

**HISTORIC PRESERVATION COMMITTEE
CITY OF PALM DESERT
REGULAR MEETING AGENDA**

Wednesday, April 22, 2026

9:00 a.m.

Administrative Conference Room, City Hall

73-510 Fred Waring Drive

Palm Desert, CA 92260

Please see the last page of this agenda for public notices and participation options.

Pages

1. CALL TO ORDER

2. ROLL CALL

3. NON-AGENDA PUBLIC COMMENTS

This time has been set aside for the public to address the Committee on issues that are not on the agenda for up to three minutes. Because the Brown Act does not allow the Committee to act on items not listed on the agenda, members may briefly respond or refer the matter to staff for a report and recommendation at a future meeting.

4. CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine and may be approved by one motion. The public may comment on any items on the Consent Agenda within the three-minute time limit. Individual items may be removed by the Committee for a separate discussion.

RECOMMENDATION:

To approve the consent calendar as presented.

4.a Approval of Minutes

RECOMMENDATION:

Approve the Minutes of August 27, 2025.

5. BUSINESS ITEMS

No business items.

6. PUBLIC HEARINGS

6.a Consideration of a Request for a Certificate of Appropriateness to Approve Exterior Paint for All Buildings Within the Sandpiper Circles 5-10 Historic District

5

RECOMMENDATION:

1. Approve a Certificate of Appropriateness (CRPC-26-0003) for the repainting of all exterior surfaces within the Sandpiper Circles 5–10 Historic District using the proposed “Circle 4” color (Sherwin-Williams custom match), based on findings that the project is consistent with Palm Desert Municipal Code Section 29.60.090 and the Secretary of the Interior’s Standards for Rehabilitation.
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 - Existing Facilities), as the work consists of painting existing structures with no expansion of use.

6.b Consideration of a Recommendation to the City Council to Designate 47550 Silver Spur Trail as a Landmark (CRPC25-0003)

53

RECOMMENDATION:

1. Make findings and recommend the City of Palm Desert City Council adopt a resolution to designate the property located at 47550 Silver Spur Trail (APN 630-250-046) as a landmark pursuant to Criteria A and C of Palm Desert Municipal Code (PDMC) Section 29.40.010 (CRPC25-0003).
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3).

7. INFORMATIONAL REPORTS

7.a City Council Liaison

The liaison provides updates to facilitate communication between the City Council and the Committee. This is an informational update with no formal action.

7.b City Staff

City staff will provide updates on relevant projects, activities, and other matters within the Committee's scope. These are informational items with no formal action.

8. MEMBER COMMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS

Committee members may briefly offer comments relevant to the committee's scope or propose items for future agendas. Proposals that receive support from at least one other member may be placed on a future agenda for discussion and possible action. No formal action will be taken at this time.

9. ADJOURNMENT

The next Regular Meeting will be held on June 24, 2026.

10. PUBLIC NOTICES

Pursuant to Senate Bill 707, this meeting may be conducted as a hybrid meeting allowing public access via teleconference or in person.

Public Participation Options:

Option 1: In Person

Members of the public may attend the meeting in person and may provide public comment for up to three minutes.

Option 2: Via Email

Send your comments by email to: CityClerk@palmdesert.gov. Emails received by 4:00 p.m. the day prior to the meeting will be made part of the record and distributed to the Committee. Any correspondence received during or after the meeting will be distributed to the Committee as soon as practicable and retained for the official record. Emails will not be read aloud except as an ADA accommodation.

Option 3: Live Via Zoom

Access via <https://palmdesert.zoom.us/j/82890728644> or zoom.us, click "Join Meeting" and enter Webinar ID 828 9072 8644.

Option 4: Live Via Telephone

1. (213) 338-8477 and enter Meeting ID 828 9072 8644 followed by #.
2. Indicate that you are a participant by pressing # to continue. During the meeting, press *9 to add yourself to the queue and wait for the City Clerk to announce your name/phone number. Press *6 to unmute your line and limit your comments to three minutes.

Agenda Related Materials: Pursuant to Government Code §54957.5(b)(2) the designated office for inspection of records in connection with this meeting is the Office of the City Clerk, Palm Desert Civic Center, 73-510 Fred Waring Drive, Palm Desert. Staff reports for all agenda items considered in open session, and documents provided to a majority of the legislative bodies are available for public inspection at City Hall and on the City's website at www.palmdesert.gov.

Americans with Disabilities Act: It is the intention of the City of Palm Desert to

comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 346-0611, at least 48 hours prior to the meeting to inform us of your needs and to determine if accommodation is feasible.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda for the Cultural Resources Preservation Committee was posted on the City Hall bulletin board and City website not less than 72 hours prior to the meeting.

/S/ Monique Lomeli, CMC
Senior Deputy Clerk

City of Palm Desert Staff Report

Meeting Date: April 22, 2026

Prepared By: Bobby Keatinge, Associate Planner

Department: Development Services

Subject: Consideration of a request for a Certificate of Appropriateness to approve exterior paint for all buildings within the Sandpiper Circles 5-10 Historic District.

Recommendation

1. Approve a Certificate of Appropriateness (CRPC-26-0003) for the repainting of all exterior surfaces within the Sandpiper Circles 5–10 Historic District using the proposed “Circle 4” color (Sherwin-Williams custom match), based on findings that the project is consistent with Palm Desert Municipal Code Section 29.60.090 and the Secretary of the Interior’s Standards for Rehabilitation.
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 - Existing Facilities), as the work consists of painting existing structures with no expansion of use.

Executive Summary

The item before the Historic Preservation Committee is a request by the Sandpiper Owners Association (Circles 5-10) to approve a Certificate of Appropriateness to repaint all exterior building surfaces within the Sandpiper Circles 5-10 Historic District. The proposed work includes repainting existing exterior walls and architectural features using a single, unified color palette. The Committee is considering this request to determine whether the proposed color is appropriate and consistent with the City’s historic preservation standards.

Staff recommends approval of the Certificate of Appropriateness, finding that the proposed color is compatible with the district’s mid-century modern architectural character and consistent with the Secretary of the Interior’s Standards for Rehabilitation. The action does not have a direct fiscal impact but has ongoing policy and operational implications, as it establishes a district-wide finish that will guide future maintenance and preservation decisions.

Need for Action

The Sandpiper Circles 5-10 Historic District is a designated historic resource, and any exterior alterations, including changes to paint color, require approval through a Certificate of Appropriateness. The applicant has requested approval to implement a district-wide repainting program, necessitating review by the Historic Preservation Committee.

This item is being brought forward to ensure that the proposed paint color is evaluated for consistency with the district’s character-defining features and applicable preservation standards before work is undertaken.

Background

The Sandpiper Circles 5-10 Historic District is a designated historic district recognized for its association with architect William Krisel and its representation of mid-century modern residential design in Palm Desert.

The applicant, Sandpiper Owners Association (Circles 5-10), has submitted a Certificate of Appropriateness application requesting approval to repaint all exterior building surfaces within the district. The proposed work includes repainting walls, gates, and shared architectural features, as well as minor surface preparation and repair. No changes to building form, materials, or architectural features are proposed.

The application includes documentation related to the proposed color selection, including physical evidence of underlying paint layers, archival photographs, and contextual information regarding mid-century modern design practices. The applicant has also provided information regarding its internal decision-making process; however, this information is provided for context only and is not determinative of the City's review.

Public notice for this hearing was provided in accordance with Palm Desert Municipal Code requirements. Public comments received prior to preparation of this report have been included in the project record.

Analysis

The issue before the Historic Preservation Committee is whether the proposed district-wide paint color is consistent with the requirements of Palm Desert Municipal Code Section 29.60.090 and the Secretary of the Interior's Standards for Rehabilitation.

Exterior color is not a structural feature but contributes to the expression of architectural design, particularly in mid-century modern developments where color is used to emphasize form, materiality, and shadow. While the applicant has provided various sources of information regarding potential original colors, including physical evidence and historic photographs, these sources do not establish a definitive or singular original color for the district.

Accordingly, the evaluation focuses on whether the proposed color is appropriate within the architectural and historic context of the district rather than whether it represents an exact original finish.

Staff finds the project consistent with the applicable standards for the following reasons:

- The proposed color does not alter or obscure character-defining materials or architectural features and maintains a neutral, compatible palette consistent with mid-century modern design principles (Standard 5).
- The proposed color is compatible with the district and surrounding Krisel-designed developments, maintaining visual cohesion and reinforcing the architectural character of the area (Standard 9).

Alternative options considered include denial of the request or direction to pursue additional analysis to determine an original color. However, given the lack of conclusive evidence and the

appropriateness of the proposed color within the historic context, staff finds approval to be the most reasonable and implementable approach.

The Historic Preservation Committee's action on this item is final unless appealed to City Council.

Environmental Review

The project is categorically exempt from the California Environmental Quality Act pursuant to Section 15301 (Class 1 - Existing Facilities), as the work consists of painting existing structures with no expansion of use. Staff further finds that there are no unusual circumstances that would preclude the use of this exemption.

Legal Review

This report has been reviewed by the City Attorney's Office.

Financial Impact

The proposed action has no direct fiscal impact. The repainting work will be funded and implemented by the property owners association. The City may incur minor ongoing administrative costs associated with review of future Certificates of Appropriateness; however, these costs are typically absorbed within existing departmental operations.

Attachments

1. Resolution 2017-30
2. Application
3. Public Notice
4. Public Comment

RESOLUTION NO. 2017-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT APPROVING HISTORIC DISTRICT DESIGNATION FOR SANDPIPER CONDOMINIUMS CIRCLES 5 THROUGH 10 LOCATED ON EL PASEO, AS A LOCAL HISTORIC DISTRICT. CASE NO. CRPC 16-01

WHEREAS, on January 31, 2017, the Cultural Resource Preservation Committee conducted a public hearing to consider initiation of Historic District Designation for Sandpiper Condominiums Circles 5 through 10 located on El Paseo, Assessor's parcel No's. 640-220-035, 640-220-036, 640-220-037, 640-220-038, 640-220-039, 640-220-040, 640-220-041, 640-220-042, 640-220-043, 640-220-044, 640-220-045, 640-220-046, 640-220-047, 640-220-048, 640-220-049, 640-220-050, 640-220-051, 640-220-053, 640-220-054, 640-220-055, 640-220-056, 640-220-057, 640-220-058, 640-220-059, 640-220-060, 640-220-061, 640-220-062, 640-220-063, 640-220-064, 640-220-065, 640-220-066, 640-220-067, 640-220-068, 640-220-069, 640-220-001, 640-220-002, 640-220-003, 640-220-004, 640-220-005, 640-220-006, 640-220-007, 640-220-008, 640-220-009, 640-220-010, 640-220-011, 640-220-012, 640-220-013, 640-220-014, 640-220-015, 640-220-016, 640-220-017, 640-220-018, 640-220-019, 640-220-020, 640-220-021, 640-220-022, 640-220-023, 640-220-024, 640-220-025, 640-220-026, 640-220-027, 640-220-028, 640-220-029, 640-220-030, 640-220-031, 640-220-032, 640-220-033, 640-220-034, 640-200-018, 640-200-019, 640-200-020, 640-200-021, 640-200-022, 640-200-023, 640-200-024, 640-200-025, 640-200-026, 640-200-027, 640-200-028, 640-200-029, 640-200-030, 640-200-031, 640-200-032, 640-200-033, 640-200-034, 640-210-019, 640-210-020, 640-210-021, 640-210-022, 640-210-023, 640-210-024, 640-210-025, 640-210-026, 640-210-027, 640-210-028, 640-210-029, 640-210-030, 640-210-031, 640-210-032, 640-210-033, 640-210-034, 640-210-035, as a historic district pursuant to Section 29.50 of the Palm Desert Municipal Code; and

WHEREAS, the Cultural Resources Preservation Committee has considered all of the evidence submitted into the administrative record which includes, but not limited to:

1. Agenda reports were prepared by the Department of Building and Safety.
2. Staff presentation at a workshop held on November 29, 2016 before the Cultural Resources Preservation Committee.
3. Staff presentation at a meeting and subsequent public hearing held on January 31, 2017 before the Cultural Resources Preservation Committee.
4. The City of Palm Desert, Cultural Resources Ordinance No. 1168, and all other applicable regulations and codes.
5. Public comments, both written and oral, received and/or submitted at or prior to the meeting, supporting and/or opposing the applicant's request.
6. Testimony and/or comments from the applicant and its representatives submitted to the City in both written and oral form at or prior to the meeting.
7. All related documents received and/or submitted at or prior to the meeting.

WHEREAS, based on the forgoing evidence, the Cultural Resources Preservation Committee finds that:

1. A request for Historic District Designation for the Sandpiper Condominiums Circles 5 through 10 located on El Paseo was made on October 12, 2016, to designate the Sandpiper Condominiums Circles 5 through 10 as an historic district.

2. Notice of the January 31, 2017, Cultural Resources Preservation Committee meeting was posted in the Desert Sun and at City Hall.
3. Notice of the January 31, 2017, Cultural Resources Preservation Committee was provided to the affected property owner as shown on the latest Riverside County assessment role. Owner was notified by telephone and by first class mail.
4. Notice of the Cultural Resources Preservation Committee meeting included the notice requirements set forth in California Environmental Quality Act (CEQA).

WHEREAS, based on the Cultural Resources Ordinance 1168, the Cultural Resources Preservation Committee concludes the following:

1. Palm Deserts' character and history are reflected in its cultural, historical, and architectural heritage, and
2. Palm Deserts' historical foundations should be preserved as living parts of the community life and development in order to foster an understanding of the City's past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Palm Deserts' heritage, and
3. The Cultural Resources Preservation Committee has reviewed this site and determined it to be historically significant and could contribute to the economic and cultural revival of the City.

