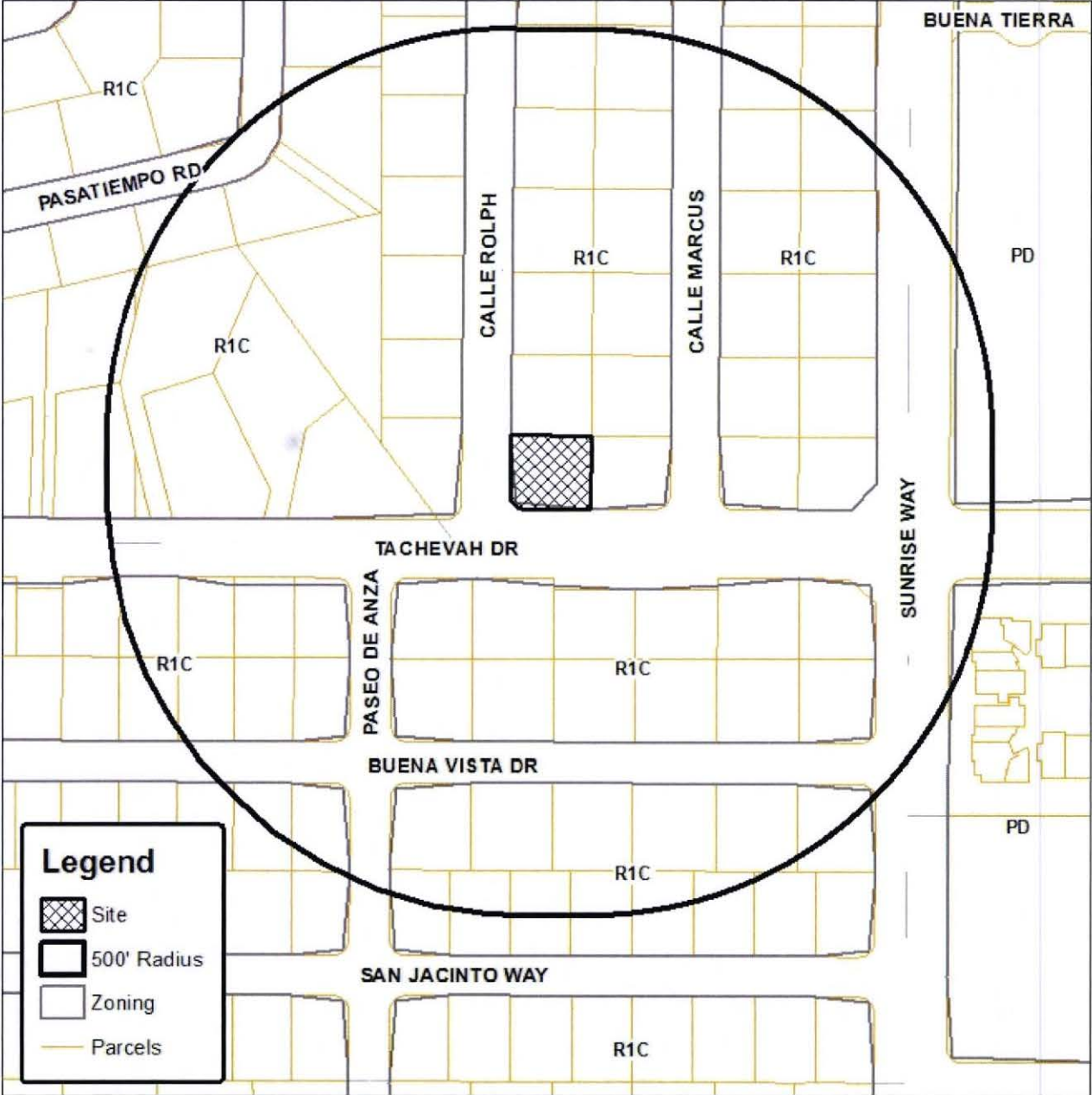
Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Felipe Primera telefono (760) 323-8253.



Kathleen D. Hart, MMC
Interim City Clerk



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS HSPB 105 - 1520 E Tachevah Drive