WHEREAS, in view of all the evidence and based on the forgoing designation criterion, the Cultural Resources Preservation Committee concludes as follows:

Sandpiper Condominiums Circles 5 through 10, completed in 1961 through 1964 by the Los Angeles-based architectural firm of Palmer & Krisel, exhibit numerous stylistic markers that place them directly in the historic context of Palm Desert's Modern Period. Further, Circles 5 through 10 are an excellent example of multi-family residential development in Palm Desert in the mid-1960s. The 96 units and 48 buildings that comprise Circles 5 through 10 reflect a coherent vision of modernist architecture rarely found anywhere else in the United States. The siting of the buildings in Circles 5 through 10, and the landscape architecture further reinforce a coherent modernist architectural vision that successfully created a leisure lifestyle of "carefree desert living."

The site planning at Sandpiper is a pin-wheel configuration around a central hub (in this case the pool) and its greenbelt concept draws from 19th century British planner Ebenezer Howard's Garden City. Howard's concept envisioned a world where the best of city and rural life is combined to create a utopian environment. He espoused the need for green belts, in an effort to reduce congestion and to create a healthy environment in which to live.

Palmer & Krisel expands Howard's tenet by creating an environment free from cars, a popular symbol of urban distress. Their site planning re-examines not only urban but suburban living. Palmer & Krisel deftly sited all vehicular roads and carports on the perimeter of each circle. Their buildings turn their "fronts" away from the street. The "front porch" no longer faces the street but is moved to look onto the green belt. In this,

the pool becomes the “new streetscape”: the new social gathering place for the complex.

Palm Desert, along with neighboring Palm Springs and Rancho Mirage, are together internationally-known as a center of important midcentury architecture. The buildings and site that constitute Sandpiper Condominium Circles 5 through 10 represent an excellent intact example of American Modernist architecture. This midcentury architecture may therefore be viewed as an important component of the historic trend that has come to define the Coachella Valley and one that exemplifies a particular period of the nation, state, or local history.

The Sandpiper Condominiums Circles 5 through 10 located on El Paseo, meets the following designation criterion as contained in the City’s Cultural Resources Ordinance, and is hereby worthy of preservation and designation as a Local Historic District.

- A. Exemplifies or reflects special elements of cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- E. Reflects distinctive examples of community planning or significant development patterns, including those associated with different eras of settlement and growth, agriculture, or transportation.

NOW THEREFORE, BE IT RESOLVED THE CITY COUNCIL OF THE CITY OF PALM DESERT DOES HEREBY DESIGNATE SANDPIPER CONDOMINIUMS CIRCLES 5 THROUGH 10, LOCATED ON EL PASEO AND WILLOW, AS A LOCAL HISTORIC DISTRICT

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Palm Desert, California at its regular meeting held this 23rd day of March, 2017, by the following vote, to wit:

AYES: JONATHAN, KELLY NESTANDE, WEBER, and HARNIK

NOES: NONE

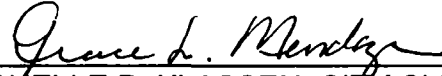
ABSENT: NONE

ABSTAIN: NONE



JAN C. HARNIK, MAYOR

ATTEST:

for 

RACHELLE D. KLASSEN, CITY CLERK
CITY OF PALM DESERT, CALIFORNIA



SANDPIPER OWNERS' ASSOCIATION (5-10)

April 2, 2026

First-Class Mail and rkeatinge@palmdesert.gov

City of Palm Desert
Attn: Bobby Keatinge, Associate Planner II
73510 Fred Waring Drive,
Palm Desert, CA 92260

RE: Sandpiper Owners Association (Circles 5-10)

Dear Mr. Keatinge,

This information is to clarify the paint related COA for Sandpiper's Circles 5-10:

The Sandpiper Owners Association (Circles 5–10) Board of Directors designates John Friesen, Director at Large and Chair of the Paint Committee, as the sole authorized representative of the HOA for purposes of liaison with the City regarding Certificate of Appropriateness application Case No. CRPC-26-0003. All communications and coordination with the city regarding this application are to be conducted through John Friesen as the HOA’s designated representative.

1. The HOA’s decision regarding the proposed paint color was made through the following process:
 - Paint Committee Review
 1. **The Paint Committee conducted research into original color conditions, including historic photography and physical paint analysis.**
 - Board Authority
 1. **Pursuant to the HOA’s governing documents (Article VII, Section 7.1), the Board of Directors has full authority to make final decisions on behalf of the Association.**
 - Initial Board Action
 1. **The Board voted 6-1 in favor of the proposed Circle 4 color at its Executive Meeting on November 14, 2025.**
 - Community Input
 1. **The Board solicited homeowner input via an Owner Advisory Poll (March 5-11, 2026), which resulted in:**
 1. 36 total votes
 2. 26 votes for the lighter (Circle 4) color
 3. 10 votes for the darker alternative
2. **Final Board Approval**

The Board unanimously reaffirmed and approved the Circle 4 color at a duly noticed Open Board Meeting on April 2, 2026.

Initial 	Initial 	DS 	Initial 	DS 	DS 	DS
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Associa[®] Desert Resort Management

Page 2

These results demonstrate clear majority support for the lighter color option and informed the Board's final decision.

Sincerely,

**The Board of Directors
Sandpiper Owners Association (5-10)**

President, Denise Lum, Circle 7

Signed by:
Denise Lum 4/2/2026
669EBEB54A9B4FC...

Vice President, Steve Shaw, Circle 5

DocuSigned by:
Stephen Shaw 4/2/2026
FAEF5B5612B14B5...

Treasurer, Stephanie Hubsch, Circle 8

DocuSigned by:
Stephanie Hubsch 4/2/2026
AD4A35A0C6F04CC...

Secretary, Sharon Smith, Circle 9

Signed by:
Sharon Smith 4/2/2026
2E1209FE33AA4EF...

Director, Steve Elston, Circle 10

DocuSigned by:
Steve Elston 4/2/2026
0C5B8D7B968B4D1...

Director, Janna Ritz, Circle 6

Signed by:
Janna Ritz 4/3/2026
E8D9AA3941324CF...

Director at Large, John Friesen, Circle 6

DocuSigned by:
John Friesen 4/2/2026
CA48C4E8E4E647A...

Bobby Keatinge

From: John Friesen <john.h.friesen@gmail.com>
Sent: Thursday, March 19, 2026 3:29 PM
To: Bobby Keatinge
Cc: Christopher Zarco; Niko Romaidis
Subject: Re: COA - Paint: Sandpiper Circles 5-10 - 3-2-2026



Hi Bobby,

Thank you for the clarification.

With regards to the COA in question please note:

At this year's Sandpiper HOA Open Sessions for homeowners to hear from the Board and make comments there have been two notable and relevant comments pertaining to Krisel and color.

1) January 9th, 2026 HOA Open Session: William Krisel Jr (son of the architect) attended in person (he has a Sandpiper home in our HOA). He spoke in the Open regarding our exterior color and said: "the one color my father would not have approved of is the current color".

2) March 14, 2026 HOA AGM meeting Open Session: Sharon Smith, Board Member, Circle 9 Rep, Architectural Committee Chair, shared how William Krisel (the architect) and his wife, years ago, had visited Sharon and her husband's Circle 9 home. Sharon expressed that William Krisel indicated to her and her husband, that he had a preference for off-white, creamier and lighter exterior tones. She further observed that the majority of his architecturally designed properties did and do currently reflect that fact, as they are *typically* shades of white and off-white providing further evidence of this.

Thank you,

John Friesen, Chair, Paint Committee, Director at Large, Sandpiper HOA 5-10
360 393 5024

On Thu, Mar 19, 2026 at 11:52 AM Bobby Keatinge <rkeatinge@palmdesert.gov> wrote:

Hi John,

For purposes of the online application, what you've entered is adequate. We will be sure to clarify the entire scope of the project site in the development of any project-related materials (staff report, decision letter, etc).

Bobby Keatinge

From: John Friesen <john.h.friesen@gmail.com>
Sent: Thursday, March 19, 2026 10:45 AM
To: Bobby Keatinge
Cc: Christopher Zarco; Niko Romaidis
Subject: Re: COA - Paint: Sandpiper Circles 5-10 - 3-2-2026
Attachments: We sent you safe versions of your files; Paint Peeling Circle 5 #2.jpg; Sandpiper exterior old photo.jpeg; Sandpiper add'l old photo.jpeg; Info sent to HOA.docx

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.



Hi Bobby,

RE: COA Application: CRPC-26-0003

Is there a way to add this (below/att'd) to a COA application in progress?

Since the original submission, I have additional supporting documentation for the referenced COA Application.

Please see below and attached.

Note: I do not wish to cause any delay to application processing

Please let me know of any questions.

Thank you,

John Friesen, Chair, Paint Committee, Director at Large, Sandpiper HOA 5-10
360 393 5024

SUPPLEMENTAL INFORMATION FOR COA FOR SANDPIPER HOA

RE: COA Application: CRPC-26-0003

Photos:

#1) another location, additional to the one currently in the COA application, where peeling paint reveals a lighter color beneath the current color that is in keeping with our selected color option

#2) old photo that shows exterior Sandpiper color in keeping with our selected color option

#3) another old photo that shows exterior Sandpiper color in keeping with our selected color option

4) info recently sent to all HOA Sandpiper 5-10 Homeowners (WORD doc attached)

INFORMATION RECENTLY SENT TO ALL SANDPIPER HOA 5-10 HOMEOWNERS (also attached below)

Sandpiper Color Choice: FAQ's

Thank you all for your efforts to submit and approve the exterior paint "Special Assessment." As a Board, we strongly believe it will beautify, protect and greatly enhance the enjoyment of our historic property.

Why the Board Chose a Lighter Color Option: the Rationale

While the currently existing darker beige may have felt like the right choice in the past for our HOA, we the Board feel that it is not original to the property or to mid-century modern style in general.

Additionally, we believe that moving to a lighter color tone, like the selected color tone, provides numerous critical benefits:

- 1)Architectural Clarity:** William Krisel's architecture is defined by the play of light and shadow. A lighter exterior allows the dramatic rooflines and "shadow block" textures to pop, whereas the current dark beige tends to "muddy" these iconic details into the landscape.
- 2)Longevity:** The intense Coachella Valley UV radiation causes dark pigments to fade and chalk quickly. Lighter colors age more gracefully, ensuring our community looks pristine for longer.
- 3)Consistency** across Sandpiper Circles: Virtually every other Circle/HOA considering repainting is already lighter in color or planning to move to a lighter shade in the next paint cycle, so our Sandpiper HOA overall will be more consistent.
- 4)Thermal Performance & Energy Savings:** In Palm Desert, dark colors act as heat sinks. Lighter colors have a higher Solar Reflectance Index (SRI), which reflects heat rather than absorbing it. This keeps our interiors cooler and helps combat rising AC costs during the summer months.
- 5)Lower maintenance cost.** Lighter colored paint is easier to touch up. It both holds up and looks better longer. This reduces the frequency of costly repaints.

Frequently Asked Questions (FAQ'S)

Q: Will the lighter paint show more dirt or "desert dust"?

A: Surprisingly, no. In Palm Desert, our primary "dirt" is light-colored sand and mineral dust. This actually blends in better with cream and off-white tones than it does with dark beige or tan, which tends to show salt-tracking and water spots more prominently. Furthermore, lighter pigments do not "chalk" (the white powdery residue) as quickly as dark pigments do under intense UV exposure.

Q: What about other William Krisel properties, historic or otherwise, in the Coachella Valley, did you research those and what exterior colors do they tend to be currently and/or once restored?

A: The vast majority of William Krisel's Coachella Valley properties, approximately 80% by our estimation, are primarily a creamy white or off-white in their exterior color. These include those with "Historic" designations and also "Class 1 Historic sites."

Q: Can a lighter color potentially lower my electric bill?

A: Yes. This is due to the Solar Reflectance Index (SRI). Darker colors can absorb more of the sun's energy, transferring that heat directly through the walls into your home. Lighter colors reflect that energy away. By transitioning to a creamy, off-white, we reduce the "Heat Island" effect within our circles, and your AC can work less to maintain a cool temperature.

Q: Why change the color now? If it isn't broken, why fix it?

A: While the current paint may not be failing physically, it is "failing" architecturally and economically. As mid-century modern architecture gains global appreciation, maintaining the historical accuracy of our William Krisel homes directly impacts our property values. Additionally, as summer temperatures rise, the potential energy-efficiency benefits of lighter colors have become apparent to many homeowners.

Q: Is the selected color "too bright"? Will it be blinding in the desert sun?

A: No. Unlike a "stark white" which can cause glare, the selected color is a sophisticated, warm, creamy tone with subtle undertones, specifically selected to harmonize with the desert floor while providing enough contrast to highlight the architectural "shadow blocks." It is a matte finish designed to absorb glare while reflecting heat.

Q: Will this change affect our HOA dues?

A: This transition is being planned as part of our regular painting maintenance cycle. By choosing a color that resists UV fading and chalking, we actually extend the life of the paint job, which may save the HOA (and homeowners) money on more frequent repainting cycles in the future.

Q: what work will be done?

A: it is a full painting of the property including removal of unnecessary nails from the walls and performing of necessary underlying repairs to wood and other materials. Homeowners will be responsible for the interior of their private atriums and a group price (approximately \$550 to be paid additionally) will be offered if they would like the contractor to paint their private interior atriums.

Q: What is the timeline for the paint project once the contract is signed and the workers are ready to start?

A: It will take approximately 5 months to paint all Circles with an estimated/aspirational start time of sometime in May or June 2026 if all approvals can be obtained in a timely fashion. Note time to complete may vary depending on variables such as: 1) degree of repairs/wood replacement needed which will only be fully known after the power washing 2) the number of homeowners who opt to have the contractor paint their private interior courtyards (defined as those primarily not visible from outside the unit) 3) the number of homeowners who opt to have the contractor replace their private atrium door and door frame (paid separately by home owner based on negotiated group price)

Q: Why in some older photos of Sandpiper does the exterior look darker in color or even have a greenish hue?

A: Julius Schulman (a famous photographer featured in numerous books who took many photos of Sandpiper and Krisel properties) often used "Ektachrome" or similar color reversal films (transparencies/slides) in the 1950s and 60s. The problem with Ektachrome film is that it contains color dyes that fade over time, and the *magenta* and *cyan* layers are often susceptible to fading and shifting. When the magenta and cyan dyes fade, the residual color can shift towards a pronounced yellow or yellow-green cast.

Q: Did the committee consider a green color?

A: Yes. One of the HOA homeowners proposed by email and at Sandpiper Open Sessions, a green color for the exterior repaint. This homeowner found on the inside of their laundry room the color green and believes this color to be historic to the property. However, with the discovery of the lighter tone in Circle 5 beneath the peeling paint, in addition to the many other reasons provided above, the Board made the determination not to pursue this color further. This green color was discussed within the Board but there was not support for this color amongst the current Board members.

Q: Are Circles 4 and 3 designated by the City as "Historic" like our Circles 5-10?

A: Yes, Circles 4 and 3 have "Historic" status. Circle 4 is the latest to receive Historic status designation from the City of Palm Desert in 2025.

A Recap:

1. Substantial due diligence and research was undertaken in preparation for this project.
2. During this time, peeling paint was discovered in our circles (see below/attached photo) which revealed a much lighter color beneath the current beige.
3. This lighter color beneath was also found to be more consistent in tone with original photographs of Sandpiper from the 60's by renowned photographer, Julius Schulman (see attached photo of Sandpiper Circle 5, #504)
4. We understand numerous other Sandpiper circles planning repaints are planning to move to lighter tones in keeping with those we have selected. Two Sandpiper circles with "historic" designation (Circles 4 and 3) recently repainted their Circles and lightened their color tones.
5. The lighter the color shade, the more buildings are kept cool which protects the block, wood, stucco and other materials. Lighter exterior color shades cause less sun damage and keeps buildings cooler, reducing energy costs.

On Mon, Mar 2, 2026 at 3:54 PM Bobby Keatinge <rkeatinge@palmdesert.gov> wrote:

Hi John,

Yes, your application has been received. I will contact you once an update is available.

Customer:

Job Customer: NORMAN BISHOP

Store CCN: 701508 PALM DESERT, CA

Date Prepared: 11/12/2025 Control Number: 0103638-001

Color App Job: NORMAN BISHOP

Project Info:

Schedule:

Room/Use: SAMPLE

Color: CIRCLE 4

Product: COLOR TO GO I SATIN A91W00451



SHERWIN-WILLIAMS®













perfect palette®

Sandpiper 5-10

Roxanne Ramirez, Property Services Rep, 760-972-6830, Roxanne.Ramirez@dunnedwards.com



ORIGINAL PHOTO

Color Schemes For Your Consideration

DUNN-EDWARDS® Color Rendering Department

31085 NW



perfect palette®

Sandpiper 5-10

Roxanne Ramirez, Property Services Rep, 760-972-6830, Roxanne.Ramirez@dunnedwards.com



ORIGINAL PHOTO

Color Schemes For Your Consideration

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Sandpiper 5-10

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31085 NW



perfect palette®

Sandpiper 5-10

Roxanne Ramirez, Property Services Rep, 760-972-6830, Roxanne.Ramirez@dunnedwards.com



Scheme

1

- 1** Primary - PSGA #4
- 2** Ceiling / Soffit - DEW380 Warm White



DISCLAIMER

Paint colors represented are approximations and are not exact matches.
No guarantee is intended and approval of final colors, and color placement is the responsibility of the building owner or the owner's agent.

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Sandpiper 5-10

Roxanne Ramirez, Property Services Rep, 760-972-6830, Roxanne.Ramirez@dunnedwards.com



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Sandpiper 5-10

Roxanne Ramirez, Property Services Rep, 760-972-6830, Roxanne.Ramirez@dunnedwards.com



Scheme

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Sandpiper 5-10

Roxanne Ramirez, Property Services Rep, 760-972-6830, Roxanne.Ramirez@dunnedwards.com



Scheme

1

- 1** Primary - PSGA #4
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31085 NW



CITY OF PALM DESERT

73-510 FRED WARING DRIVE
PALM DESERT, CALIFORNIA 92260-2578
TEL: 760-776-6483
PLANNING@PALMDESERT.GOV

CITY OF PALM DESERT PUBLIC HEARING NOTICE CASE NO. CRPC-26-0003

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE HISTORIC PRESERVATION COMMITTEE OF THE CITY OF PALM DESERT, CALIFORNIA, TO CONSIDER AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS TO REPAINT BUILDING EXTERIORS WITHIN THE SANDPIPER CONDOMINIUMS CIRCLES 5 THROUGH 10 HISTORIC DISTRICT

The City of Palm Desert (City), in its capacity as the Lead Agency for this project under the California Environmental Quality Act (CEQA), has determined that the proposed project is exempt from further environmental review pursuant to CEQA Guidelines Section 15301 pertaining to existing facilities such as the existing designated historic district, and there are no features that distinguish this project from others in the exempt class and therefore, there are no unusual circumstances.

PROJECT LOCATION: A portion of the site located approximately south of El Paseo, west of Highway 74, north of Pitahaya Street, and east of Edgehill Drive. The site contains 102 parcels that will be listed in the staff report, once posted with the agenda.

PROJECT DESCRIPTION: Consideration to approve a Certificate of Appropriateness to repaint building exteriors within the Sandpiper Condominiums Circles 5-10 Historic District.

PUBLIC HEARING: NOTICE IS HEREBY GIVEN that the Historic Preservation Committee of the City of Palm Desert, California, will hold a Public Hearing at its meeting on April 22, 2026. The Historic Preservation Committee meeting begins at 9:00 a.m. in the Administrative Conference Room at 73510 Fred Waring Drive, Palm Desert, California. Pursuant to Senate Bill 707, this meeting may be conducted as a hybrid meeting allowing public access via teleconference or in person. Options for remote participation will be listed on the Posted Agenda for the meeting at <https://www.palmdesert.gov/government/meetings>.

PUBLIC REVIEW: The plans and related documents are available for public review Monday through Friday from 8:00 a.m. to 5:00 p.m. by contacting the project planner, Bobby Keatinge. Please submit written comments to the Planning division. If any group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at or prior to the Historic Preservation Committee hearing. All comments and any questions should be directed to:

Bobby Keatinge, Associate Planner
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260
(760) 776-6479
rkeatinge@palmdesert.gov

PUBLISH: THE DESERT SUN
APRIL 10, 2026

CARLOS FLORES, SECRETARY
HISTORIC PRESERVATION COMMITTEE

Bobby Keatinge

From: Gerry Smith <gerrysmith@shaw.ca>
Sent: Friday, March 20, 2026 12:50 PM
To: Bobby Keatinge
Cc: 'Carol Wachsmuth'; Janna Taninbaum; 'Bev Bayne Smith'; 'Pamela Harknett'
Subject: FW: Letter to the city



Hello Robert: CRPC-26-0003

We have some issues with the 'conclusions' offered by the Board regarding the repainting project and colour selection as noted below. There was no input from the respective owners on colour selection or options for the 6 circles in Sandpiper, we were not polled and feel the 'white' colour for Circle 4 is simple too light and blinding, a more subtle colour seems to be more logical and several of the owners are supportive of a darker colour.

Info found in the "Owner Advisory Opinion Poll:" A Recap:

1. Substantial due diligence and research was undertaken in preparation for this project.
A: I stand to be corrected, but to my knowledge at no time did our circle rep (John) investigate or poll the other owners in Circle 6 as to colour preference or have a discussion with the owners or seek input. Therefore, we would dispute the comment regarding due diligence and research.
2. During this time, peeling paint was discovered in our circles (see below/attached photo) which revealed a much lighter color beneath the current beige.
A: Peeling paint revealed a much lighter colour – since the circles are in the range of +60 years old, what colour was beneath the 'lighter colour referenced? Perhaps there was/is a darker colour beneath the lighter colour, likely the units have been painted several times over the past 60 years.
3. This lighter color beneath was also found to be more consistent in tone with original photographs of Sandpiper from the 60's by renowned photographer, Julius Schulman (see attached photo of Sandpiper Circle 5, #504)
A: That colour seems to be a definite 'greenish' colour
4. We understand numerous other Sandpiper circles planning repaints are planning to move to lighter tones in keeping with those we have selected. Two Sandpiper circles with "historic" designation (Circles 4 and 3) recently repainted their Circles and lightened their color tones.
A: Disputing what 'other circles' moving to lighter tones, Circle 2 has recently repainted, the colour being not dissimilar from the colours of our HOA and in the waning light 4:00 – 5:00, the colour in circle 2 has a 'green' hue; Circle 1 recently repainted to a colour similar our HOA units; Circle 4 was repainted quite a few years ago and the white is glaring - define recent. Circle 2 and 1 are much more recent in their repainting.
5. The lighter the color shade, the more buildings are kept cool which protects the block, wood, stucco and other materials. Lighter exterior color shades cause less sun damage and keep buildings cooler, reducing energy costs.
A: Agreed, there may be some advantages in painting a 'lighter' shade compared to our current colour, but according to Google AI "Earth-toned light neutrals (like sand, beige, or taupe) are better at hiding the unavoidable desert dust and grime than stark white or very dark" Therefore the sand/beige or taupe colours which would be similar to our current colours would also be attractive. The 'white colour or creamish colour of circles 4 & 3 respectively are not as good as the earth toned colours in hiding dust and grime.

Howdy Neighbours

As you all know, I have been lobbying the past few months for a 3 color choice of paint for the homeowners to vote on. What was, what is, and what might be. The Board is only offering us 2. Now that the vote for the assessment has passed, Associa sent out information about the poll today, not a forum as we were told would happen.

It is interesting to note in their presentation, they do not mention circle 1 recently repainted and chose our current color. Or, the fact that Circle 2, can be seen as being close to what we originally were.

Personally, I think we have the opportunity to return to what William Krisel had originally painted our units. True, it wasn't in his usual white tones, but at that point his focus was blending into the landscape, not standing out. There are also a lot of homeowners who like what we currently have. We received our historical designation in 2017, painted our current color. That should be taken into account.

Our circle rep John Friesen, who is head of the Paint Committee has never seemed interested in considering either of those options.

With a change of color, to a Historic property, the Board must get a Certificate of Approval from the city of Palm Desert to proceed. That process can take 3 months if the city approve it, longer if not.

If we don't change what we have, it is not required.

My point is, the Board has avoided giving us the homeowners, whom they represent, the opportunity to give input and express our opinion.

They have set March 11 as the date to submit your choice of the 2 colors they offer. That is before the AGM March 14 where we might have had the opportunity to have input and discuss the issue. We are paying for this to happen, why don't we get to have all opinions heard by everyone interested in this?

I have posted my thoughts on the Town Square Forum and would ask you to read it, comment if you like, and by all means if you want to be heard, send your thoughts to John Friesen and our president Steve Shaw as soon as possible. Their emails are on the Newsletter sent out by Associa last Friday.

Carol Wachsmuth
609

Regards,
Gerry Smith
Tel. 250 361-7068

Bobby Keatinge

From: Jamin Knight <jknight1171@gmail.com>
Sent: Friday, March 20, 2026 10:37 AM
To: Bobby Keatinge
Subject: Sandpiper paint color



Dear Robert,

My name is Jamin Knight, and I am a homeowner at 602 Sandpiper St.

I am writing to express my concern regarding the paint color approval process for the Sandpiper complex. Although the HOA Board previously assured homeowners that we would have the opportunity to vote on color changes prior to seeking city approval, this vote did not occur. It appears the community was not given the intended input on this decision.

Could you please notify me of the date and time of the city meeting where the Sandpiper color choices will be assessed?

Thank you,

Jamin Knight
602 Sandpiper St

Bobby Keatinge

From: Carol Wachsmuth <dagrammac@gmail.com>
Sent: Friday, March 20, 2026 10:39 AM
To: Bobby Keatinge
Subject: Case# CRPC-26-0003
Attachments: IMG_0916.jpeg; IMG_0849.jpeg; IMG_0850.jpeg



Good Morning Bobby,

Janna Ritz has informed me that our Board Member John Friesen had submitted the paperwork for a COA regarding the repainting of units 5-10 at the Historically designated Sandpiper on February 26th of this year.

As I have expressed to you already, I and many other homeowners feel strongly about the color issue, and the fact that we have not been able to participate in the decision.

We held our AGM March 14, 2026 and once again, did not receive any information regarding the submission already being sent to your department.

I find that deceitful and frustrating.

I have attached a photograph of a board I prepared for that AGM, and spoke to the attending homeowners about this issue.

As well, there is a photo of the historic Krisel color and a paint stick from 2003 as evidence of it being used here.

I am returning to Canada at the end of next week, and will most likely have to attend the hearing by zoom.

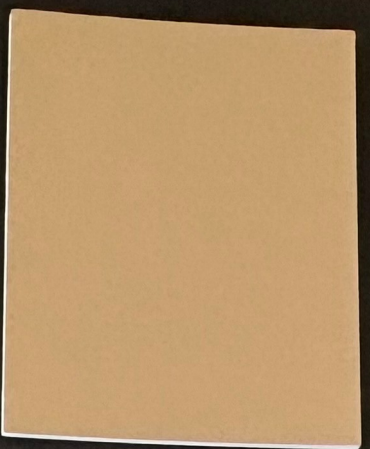
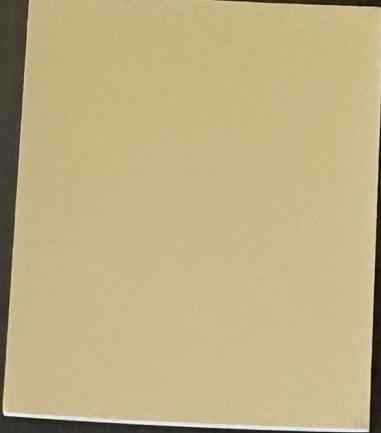
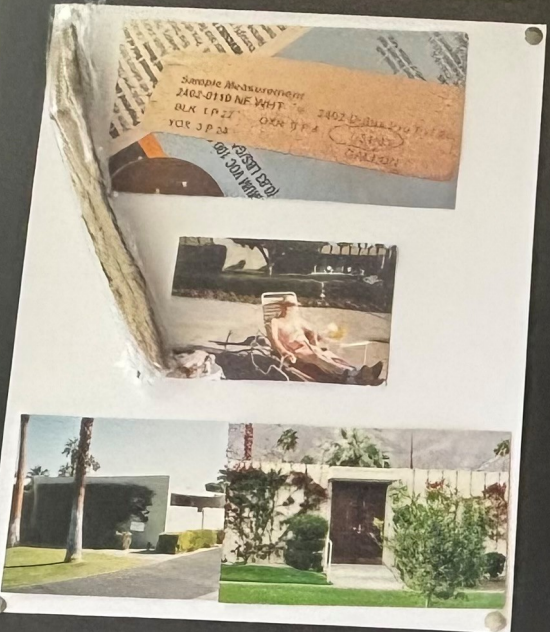
I am asking if you would like to have the sample board to use at the hearing when it takes place?

I can drop it off at your office at your convenience.

Thank you

Carol Wachsmuth

609 Sandpiper



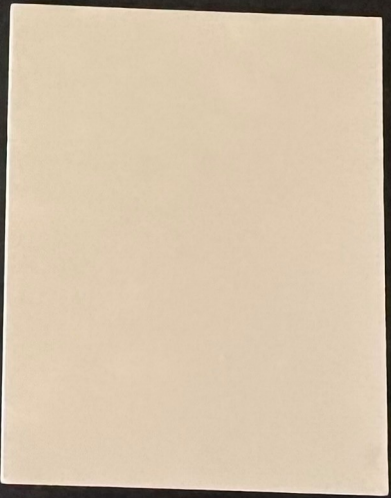
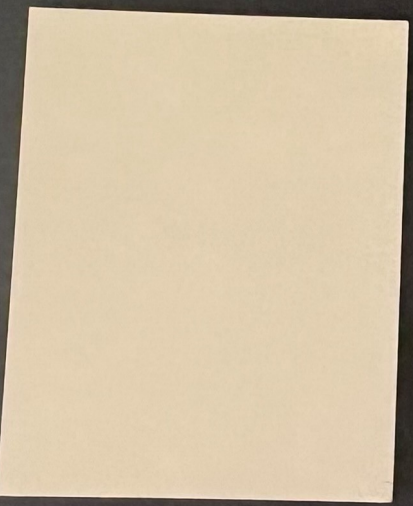
PAST
 Kiesel Prelude SPMA10
 An original Kiesel Color found in the Dunn Edwards
 KIESEL COLLECTION MANIFOLD STUDIO
 Provided by Chris Menrad

PRESENT
 Obtained from the Contractor during our last repainting
 Name and formula unavailable but can be color matched

Under Chapter 20.60 of the Palm Desert Municipal Code, exterior alterations to a designated historic resource, including changes to paint color, requires a Certificate of Appropriateness (COA) before beginning any work. Specifically, Section 20.60.01(D)(10) identifies exterior painting as a reviewable action. If the building exterior gate under the subjective review of the HCA, the HCA would need to submit a COA application. Staff would then review the proposal using the criteria outlined in Section 20.60.050.

Regarding landscape modifications, Section 20.60.01(D)(11) notes that the removal or retention of certain landscape features such as walkways, planter walls, fountains, and to some lesser natural foliage, may also require a COA before changing and made.

While the City cannot recommend a paint forensics specialist, any historical documentation, physical evidence, or research you or the HCA provide can definitely be included in the application for consideration.



PROPOSED NEW COLOR
#1
 Vintage Ephemera
 Circle #3
 Dunn Edwards DET670

PROPOSED NEW COLOR
#2
 Dunn Edwards Custom Color
 Circle #4

Dunn-Edwards

019 12:47 10/14/2022 CATHEDRAL CITY

0019-0254-10221

KRISEL PRELUDE

SPMA10-1 SUPREMA INT FLAT

1 Quart L Y Notation /48

04: 0 Y+ 25.503

12: 0 Y+ 0.375

13: 0 Y+ 2.375

ARCHITECTURAL/DESIGNER

Custom Tinted Paint - Not Returnable for Exchange or Refund

Color may vary slightly from a color chip or container to container

Check for correct color match and confirm color before application

Dunn-Edwards accepts no responsibility for any mis-matched paint
after it has been applied. NOTE (A)=ALKALI & (I)=INTERIOR ONLY

THE #1 CHOICE OF PAINTING PROFESSIONALS®

Painting Contractor:

Job Name:

Architect/Designer:

Date:

Product:

Color:

Area / Sheen:

D.E. Contact:

OCTOBER 14TH 2022

SPMA10

KRISEL PRELUDE

FLAT

WANDA

BARRAGAN

the magic of nature
with Midnight Garden
tinted green with earthy
tones. Evoking the serene
atmosphere of a garden
under the moonlight,
this color creates space for calm

Bobby Keatinge

From: Annette Piguillem <apiguillem@gmail.com>
Sent: Tuesday, March 31, 2026 5:39 PM
To: Bobby Keatinge
Subject: Sandpiper Certificate of Appropriateness for case #CRPC-26-0003



Dear Mr. Keatinge,

I am writing to you as a homeowner in Sandpiper regarding the Certificate of Appropriateness for case #CRPC-26-0003.

I am requesting that you place this request on hold or deny it until the results of the homeowner paint survey have been shared with the community and a consensus on paint color has been reached. Many homeowners prefer either the existing color or the original color selected by Krisel, rather than a color chosen by a single individual.

Thank you for your time and consideration of this matter.

Best regards,

Annette Piguillem
607 Sandpiper
Palm Desert, CA 92260

Bobby Keatinge

From: Sian Winship <sianwinship@gmail.com>
Sent: Friday, April 3, 2026 11:27 AM
To: Bobby Keatinge
Subject: Inappropriate Alterations to Sandpiper, City of Palm Desert Landmark
Attachments: We sent you safe versions of your files; Winship CV 12.8.25.docx

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.



Dear Mr. Keatinge,

As a preservation professional, President of the Society of Architectural Historians, an adjunct professor in the Heritage Conservation Program at USC, and an owner of 1004 Sandpiper Street, I wish to express my dismay at the way the Sandpiper Circle 5-10 Homeowners Association (HOA) has conducted the alterations to landscaping and paint color selection for this designated historic resource. The recent landscaping of Circle 10 failed to obtain a Certificate of Appropriateness from the city, as required, and resulted in the alteration of key character defining features.

The HOA is now on a similar path with the selection of paint colors for the exterior of the buildings in Circles 5-10.

In both cases, no architectural historian or preservation architect was consulted. With regard to painting, there has been no professional paint striation test conducted. The lack of such a responsible and scientific approach has resulted in aesthetic choices by one or a few homeowners, rather than an objective and well-researched plan as required by the Secretary of the Interior's Standards for rehabilitation. Ideally, the paint color choice should be guided by a striation test. Looking at "peeling paint" is not an approach based in science nor good preservation practice.

With regard to landscaping, no architectural historian or preservation landscape architect was consulted. The designer, Paul Ortega, is a water conservation expert, not a preservation professional. The landscape design for Sandpiper is an essential component of the design and a character defining feature, as outlined in the landmark application. Moreover, architect William Krisel received an award *specifically* for landscape design for the project.

Per the City Code: "Removal or alteration of landscape features, such as walkways, planter walls, fountains, and in certain circumstances mature foliage, that contribute to the historic character of the property, but are not designated or listed as a contributing feature to a historic district."(Section 29.60.010.D.6) This applies as well to exterior paint colors (Section 29.60.010.D.10).

This blatant disregard for city policies and procedures should not be tolerated or rewarded. The HOA's failure to apply for a Certificate of Appropriateness for these two projects suggests a pattern of reckless behavior. The HOA needs to be held accountable as a steward for the City's historic resources now and in the future. The current plan is to convert the landscaping of historically-designated Circles 5-9 to an Ortega design, and it is important that that there be no further damage to Krisel's landscape design.

I urge you not to look the other way on work already completed or tacitly endorse replication in other circles that will further damage the integrity of Sandpiper as a historic resource.

Thank you for your consideration,

Sian Winship

Preservation Consultant (CV attached)

Owner, 1004 Sandpiper

April 6, 2026

Bobby Keatinge, Associate Planner II
City of Palm Desert Planning Department
rkeatinge@palmdesert.gov

Attention: City of Palm Desert Historic Preservation Committee

Dear Mr. Keatinge,

I am the owner of 1004 Sandpiper Street, located within Historic District #4 (Sandpiper Circles 5-12) designated by the City of Palm Desert in 2017.

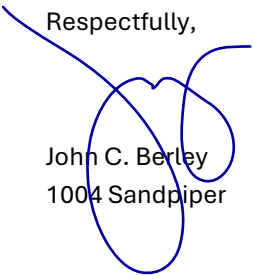
The HOA responsible for maintenance and repair of Circles 5-10 has submitted a Certificate of Appropriateness application to change the paint color of all buildings in the Historic District. The HOA claims the color submitted for approval is the original color, but it's not clear how they can make that claim. There was no effort to consult with a preservation expert or to consult with the City about the color change. It appears the color was determined solely by the HOA's preference or taste.

I am a former 14-year Santa Monica Landmarks Commissioner and 25 year design professional. My historic restoration/rehabilitation projects in Southern California include the Sunnylands Estate/Sunnylands Center & Gardens in Rancho Mirage, Grand Central Air Terminal in Glendale, the Caltech Athenaeum in Pasadena, and the Annenberg Beach House in Santa Monica. Every project involving a historic resource requires the application of the Secretary of the Interior's Standards. This is true in Santa Monica, Rancho Mirage and I am confident the same is true in Palm Desert.

An important reason for my choosing to live at Sandpiper is that it is a Palm Desert historic landmark. I thought I could rely on all proposed major changes being properly managed. I'm sorry to say with the paint color change proposed for Sandpiper, this is proving to not be the case.

For this reason, I ask that you recommend the City Historic Preservation Committee deny the Certificate of Appropriateness paint color change application for Sandpiper Circles 5-10 and recommend the applicant hire a preservation paint specialist to conduct a paint striation study for Circles 5 through 10. The HOA can then submit an application that demonstrates best preservation practices and correctly reflects Palmer & Krisel's original color intent for Sandpiper.

Respectfully,



John C. Berley
1004 Sandpiper

Bobby Keatinge

From: Peter Moruzzi <petermoruzzi@gmail.com>
Sent: Tuesday, April 7, 2026 4:24 PM
To: Bobby Keatinge
Subject: Sandpiper Landscaping Alteration Concerns



Dear Mr. Keatinge,

My name is Peter Moruzzi and I'm the founding president of the Palm Springs Modern Committee (PS ModCom) that, since 1999, has been a strong advocate for the preservation of our Valley's historic modern architectural heritage. I'm also a member of Palm Springs' Historic Site Preservation Board. By profession, I'm an architectural historian with over 20 years of experience.

As you know, master architect William Krisel not only designed Sandpiper's architecturally important buildings but also the extensive landscaping plan implemented at the time of construction. In fact, Krisel received an award specifically for landscape design for the project. Amazingly, much of that original landscaping design still existed when the property was designated by the City of Palm Desert as a historic landmark. Given that history, I am extremely dismayed by the recent removal of Krisel's original landscaping design at Sandpiper Circle 10.

It seems that the local Homeowners Association (HOA) failed to obtain a required Certificate of Appropriateness from the city for their plans with the result that key character defining features were altered without official review. It now appears that the HOA is in the process of selecting paint colors for the exterior of the buildings in Circles 5-10 without consulting an architectural historian or preservation architect in determining appropriate original colors for the buildings. Worse yet, it seems that landscaping plans similar to what occurred at Circle 10 are contemplated for Circles 5-9.

I feel quite strongly that the HOA's actions not only should be condemned by the city but that the HOA must be required to restore the altered landscaping to as close to Krisel's original design as possible and also be required to retain qualified professionals to determine the original colors of the buildings and use these colors for future painting projects. Further, the city should reject the issuance of Certificates of Appropriateness for any proposed landscaping alterations that are inconsistent with Krisel's original design.

I urge you not to look the other way on work already completed or endorse similar landscaping plans in other Circles that will further damage the integrity of Sandpiper as a historic resource.

Respectfully,

Peter Moruzzi

Bobby Keatinge

From: Sherry Gottlieb <sherrygottlieb0@gmail.com>
Sent: Friday, March 27, 2026 11:10 AM
To: Bobby Keatinge
Subject: Sandpiper Historic paint selection

Dear Sir,

After review of renderings of the current paint color on our units, and a historic color used by William Krisel on our HOA from 1960's I want to voice my support to choosing the Historic color.

Sandpiper is a very important piece of history for Palm Desert and to preserve this in ALL areas is what all agreed to with the historic designation.

Please don't hesitate to be in touch should you have any questions,

Thank you for your allowing my voice to heard.

Sincerely
Sherry Gottlieb
610 Sandpiper Street
Palm Desert, CA 92260

Sent from my iPhone

Bobby Keatinge

From: Janna Taninbaum <lovedog3865@gmail.com>
Sent: Sunday, December 21, 2025 8:56 AM
To: Bobby Keatinge
Subject: Historic Sandpiper Paint/Landscape



Hello Mr. Keatinge,

I hope this message finds you well, enjoying the warmth of the season and preparing for the holidays.

I wanted to provide you with an update following our HOA's regularly scheduled meeting this past Tuesday evening, and to ask for any guidance you may be able to offer.

During the meeting, there was discussion regarding a proposed change to the exterior paint color. I raised the issue of the historical Certificate of Appropriateness, but there was some evasion around that topic. When I asked what the formal reasoning for the change would be, the response centered on the idea that other mid-century historic compounds have higher ratings and popularity when painted lighter colors, and they like it.

William Krisel's son, who is a resident here, spoke in favor of a lighter color, stating that it would fall within his father's palette. However, there is no evidence that such a color was historically used within our particular circles, nor any documentation supporting its presence here.

At its core, the situation presents three possible paths:

1. **Maintain the status quo**, based on the conditions at the time of historical designation.
2. **Pursue full restoration**, returning every element—architecture, landscaping, and color—to its original state.

3. **Adopt a lighter or white color**, either to match other HOA circles or simply because it is preferred aesthetically today.

Many of us do not want the third option. Unfortunately, a large portion of residents do not attend meetings, often out of a fear of “making waves.” I try to remind them that they own this place and that, as stewards of a historic compound, we have a responsibility to protect it.

That stewardship is not symbolic. In exchange for maintaining the integrity of the buildings and grounds, we receive a tax credit from the City, which helps keep our monthly dues lower than they otherwise would be. The guidelines in place exist for a reason: to protect the property from shifting tastes, short-term trends, and self-serving decisions, and to preserve pride of ownership and long-term value.

We have now established that the **gardens do not have a Certificate of Appropriateness**, nor have any plans been submitted. Given that, it is reasonable to question whether the same is true regarding the paint. Separately, it has come to our attention that significant changes are being planned within the pool areas, including altered bed shapes and a move toward desert scape landscaping with no annuals. I have requested that plans be displayed for residents, but have received no response.

My question to you is this: **what steps might I, along with like-minded residents, spearhead to ensure these changes do not proceed without proper review, documentation, a clear plan, and a vote?** While we have been offered a vote on the paint color, no actual color has been identified. It may be the same as Circle 3 or 4, but no one seems to know what that color is, nor whether those circles ever applied to the City for approval. One resident even mentioned he did not believe City approval was required at all.

I worry that this reflects a broader issue in town—how easily historic protections can be bypassed when their purpose is not fully understood or communicated.

I strongly believe residents would benefit from hearing directly about what your department does and why these guidelines matter. An in-person presentation or

discussion could go a long way, and I would gladly host such a gathering if that were of interest.

In the meantime, I wanted to keep you informed and to ask whether you have any advice or resources that might help us navigate this situation responsibly. From one lover of architecture to another, your insight would be deeply appreciated.

Warm regards,
Janna Ritz

Happy Holidays

I am a seven-year resident within the historically designated community of Sandpiper. This property represents a “first of its kind” lifestyle development in the region, designed by William Krisel, who uniquely shaped both the architecture and landscape as a unified vision.

Sandpiper is not simply a residential community—it is part of a broader cultural movement that helped define the Southern California lifestyle. Like much of mid-century modern design, its philosophy is rooted in principles influenced by Walter Gropius and the Bauhaus, where restraint, continuity, and harmony with the environment were essential. The design language is intentional and enduring; it is not meant to shift with changing personal tastes.

As Sandpiper approaches the renewal of its first 10-year historic designation agreement, it is important that we recommit to our role as stewards. That responsibility requires adherence not only to guidelines, but to process.

To date, there has been no consistent use of Certificates of Appropriateness (COA) across the HOA circles, including significant landscape changes. In Circle 10, substantial alterations were made without prior approval, followed by an application after the fact. This reverses the purpose of the process.

The inner circles are especially significant. They represent the original interpretation of shared outdoor living—central to Sandpiper’s identity and to mid-century Southern California pool culture. Historically, these spaces incorporated lawn and seasonal plantings as part of a balanced composition. The recent removal of established plant material and replacement with designs that diverge from that intent raises concern, particularly if this is to serve as a model for future work.

At the same time, Sandpiper HOA 5–10 has been studying a paint color change for over two years. The current direction appears to be based largely on preference rather than demonstrated need. However, the existing color palette was in place at the time of historic designation. Any proposed change should clearly answer three questions:

- What is historically accurate?
- What currently exists?
- Why is a change necessary?

Without that framework, the request becomes subjective rather than preservation-based.

Krisel’s work consistently emphasized the relationship between built form and the surrounding landscape—the blending of structure, tone, and environment. Evidence of original finishes found on-site suggests a range of muted, earth-based tones that supported this continuity. A significantly lighter palette risks disrupting that relationship, visually separating the architecture from its natural desert backdrop.

There are also practical considerations. Concerns have been raised about the implications of surface preparation for repainting, including whether sanding could introduce environmental or health risks. This further underscores the importance of evaluating whether a full color change is warranted at all.

It is also important to recognize that Sandpiper was intentionally designed with variation between its HOA circles. Uniformity across all sections was never the goal; cohesion was achieved through shared principles, not identical outcomes.

Historic designation exists to protect against gradual erosion through individual preference. Small changes, made incrementally, can ultimately result in the loss of defining character.

For that reason, I respectfully ask that any proposal for change—particularly one based primarily on taste—be carefully reconsidered. If adjustments are necessary, they should remain within the established tonal range and original design intent.

If we would not alter defining architectural elements—such as transom windows—to suit changing preferences, we should apply that same discipline to color, landscape, and overall composition.

Our responsibility is not to reinterpret Sandpiper, but to preserve it.

We are not being asked to maintain Sandpiper—we are being asked to change it. And that requires a higher standard than preference.

Historic designation is not about what we like today; it is about what we are entrusted to protect over time.

Once we move away from that responsibility—even in small ways—we don't just make a change, we begin to lose the very character that made this place worth preserving in the first place.

I ask that we choose stewardship over preference, and preservation over revision.

City of Palm Desert Staff Report

Meeting Date: April 22, 2026

Prepared By: Bobby Keatinge, Associate Planner

Department: Development Services

Subject: CONSIDERATION OF A RECOMMENDATION TO THE CITY COUNCIL TO DESIGNATE 47550 SILVER SPUR TRAIL AS A LANDMARK (CRPC25-0003)

Recommendation

1. Make findings and recommend the City of Palm Desert City Council adopt a resolution to designate the property located at 47550 Silver Spur Trail (APN 630-250-046) as a landmark pursuant to Criteria A and C of Palm Desert Municipal Code (PDMC) Section 29.40.010 (CRPC25-0003).
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3).

Executive Summary

The item before the Historic Preservation Committee (HPC) is a request to designate the single-family residence located at 47550 Silver Spur Trail as a local landmark pursuant to Palm Desert Municipal Code (PDMC) Chapter 29.40. The application was submitted by the property owner and includes supporting documentation demonstrating the property's historical and architectural significance (Attachment 1). The HPC is considering this request to determine whether the property meets the City's designation criteria and to make a recommendation to the City Council, which has final authority on landmark designations.

Need for Action

The applicant has requested designation of the property at 47550 Silver Spur Trail as a local landmark, initiating the formal review process under PDMC Chapter 29.40. Landmark designation requires evaluation by the Historic Preservation Committee (HPC) and a recommendation to the City Council. This item is therefore before the HPC to determine whether the property meets the applicable designation criteria and to advance a recommendation consistent with the Municipal Code.

Background

The subject property is a single-family residence constructed in 1956 and located within the Silver Spur Ranch neighborhood, one of Palm Desert's early planned residential communities. Originally developed as a sales office and model home for the subdivision, the property played a role in the initial marketing and development of the neighborhood.

In April 2025, the City accepted a Historic Context Statement and Citywide Historic Resources Survey, which provides a framework for evaluating potential historic resources. The subject

property was specifically identified in the reconnaissance-level survey appendices as potentially significant (Attachment 3).

The current request was submitted by the property owner and includes a statement of significance, architectural description, and supporting documentation. Public notice for this hearing was provided in accordance with PDMC Section 29.40.060, and no public comments were received at the time of report preparation (Attachment 3).

Analysis

The issue before the HPC is whether the subject property meets any of the criteria for designation as a landmark pursuant to PDMC Section 29.40.010. Staff evaluated the property's historical significance, architectural characteristics, and integrity based on the submitted materials and applicable criteria.

The property retains a high level of integrity, including its original location, design, materials, workmanship, and association with its period of development. Renovations completed in 2022 were undertaken in a manner that preserved the building's character-defining features and overall architectural expression.

Staff finds that the property meets Criterion A for its association with the development of Silver Spur Ranch, where it served as the first structure and functioned as a sales office and model home, contributing to the establishment and identity of the neighborhood. The property also meets Criterion C as an intact example of mid-century modern residential architecture adapted to the desert environment, incorporating design features such as low horizontal massing, passive shading, and integration with the surrounding landscape.

Alternative actions considered include denial of the designation request; however, given the property's demonstrated significance and integrity, staff finds that designation is appropriate and consistent with the City's adopted Historic Context Statement and preservation policies.

The HPC's role is advisory. If the HPC recommends approval, the item will be forwarded to the City Council for final consideration and potential adoption of a resolution designating the property as a landmark.

Environmental Review

The proposed action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines, as the designation of a landmark does not result in a direct or reasonably foreseeable indirect physical change in the environment and is not considered a project as defined by CEQA.

Legal Review

This report has been reviewed by the City Attorney's Office.

Financial Impact

The proposed action has no direct fiscal impact. Landmark designation does not require City expenditure; however, it may result in minor ongoing administrative costs associated with staff

review of future Certificates of Appropriateness and related preservation activities. These costs are typically absorbed within existing departmental operations.

Attachments

1. Application
2. Public Notice
3. Historic Context Statement and City-wide Resources Survey Document (Excerpt)

SUBMISSION PACKAGE

- 1: Landmark Cultural Resources Nomination Application
- 2: #17 Architectural Description
- 3: #18 Statement of Significance
- 4: Grant Deed 2022
- 5: Grant Deed 1975
- 6: Escrow report 1975
- 7: Assessor-County Clerk-Recorder (year built 1956)
8. Property profile
- 9: Building Permit (to enclose car port 1968)
- 10: Post card of 47550 Silver Spur Trail when it was a sales office and model
Showing the iconic Silver Spur Ranch sign and identifiable rock walls
- 11: JF Kennedy passing the 47550 Silver Spur Trail property and sign on one
of his two visits in 1960 and 1961
- 12: 'Job Card' for 47550 Silver Spur Trail. It originally had a different address
before Silver Spur Trail was designated
13. Wonderful picture of 47550 Silver Spur Trail as the house and model
circa 1956-57. They used the jeep to take prospective buyers up the dirt
roads to look at properties
14. Silver Spur office circa 1956-57
15. Silver Spur office circa 1960
16. Desert Sun article March 17, 2019
17. Desert Sun Feb. 2, 2012
18. AI internet generated information

Landmark Cultural Resource Nomination Application

1. Common name: **Kimbarra**
2. Historic name: **Silver Spur Sales**
3. Street address: **47550 Silver Spur Trail, Palm Desert, CA. 92260**
4. Assessor Parcel Number: **630-250-046**
5. Legal owner: **Morrison-Cox Trust**
47550 Silver Spur Trail, Palm Desert, CA. 92260
6. Present use: **Single family residence**
7. Original use: **Sales office and model for Silver Spur Ranch**
- Date form prepared: **09-15-2025**
- Preparer: **Corina Morrison**
- Address: **47550 Silver Spur Trail, Palm Desert, CA. 92260**
760-333-3686
8. Legal property description: **Single family residence**
Lot size: 0.17 Ac/ 7405 Sq Ft
9. Architectural Style: **1950's Modern style ranch home**
10. Construction date: **Factual 1956 Assessor's records**
11. Architects' name: **A. Schwilck**
12. Condition: **Excellent**

13. Alterations: **Car port enclosed, renovated 2000, 2022**
14. Use type: **Residential**
15. Is the structure on its original site: **Yes**
16. Related features and outbuildings: **3 car unattached garage, pool**
17. Architectural Description: **See attached**
18. Significance: **See attached**
19. References used: **Desert Sun newspaper, Internet, AI, documents left with the house**
20. Photographs: **Attached digitally**
21. Letter from property owner: **My husband and I own the property under the Morrison-Cox Trust. We both approve the submission of this application.**

17. Architectural Description:

The house at 47550 Silver Spur Trail was originally the sales office and model home for the Silver Spur Ranch development.

It is a mid-century modern ranch style home built in 1956. It is a single-story square plan facing east its south side faces Silver Spur Trail, and it's north side faces Haystack.

It has a clay tile roof, providing natural thermal resistance, durability and visual attractiveness. These roofs have long been known for energy-efficiency, long lasting, and resistant to fire, wind, and sun. During the 2022 renovation the roofing company commented that it was one of the best clay tile roofs he had seen in the desert.

As was popular during this period the style has an open floor plan creating expansive entertainment spaces and maximizing indoor outdoor living. In the 2022 renovation, the original living room windows were replaced with larger ones in the same locations, to allow more feeling of living in touch with the outdoors.

Wrap around generous wooden overhangs provide shade from desert sun during the day while allowing lower-angled winter sun to enter and warm the home. The wrap around porch covers the north, east and south sides of the building.

It has lovely original post-and-beam ceilings. High beamed ceilings adding visual interest and a sense of volume to the living space. These flow inside and out to create an easy visual from the indoors to outside.

A large floor to ceiling natural stone fireplace sits majestically at one end of the open floor plan. Exterior rock walls using stone from the property are still beautifully maintained and match the iconic rock entrance to Silver Spur Ranch.

Original worm wood wall panels remain. These panels were carefully removed during the 2022 renovation, preserved then put back in their original location during the final touches. The panels and the stone fireplace add to a strong original feel to the property.

Between 1964 and 1975 a pool was added where the original parking lot was located in front of the house.

The original property had a carport on the west side of the house. This was enclosed and became part of the living space in 1968. A detached garage was built in 1975 in a style compatible with the design of the house.

18. Statement of Significance:

Silver Spur Ranch was one of the original developments in Palm Desert.

47550 Silver Spur was **the first building erected** as part of the Silver Spur Ranch development. It served as the sales office as well as a model for the development.

Anyone interested in or buying in this community would have **visited this property**, including early “celebrity” residents that moved into Silver Spur Ranch: **Bing Crosby, Phil Harris, Randolph Scott and Jimmy Van Heusen**, to name a few.

47550 Silver Spur Trail remained a sales office and model home for 8 years, from 1956-1964.

We are working on confirming that Chester A Anderson owned the property from 1964-1975.

Patricia Ebaugh bought 47550 Silver Spur Trail in 1975. She and her partner Ann Van Tine lived there until their passing in 2019 and 2021 respectively.

Patricia ‘Doc’ was a local physician for more than 50 years. Ann ‘Bits’ was an avid landscape and gardening enthusiast. They brought great life and joy to the property for almost 50 years. They were well known and highly regarded as pillars of the community.

My husband and I renovated 47550 Silver Spur Trail with respect to honor the original structure. We had several builders come in and recommend demolition and start from scratch. We had real estate agents suggest “don’t invest much in the old house”.

The more time we spent on the property, the more we recognized its special and historical quality. Yes, the house needed major work, but it had great bones and history. We opted to improve and preserve its structure and original design features.

✓ RECORDING REQUESTED BY:
Orange Coast Title of California

✓ AND WHEN RECORDED MAIL TO:

Corina Morrison and Phillip Cox
47550 Silver Spur Trail
Palm Desert, CA 92260

**This document was electronically submitted
to the County of Riverside for recording**
Received by: ELENA #448

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 210-2343132-10

Escrow No.: 220350-JR

✓ AP#: 630-250-046 TRA: 018-006

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$770.00

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Palm Desert AND

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

Reta D. Enders, successor trustee of the Patricia J. Ebaugh and Ann Van Tine Revocable Trust dated September 8, 1992

hereby GRANT(s) to:

Corina Lynne Morrison and Phillip John Cox, Trustees of The Morrison-Cox Trust dated February 14, 2008

the real property in the City of Palm Desert, County of Riverside, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 47550 Silver Spur Trail, Palm Desert, CA 92260

Dated September 6, 2022

Reta D. Enders, successor trustee of the Patricia J. Ebaugh and Ann Van Tine Revocable Trust dated September 8, 1992

By: Reta D Enders, Trustee
Reta D. Enders, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ Washington ^{ROE.}

COUNTY OF ~~Riverside~~ whatcom

On 9-13-22 before me, Judl Rogers appeared Reta D. Enders

Hannah Robert

A Notary Public personally who proved to me on the

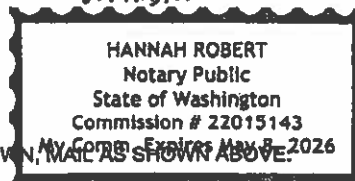
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf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

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

WITNESS my hand and official seal.

Signature Hannah Robert

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE.

✓ **RECORDING REQUESTED BY:**
Orange Coast Title of California

✓ **AND WHEN RECORDED MAIL TO:**

Corina Morrison and Phillip Cox
47550 Silver Spur Trail
Palm Desert, CA 92260

THIS SPACE FOR RECORDER'S USE ONLY:

✓ **Title Order No.:** 210-2343132-10
AP#: 630-250-046 **TRA:** 018-006

Escrow No.: 220350-JR

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

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By: Reta D Enders, Trustee
Reta D. Enders, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ Washington *RDE*

COUNTY OF ~~Riverside~~ whatcom

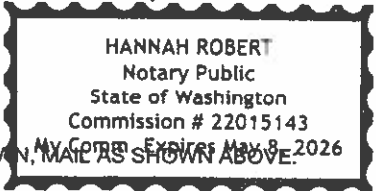
On 9-13-22 before me, ~~Judi Rogers~~ Hannah Robert A Notary Public personally appeared Reta D. Enders who proved to me on the

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

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

WITNESS my hand and official seal.

Signature Hannah Robert (Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE.



**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
www.riversidacac.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Page 1
(notary seal)
Commission # 22015143
My Comm Expires May 8, 2026

(acknowledgment)
MAIL AS SHOWN ABOVE.

Date: 09/26/2022

Signature: 

Print Name: D. FONTENOT

Exhibit "A"

Parcel 1:

That portion of the Southeast quarter of the Southeast quarter of Section 29, Township 5 South, Range 6 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Northeast corner of Lot 1 of Silver Spur Ranch, Unit No. 1, as shown by Map on File in Book 30 Page 53 of Maps, Riverside County Records; thence North $89^{\circ} 46' 45''$ East 307 feet, to the true point of beginning; thence North $89^{\circ} 46' 45''$ East 298.32 feet to a point on a non-tangent curve concave to the Northwest, the initial radial bearing at said point being North $32^{\circ} 49' 30''$ West; thence Southwesterly along said curve described as having a central angle of $23^{\circ} 04' 48''$, a radius of 800 feet, and an arc length of 322.26 feet; thence North $0^{\circ} 12' 14''$ West 115 feet, to the true point of beginning.

Parcel 2:

That portion of the Southeast quarter of Section 29, Township 5 South, Range 6 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Northeasterly corner of Silver Spur Ranch, Unit No. 1, as shown by Map on File in Book 30 Pages 52, 53 and 54 of Maps, Riverside County Records; thence North $89^{\circ} 46' 45''$ East 247 feet, to the true point of beginning; thence continuing North $89^{\circ} 46' 45''$ East 60 feet; thence South $00^{\circ} 13' 15''$ East 116 feet; thence South $81^{\circ} 14' 55''$ West 60.67 feet; thence North $00^{\circ} 13' 15''$ West 125 feet, to the true point of beginning.

Parcel 3:

That portion of the Southwest quarter of the Southeast quarter of Section 29, Township 5 South, Range 6 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Northeast corner of Lot 1, Silver Spur Ranch, Unit No. 1, as shown by Map on File in Book 30 Page 53 of Maps, Riverside County Records; thence North $89^{\circ} 46' 45''$ East 232 feet, to the true point of beginning; thence North $89^{\circ} 46' 45''$ East 15 feet; thence South $0^{\circ} 12' 14''$ East 125 feet; thence North $7^{\circ} 02' 48''$ West 125.90 feet, to the true point of beginning.

FOR RECORDER'S USE ONLY	
DOCUMENT NO.	RECORDING DATE

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections in the printed name and mailing address)

Corina Lynne Morrison and Phillip John Cox
47550 Silver Spur Trail
Palm Desert CA 92260

630-250-046 TRA: 018-006
 ASSESSOR'S PARCEL NUMBER
 Reta D. Enders
 SELLER/TRANSFEROR
 BUYER'S DAYTIME TELEPHONE NUMBER
 corinamdc2016@gmail.com
 BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY
47550 Silver Spur Trail, Palm Desert, CA 92260

() YES (X) NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR
----	-----	------

() YES (X) NO Are you a disabled veteran or an unmarried surviving spouse of a disabled veteran, who, due to a service connected injury or disease, was either rated 100% disabled or compensated at 100% due to unemployability by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)
Corina Morrison and Phillip Cox

MAIL PROPERTY TAX INFORMATION TO (ADDRESS) 47550 Silver Spur Trail	CITY Palm Desert	STATE CA	ZIP CODE 92260
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PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

- YES NO
- () (X) A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
 - () (X) B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
 - () (X)* C. This is a transfer: () between parent(s) and child(ren) () from grandparent(s) and grandchild(ren). Was this the transferor/grantor's principal residence? () YES () NO
 - () (X)* D. This transfer is the result of a cotenant's death. Date of death _____
 - () (X)* E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? () YES () NO
 - () (X)* F. This transaction is to replace a principal residence by a person who is severely disabled. Within the same county? () YES () NO
 - () (X)* G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency. Within the same county? () YES () NO
 - () (X) H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: _____
 - () (X) I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
 - () (X) J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____
 - () (X) K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
 - () (X) L. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of [] the transferor, and/or [] the transferor's spouse [] registered domestic partner.
 - 2. to/from an irrevocable trust for the benefit of the [] creator/grantor/trustor and/or [] grantor's/trustor's spouse [] grantor's/trustor's registered domestic partner.
 - () (X) M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
 - () (X) N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
 - () (X) O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
 - () (X)* P. This transfer is to the first purchaser of a new building containing a [] leased [] owned active solar energy system.
 - () (X) Q. Other. This transfer is to _____

*Please refer to the instructions for Part 1

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P. O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

Website: www.riversideacr.com

DOCUMENTARY TRANSFER TAX AFFIDAVIT

WARNING

ANY PERSON WHO MAKES ANY MATERIAL MISREPRESENTATION OF FACT FOR THE PURPOSE OF AVOIDING ALL OR ANY PART OF THE DOCUMENTARY TRANSFER TAX IS GUILTY OF A MISDEMEANOR UNDER SECTION 5 OF ORDINANCE 516 OF THE COUNTY OF RIVERSIDE AND IS SUBJECT TO PROSECUTION FOR SUCH OFFENSE.

ASSESSOR'S PARCEL NO. 630-250-046 TRA: 018-006
Property Address: 47550 Silver Spur Trail, Palm Desert, CA 92260

I declare that the documentary transfer tax for this transaction is : \$770.

If this transaction is exempt from Documentary Transfer Tax, the reason must be identified below.
I CLAIM THAT THIS TRANSACTION IS EXEMPT FROM DOCUMENTARY TRANSFER TAX BECAUSE: (The Sections listed below are taken from the Revenue and Taxation Code with the exception of items 9 and 10 which are taken from Riverside County Ordinance 516). Please check one or explain in "Other".

- 1. Section 11911. The consideration or value of the property, exclusive of any liens and encumbrances is \$100.00 or less and there is no additional consideration received by the grantor.
- 2. Section 11911. The conveyance transfers to a revocable living trust by the grantor or from a revocable livingtrust to a beneficiary.
- 3. Section 11921. The conveyance was given to secure a debt.
- 4. Section 11922. The conveyance is to a governmental entity or political subdivision
- 5. Section 11925. The transfer is between individuals and a legal entity or partnership, or between legal entities, and does not change the proportional interests held.
- 6. Section 11926. The conveyance is to a grantee who is the foreclosing beneficiary and the consideration paid by the foreclosing beneficiary does not exceed the unpaid debt.
- 7. Section 11927. The conveyance relates to a dissolution of marriage or legal separation.
(A spouse must sign a written recital in order to claim this exemption. This form may be used for that purpose).
- 8. Section 11930. The conveyance is an *inter vivos* gift* or a transfer by death.
* Please be aware that information stated on this document may be given to and used by governmental agencies, including the Internal Revenue Service. Also, certain gifts in excess of the annual Federal gift tax exemption may trigger a Federal Gift Tax. In such cases, the Transferor (donor/grantor) may be required to file Form 709 (Federal Gift Tax Return) with the Internal Revenue Service.
- 9. Section 8. The easement is not perpetual, permanent, or for life.
- 10. Section 9. The document is a lease for a term of less than (35) years (including written options).
- 11. Other (Include explanation and authority) _____

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 22 day of September at Palm Desert City CA State

Signature of Affiant _____

Corina Lynne Morrison
Printed Name of Affiant _____

Name of Firm (if applicable) _____

76200 Via Montelena, Indian Wells, CA 92210
Address of Affiant (Including City, State, and Zip Code) _____

760-333-3686
Telephone Number of Affiant (including area code) _____

This form is subject to the California Public Records Act (Government Code 6250 et. seq.)

For Recorder's Use: _____

Affix PCOR Label Here

RECORDING REQUESTED BY

53570

AND WHEN RECORDED MAIL TO

NAME Patricia J. Ebaugh, M.D.
ADDRESS 47-550 Silver Spur Trail
CITY & STATE Palm Desert, Ca 92260

RECEIVED FOR RECORD

MAY 9 1975

AT 9:00 O'CLOCK A.M.
At Branch of
SAFECO TITLE INSURANCE CO.

Book 1975, Page 53570 1

Recorded in Official Records
of Riverside County, California

W.W. DeLoach Recorder

FEES \$ 4

MAIL TAX STATEMENTS TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NAME Same as above
ADDRESS
CITY & STATE

Documentary transfer tax \$ 71.50
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances
remaining thereon at time of sale.
Chester Anderson by Evelyn Miller
Signature of declarant or agent determining tax amount
 Unincorporated area City of Palm Desert

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CHESTER A. ANDERSON, a married man, who acquired title as CHESTER A. ANDERSON,
an unmarried man
hereby GRANTS to
PATRICIA J. EBAUGH, M.D., a single woman
the following described real property in the city of Palm Desert
county of Riverside state of California:
AS PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

Date: May 5, 1975

Chester A. Anderson
Chester A. Anderson

STATE OF CALIFORNIA
COUNTY OF Riverside
On May 5, 1975 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chester A. Anderson

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

Evelyn Miller
Signature of Notary

FOR NOTARY SEAL OR STAMP

Title Order No. Y26866-2

Escrow No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LEGAL DESCRIPTION

53570

PARCEL 1: That portion of the Southeast quarter of the Southeast quarter of Section 29, Township 5 South, Range 6 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Northeast corner of Lot of Silver Spur Ranch, Unit No. 1, as shown by Map on file in Book 30 page 53 of Maps, Riverside County Records; thence North 89° 46' 45" East 307 feet, to the true point of beginning; thence North 89° 46' 45" East 298.32 feet to a point on a non-tangent curve concave to the Northwest, the initial radial bearing at said point being North 32° 49' 30" West; thence Southwesterly along said curve described as having a central angle of 23° 04' 48", a radius of 800 feet, and an arc length of 322.26 feet; thence North 0° 12' 14" West 116 feet, to the true point of beginning.

PARCEL 2: That portion of the Southeast quarter of Section 29, Township 5 South, Range 6 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Northeasterly corner of Silver Spur Ranch, Unit No. 1, as shown by Map on file in Book 30 pages 52, 53 and 54 of Maps, Riverside County Records; thence North 89° 46' 45" East 247 feet, to the true point of beginning; thence continuing North 89° 46' 45" East 60 feet; thence South 00° 13' 15" East 116 feet; thence South 81° 14' 55" West 60.67 feet; thence North 00° 13' 15" West 125 feet, to the true point of beginning.

PARCEL 3: That portion of the Southeast quarter of the Southeast quarter of Section 29, Township 5 South, Range 6 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Northeast corner of Lot 1, Silver Spur Ranch, Unit No. 1, as shown by Map on file in Book 30 page 53 of Maps, Riverside County Records; thence North 89° 46' 45" East 232 feet, to the true point of beginning; thence North 89° 46' 45" East 15 feet; thence South 0° 12' 14" East 125 feet; thence North 7° 02' 48" West 125.90 feet, to the true point of beginning.

END RECORDED DOCUMENT

W. D. BALOGH, COUNTY RECORDER



Copy 1

PRELIMINARY REPORT

February 13, 1975

- Hechter Escrow
- 74-133 El Paseo
- Palm Desert, Ca. 92260

Attention: Sonia Moran

Your No. 2-234
Our No. 426866

3 cc's to Lender

Dated as of February 10, 1975 at 7:30 A.M.

In response to the above referenced application for a policy of title insurance, SAFECO TITLE INSURANCE COMPANY hereby reports that it is prepared to issue, as of the date hereof, a California Land Title Association Standard Coverage Form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth in Schedule A, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy form.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Chris Bullis
 Chris Bullis Title Officer rm

2/17/75

SCHEDULE A

The estate or interest in the land described or referred to in this schedule covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

CHESTER A. ANDERSON,

an unmarried man.

The land referred to in this report is situated in the State of California, County of Riverside and is described as follows:

See Page 2, Schedule A.

PARCEL 1: That portion of the Southeast quarter of the Southeast quarter of Section 29, Township 5 South, Range 6 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Northeast corner of Lot 1 of Silver Spur Ranch, Unit No. 1, as shown by Map on file in Book 30 page 53 of Maps, Riverside County Records; thence North $89^{\circ} 46' 45''$ East 307 feet, to the true point of beginning; thence North $89^{\circ} 46' 45''$ East 298.32 feet to a point on a non-tangent curve concave to the Northwest, the initial radial bearing at said point being North $32^{\circ} 49' 30''$ West; thence Southwesterly along said curve described as having a central angle of $23^{\circ} 04' 48''$, a radius of 800 feet, and an arc length of 322.26 feet; thence North $0^{\circ} 12' 14''$ West 116 feet, to the true point of beginning.

PARCEL 2: That portion of the Southeast quarter of Section 29, Township 5 South, Range 6 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Northeasterly corner of Silver Spur Ranch, Unit No. 1, as shown by Map on file in Book 30 pages 52, 53 and 54 of Maps, Riverside County Records; thence North $89^{\circ} 46' 45''$ East 247 feet, to the true point of beginning; thence continuing North $89^{\circ} 46' 45''$ East 60 feet; thence South $00^{\circ} 13' 15''$ East 116 feet; thence South $81^{\circ} 14' 55''$ West 60.67 feet; thence North $00^{\circ} 13' 15''$ West 125 feet, to the true point of beginning.

PARCEL 3: That portion of the Southeast quarter of the Southeast quarter of Section 29, Township 5 South, Range 6 East, San Bernardino Base and Meridian, described as follows:

Commencing at the Northeast corner of Lot 1, Silver Spur Ranch, Unit No. 1, as shown by Map on file in Book 30 page 53 of Maps, Riverside County Records; thence North $89^{\circ} 46' 45''$ East 232 feet, to the true point of beginning; thence North $89^{\circ} 46' 45''$ East 15 feet; thence South $0^{\circ} 12' 14''$ East 125 feet; thence North $7^{\circ} 02' 48''$ West 125.90 feet, to the true point of beginning.

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1. Taxes for the fiscal year 1974-75: First Installment, \$75.19, plus \$4.51, penalty; Second Installment, \$75.19; AP 630-250-003; CA 1801; No exemption. Affects Parcel 1; and

Taxes for the fiscal year 1974-75: First Installment, \$299.80, plus \$17.98 penalty; Second Installment, \$299.80; AP 630-250-010; CA 1801; No exemption. Affects Parcels 2 and 3.

2. A right of way 10 feet in width, to lay, construct, maintain, operate, repair, renew, change the size of, and remove a pipe line with metering, regulation, and other equipment for the transportation of gas, over and through, under, along and across that certain parcel of land as described in Deed from Panorama Builders, Inc., a corporation, to Southern California Gas Company, a corporation, recorded April 4, 1957 as Instrument No. 24605. The center line is described as follows: Commencing at the Northeast corner of Lot 75 of Silver Spur Ranch Unit No. 1 on file in Book 30 pages 52, 53, and 54 of Maps, Riverside County Records; thence North 49° 08' 00" East 24.08 feet, to the true point of beginning; thence North 89° 47' 46" East 388.75 feet; thence North 73° 19' 16" East 278 feet; thence North 58° 20' 45" East 106.09 feet. Affects a portion of said property.

3. An easement for utilities and incidents thereto, as granted to Southern California Edison Company, a corporation, by Deed recorded July 30, 1968 as Instrument No. 73646. Said easement is a strip of land 3 feet in width, lying within a portion of the Southeast quarter of Section 29, Township 5 South, Range 6 East, San Bernardino Base and Meridian. The Easterly line of which strip is described as follows: Commencing at the Northeast corner of Lot 1, Silver Spur Ranch, Unit No. 1, as shown by Map on file in Book 30 page 53 of Maps, Riverside County Records; thence North 89° 46' 45" East 232 feet, to the true point of beginning of this description; thence South 07° 02' 48" East 125.90 feet to the Northwesterly line of Silver Spur Drive, as the same now exists.

4. An easement for installation and maintenance of underground electric power lines and incidents thereto, as granted to Silver Spur Ranchers Association, Inc., a California corporation, by Deed recorded October 24, 1972 as Instrument No. 141584. Affects the Westerly 3 feet of Parcels 2 and 3.

continued

5. A Trust Deed to secure an indebtedness of \$40,000.00 and any other amounts payable under the terms thereof,

Dated: April 4, 1974

Trustor: Chester A. Anderson, a married man

Trustee: Independent Encumbrance Service, a corporation

Beneficiary: Santa Fe Federal Savings and Loan Association, a corporation

Recorded: May 24, 1974 as Instrument No. 62930.

short term rate does apply



Assessor - County Clerk - Recorder
Riverside County, CA

Property Detail	
47550 SILVER SPUR TR PALM DESERT CA 92260	Assessment No. 630250046 APN 630250046 Property Type Single Family Dwelling Neighborhood Palm Desert Non-Conforming (R-018) Acreage 0.17

Legal Description
.17 ACRES M/L IN POR SE 1/4 OF SEC 29 T5S R6E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS TownshipN 5 Acres 000.17 M/L Section 29 Portion 1/4 Range Direction S Range Direction E

Value History (Part 1)									
Year	Reason Date	Market Value				Factored Base Year Value			
		Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total
2018	Other 01/01/2018					\$11,316	\$54,706		\$66,022
2018	Transfer 27/11/2018	\$130,000	\$245,000		\$375,000	\$70,658	\$149,853		\$220,511
2019	01/01/2019					\$11,542	\$55,800		\$67,342
2019	Transfer 01/01/2019					\$70,771	\$150,400		\$221,171
2020	01/01/2020					\$72,186	\$153,408		\$225,594
2021	01/01/2021					\$72,933	\$154,997		\$227,930

Value History (Part 2)											
Year	Restricted Value				Assessed Value				Penalty	Exemption	Net Taxal Value
	Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total			
2018					\$11,316	\$54,706		\$66,022		\$7,000	\$59,022
2018					\$59,342	\$95,147		\$154,489			\$154,489
2019					\$11,542	\$55,800		\$67,342		\$7,000	\$60,342
2019					\$59,229	\$94,600		\$153,829		(\$7,000)	\$160,829
2020					\$72,186	\$153,408		\$225,594			\$225,594
2021					\$72,933	\$154,997		\$227,930			\$227,930

Transfer History			
Doc #	Sales Price	Date	Vacant Land
2021-0347349	\$0	6/8/2021	False
2019-0188235	\$0	11/27/2018	False
2002-0690658	\$0	11/22/2002	False
2002-0690656	\$0	11/22/2002	False
1996-0476262	\$0	12/18/1996	False
1996-0475180	\$0	12/18/1996	False
1992-0398040	\$0	10/21/1992	False
1992-0383382	\$0	10/13/1992	False
1992-0344522	\$0	9/15/1992	False
1986-9905707-C	\$0	11/1/1986	False
1986-9905707-C	\$0	11/1/1986	False

Features								
Code	Code Descr.	Year	Building	Size	Size Descr.	Units	Cond. Details	Percent
CARPORT	Carport, Residential	1956	630250046	440.00	Actual Area	Average	0.00 Average	100.00

Land Details				
Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
Residential	LandLine 01 / 630250046 / Residential	0.17	60.00	120.00

Building 1 - Building Details

Address 47550 SILVER SPUR TR
Type Single Family Dwelling
Year Built 1956

Image: Sketch Image

Structural Elements

Use	Detail
Basement	No Basement
Bathroom Condition	Average
Central Cooling	Yes
Central Heating	Yes
Kitchen Condition	Average
Roof Cover	Shake/Wood Shingles

Floor Areas

Description	Level	Gross Area	Finished Area	Construction Type
Main Dwelling	Ground	1686.00	1686.00	Wood or Light Steel (D)
Fractional Area (1/4)	Ground	588.00	588.00	Wood or Light Steel (D)

Unit Counts

Units/ Costs	Category	Description
7	Bath Fixtures	Bathroom Fixtures
400	Building Additive	Built-ins (Cost)
1500	Building Additive	Fireplace (Cost)
3878	Building Additive	Heat and Cooling (Cost)
1800	Building Additive	Extra Plumbing (Cost)
1	Room Count	Bath - 3/4
2	Room Count	Bedroom
1	Room Count	Dining Room
2	Room Count	Family Room / Den
1	Room Count	Bath - Full
1	Room Count	Kitchen
1	Room Count	Living Room
1	Room Count	Utility Room



First American

myFirstAm® Property Profile

47550 Silver Spur Trl, Palm Desert, CA 92

Property Information	
Owner(s): Ebaugh Patricia J & Tine Ann Van Revocable Trust Dated / Vantine , Ann	Mailing Address: 47550 Silver Spur Trl, Palm Desert, CA 92260
Owner Phone: Unknown	Property Address: 47550 Silver Spur Trl, Palm Desert, CA 92260
Vesting Type:	Alt. APN:
County: Riverside	APN: 630-250-046
Map Coord:	Census Tract: 045114
Lot#:	Block:
Subdivision:	Tract:
Legal: .17 Acres M/L In Por Se 1/4 Of Sec 29 T5s R6e For Total Description See Assessors Maps	

Property Characteristics			
Use: Sfr	Year Built / Eff. : 1956 /	Sq. Ft. : 1686	
Zoning:	Lot Size Ac / Sq Ft: 0.17 / 7405	# of Units: 1	
Bedrooms: 2	Bathrooms: 2	Fireplace: Y	
# Rooms:	Quality:	Heating: Central	
Pool:	Air: Y	Style:	
Stories: 1	Improvements:	Parking / #: Carport / 4	
Gross Area: 2274	Garage Area : 440	Basement Area:	

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information	
Imp Value: \$154,997	Exemption Type:
Land Value: \$72,933	Tax Year / Area: 2021 / 01-006
Total Value: \$227,930	Tax Value: \$227,930
Total Tax Amt: \$3,544.16	Improved: 68%



MENU

BUILDING PERMIT INFORMATION FOR BZ158942 Online Services

Results for BZ158942 as of 3/1/2022 1:04:39 PM

Basic Case Information

PERMIT NUMBER:	BZ158942
PERMIT STATUS:	Final
APPLIED DATE:	04/18/1968
ISSUED DATE:	04/18/1968
CLOSED DATE:	08/07/1968
EXPIRATION DATE:	
DESCRIPTION:	CARPORT TO DWLG & CHANGE OPENINGS
TYPE DESCRIPTION:	BZ - Old Build
SITUS CITY:	PALM DESERT
SITUS:	SILVER SPUR TR 47550
GENERAL LOCATION:	



47550 Silver Spur Tr.
 When it was the sales office & model home.

FS-487

**SILVER SPUR RANCH
 PALM DESERT, CALIFORNIA**

This picturesque gateway, a few miles from Palm Springs, leads to the beautiful Silver Spur Ranch homes of Bing Crosby and Jimmy Van Heusen, the song writer. Residents of this highly restricted and planned community are able to enjoy a panoramic view of the desert that is dynamic and breath-taking.

Color by David M. Mills

Western Resort Publications, 1320 N. Broadway, Santa Ana, Calif.

PLACE
 STAMP
 HERE

POST CARD

Address

JFK driving past the property



7464 PORTOLA ST		OWNER	
SUNCORRAL TRAIL SILVER SPUR RANCH			
COMMUNITY	SCHOOL DISTRICT	PERMIT NUMBER	
PALM DESERT	INDIO	MAY 31 30344	
USE OF BUILDING		F.C.	SUPPLEMENT TO PERMIT
OFFICE BUILDING		16	
INSPECTION DISTRICT	INSPECTOR	CERTIFICATE	OFFICE
T	BERRY	YES	T
DESCRIPTIVE ADDRESS		AREA PERMIT NUMBER	
REAL ESTATE		16920	
N.W. COR. OFF OF PORTOLA		'M' PERMIT NO.	
LOT	BLOCK	TRACT	GROUP
			(F-22) 16
DATE		CODE AREA	TYPE
5/20/57		75	V
CONTRACTOR		BOOK	MAP
ARCH./ENG'R		PAGE	LINE
A. SCHWILCK			
ADDRESS		ZONE	
Palm Desert		W-2	
		FINALED	
		VALUATION	
		771900	







47550 silver spur trail palm desert ca history of property



The property at 47550 Silver Spur Trail was originally the sales office for the historic Silver Spur Ranch community in Palm Desert. The house was built in 1956, and the surrounding neighborhood was developed starting in 1957 by developer Adrian Schwilck.

History of the property and neighborhood

- **1956: Property is built** The single-family residence at 47550 Silver Spur Trail was constructed and functioned as the initial sales office for the Silver Spur Ranch development. This home, with its fireplace and bonus parlor room, was set up to be a showpiece for the community.
- **1957: Silver Spur Ranch developed** After acquiring over 700 acres in south Palm Desert, developer Adrian Schwilck began to develop the Silver Spur Ranch. Schwilck aimed to create an alternative to crowded, exclusive celebrity enclaves like Thunderbird Heights.
- **Mid-century modern design** Many of the homes in the 400-acre Silver Spur area were designed by famed architects Palmer and Krisel, known for their mid-century modern style. The neighborhood features a mix of architectural styles, including upscale bungalows and luxury estates.
- **Renovation in 2000** According to county records, the home at 47550 Silver Spur Trail was renovated in 2000, bringing modern updates while maintaining its original ranch-style charm.
- **Celebrity connections** The Silver Spur Ranch community has historic links to Hollywood, with celebrities like Bing Crosby and Jimmy Van Heusen once owning property or being mentioned in promotions for the development.
- **Later development under new management** Schwilck eventually sold his initial interest in Silver Spur Ranch. He would later team up with developer Clifford Henderson to hire architect Richard Harrison for subsequent projects in the area. Harrison's distinctive style, which included low-slung roofs, was later incorporated into new homes at Silver Spur.

8 sites

History: A twisty tale of three Palm Desert men who changed ...

Jan 24, 2021 — Schwilck's career in real estate development had always...

The Desert Sun

Silver Spur Ranch - Palm Desert - Pshomes

Silver Spur, Palm Desert, CA. Silver Spur Ranch is a historic and...

Palm Springs Homes by Alex Det...

47550 Silver Spur Trl, Palm Desert, CA 92260 - Trulia

Enjoy a piece of Palm Desert History this season! This amazing Ranch...

Trulia

Show all



Silver Spur Ranch
4.7 ★ (6)
Closed · Ranch
3224 WY-230



Thunderbird Height Security
4.4 ★ (21)
Open · Security guard...
70813 CA-111

Ask anything



Tell me more about celebrity residents of Silver Spur Ranch

Prominent celebrities like Bing Crosby, Phil Silvers, Randolph Scott, and Phil Harris were early residents of the Silver Spur Ranch neighborhood in the 1950s. They were drawn to the area for its serene, spacious, and private desert environment, which was a marked contrast to the more "crowded" celebrity developments in neighboring Palm Springs.

Key celebrity residents

Bing Crosby

The singer and actor was a central figure in the development of Silver Spur Ranch.

- **Estate:** In 1957, Crosby purchased 16 acres in the area, which is now part of the gated [Ironwood Country Club](#). He sought more privacy than his previous residence in the nearby Thunderbird Heights community.
- **Social hub:** Crosby sold three adjacent acres to close friends and built a custom home with a large swimming pool. The estate was known for hosting lavish parties and was featured in magazines of the era.
- **Frequented by high-profile guests:** Crosby's home and his nearby property in [Rancho Mirage](#) were rumored to be discreet meeting spots for high-profile figures. One notable rumor suggests President John F. Kennedy and Marilyn Monroe met there during their alleged affair.



Silver Spur Ranch
4.7 ★ (6)
Closed · Ranch
3224 WY-230



Ironwood Country Club
4.7 ★ (149)
Open · Country club
73735 Irontree Dr

Phil Silvers

The actor and comedian, known for his role as Sergeant Bilko, was another early buyer in the development.

- **Developer incentive:** Silvers was offered an acreage at a reasonable price, along with Bing Crosby, to help entice others to build in the new development.
- **Building a community:** By moving into Silver Spur Ranch, Silvers and Crosby helped set

🔍 9 sites

Silver Spur Ranch defined desert luxury in the Palm Springs ...

Mar 16, 2019 — Approved by Riverside County Board of Supervisors in 1956...

📍 The Desert Sun

Palm Springs History: Celebrity Phil Harris embraced life in ...

Dec 4, 2013 — Phil Harris, band leader, comedian, radio, television...

📍 The Desert Sun

Palm Desert Parcels With Bing Crosby Ties Are Listed | eXp Life

Nov 4, 2024 — Kennedy, is for sale and if the desert could talk, what...

📍 Life at eXp Realty

Show all

AI Mode All Images Videos News More



tropical fruits and trees in the desert climate.

Randolph Scott

The film actor, known for his Western roles, was also an early buyer of property in the upscale development.

Jimmy Van Heusen

A famous composer and close friend of Bing Crosby, Van Heusen bought an adjacent lot to Crosby's estate. Van Heusen wrote many of Crosby's hit songs and scores for their popular *Road* pictures. His song "High Hopes" was later used as John F. Kennedy's campaign song.



AI responses may include mistakes. [Learn more](#)



- ↳ Are there other Palm Desert neighborhoods with celebrity residents?
- ↳ Tell me more about JFK's visits to the Crosby house
- ↳ What are some architectural features of celebrity homes there?

AI Mode All Images Videos News More -



tropical fruits and trees in the desert climate. [↗](#)

Randolph Scott

The film actor, known for his Western roles, was also an early buyer of property in the upscale development. [↗](#)

Jimmy Van Heusen

A famous composer and close friend of Bing Crosby, Van Heusen bought an adjacent lot to Crosby's estate. Van Heusen wrote many of Crosby's hit songs and scores for their popular *Road* pictures. His song "High Hopes" was later used as John F. Kennedy's campaign song. [↗](#)



AI responses may include mistakes. [Learn more](#)



What are some architectural features of celebrity homes there?

Celebrity homes in the Silver Spur Ranch neighborhood often exhibit prominent mid-century modern architectural features, emphasizing indoor-outdoor living to suit the desert climate. The neighborhood was influenced by developers and architects who defined the Palm Desert style in the mid-20th century. [↗](#)



Here are some of the key architectural features found in celebrity homes in Silver Spur Ranch:

- **Open floor plans:** Homes were designed with open layouts that allowed kitchens to flow into living rooms, creating expansive entertainment spaces. This maximized livability and encouraged a free-flowing atmosphere ideal for social gatherings.

16 sites

8 Qualities of Palm Springs' Mid-Century Architecture

Jun 4, 2021 — Sliding glass doors are standard, letting residents catch a..

Bernal-Smith Group [↗](#)

Architectural Alliance - Palm Springs Life

Mar 4, 2021 — Henderson and Schilck chose the architectural fir...

Palm Springs Life [↗](#)

SILVER SPUR RANCH | Palm Desert, CA HOMES & Real Estate

Located in the highly sought-after historic Silver Spur Ranch communit...

www.realestateranchomirage.com [↗](#)

Show all

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Palmer and Krisel designed homes with notable rooflines, including the iconic butterfly roof. Generous wooden overhangs were also used to provide shade from the harsh desert sun during the day while allowing the lower-angled winter sun to enter and warm the space.

- **Post-and-beam ceilings:** High, beamed ceilings were a popular design element that added visual interest and a sense of volume to the living spaces. The exposed wooden rafters often extended to the exterior overhangs.
- **Creative use of materials:** Natural stone, wood, and breeze block were integrated into both the interior and exterior of homes to provide texture and visual breaks. The use of slump stone on walls was a hallmark of some Silver Spur architects.
- **Thoughtful landscaping:** The integration of landscaping with the home's design was critical. Professionally landscaped lots were designed to be low-maintenance and complemented the surrounding desert environment. Outdoor amenities like pools, bocce ball courts, and fire pits were common. [↗](#)

Bing Crosby's former Palm Desert estate

A prime example of the architectural features found in the area is Bing Crosby's former estate, located on what is now the [Ironwood Country Club](#). This Spanish-style ranch home was completely renovated by subsequent owners to honor its classic desert design, featuring: [↗](#)

- **A seamless blend of indoor and outdoor living** with floor-to-ceiling glass doors that open to a fireside terrace and the palm-tree-laced grounds.
- **High-end finishes** and a modern kitchen with a lounge and glass-enclosed wine display.
- **Luxury outdoor amenities** including a mosaic-tiled pool, a bocce ball court, and a tennis court, all set against the backdrop of the mountains. [↗](#)



AI responses may include mistakes. [Learn more](#)



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Who developed Silver Spur Ranch, and what's their story?

The Silver Spur Ranch community was primarily developed by a consortium of businessmen led by retired movie producer Sol Lesser, along with developer Adrian Schwilck. The project also involved other figures crucial to Palm Desert's architectural history, including Cliff Henderson and Richard Harrison. [↗](#)

Key figures and their contributions

Sol Lesser

- A former Hollywood film producer, Lesser was famous for his *Tarzan* movies.
- In 1957, Lesser joined a consortium of businessmen to develop the Silver Spur Ranch.
- He is credited with helping to establish the 400-acre project as a luxury community modeled after the [Smoke Tree Ranch](#) in Palm Springs.
- Lesser's involvement likely drew the interest of the movie stars who became early residents, including Bing Crosby and Phil Harris. [↗](#)

Adrian Schwilck

- In 1956, Schwilck owned over 700 acres in south Palm Desert, which became the initial Silver Spur Ranch property.
- However, after only moderate success, he sold his stake to partner with Cliff Henderson on another project, the Shadow Mountain Fairway Cottages.
- Following the success of the Shadow Mountain cottages, Schwilck bought back his interest in the Silver Spur Ranch and hired architect Richard Harrison to adapt designs for homes there. [↗](#)

Cliff Henderson

- Henderson was a founder of Palm Desert and a major developer in the area.
- He initially bought 50 acres next to the Shadow Mountain Club for a golf course and cottages, an investment that Schwilck would later buy into.
- This partnership with Schwilck and architect Richard Harrison on the Shadow Mountain cottages ultimately set the stage for Schwilck's return to Silver Spur Ranch. [↗](#)

Richard Harrison

- As an architect for the firm Wexler-Harrison, Richard Harrison designed the Shadow Mountain Fairway Cottages for Henderson and Schwilck.
- His success led Schwilck to hire him again to design many of the homes within the Silver Spur Ranch community.

7 sites

History: A twisty tale of three Palm Desert men who changed ...

Jan 24, 2021 — By 1961, Wexler and Harrison were amicably going off on...

The Desert Sun [↗](#)

Architectural Alliance - Palm Springs Life

Mar 4, 2021 — Architectural Alliance * Sometimes architectural history is...

Palm Springs Life [↗](#)

Silver Spur Ranch defined desert luxury in the Palm Springs ...

Mar 16, 2019 — Tracy Conrad. Special to The Desert Sun. Silver Spur Ranch...

The Desert Sun [↗](#)

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and Krisel homes in Silver Spur Ranch?

Homes designed by architects Palmer and Krisel in Palm Desert's Silver Spur Ranch and other communities are celebrated for their Mid-century Modern features, including an emphasis on indoor-outdoor living and a focus on integrating stylish design with cost-effective construction. [↗](#)

Signature architectural features

- **Distinctive rooflines:** Palmer and Krisel used a variety of expressive roof styles to give each home in a tract development a unique appearance. These include:
 - **Butterfly roofs:** An inverted gable that draws attention with its upward-sweeping angles.
 - **Low-pitched gable roofs:** Simple, triangular-shaped roofs that are a signature of ranch-style homes.
 - **Flat roofs.**
- **Indoor-outdoor integration:** Large sliding glass doors and expansive windows connect the interior with patios, pools, and the desert landscape. This feature was pivotal for taking advantage of the warm climate and casual desert lifestyle.
- **Open floor plans:** The use of post-and-beam construction and minimal interior walls creates an open and spacious "great room" effect for the living, dining, and kitchen areas.
- **Clerestory windows:** High-set windows bring additional natural light into the living spaces and frame views of the mountains and sky.
- **Breezeways and carports:** These open-air features were often integrated into the home's design, providing cover while blurring the line between inside and out.
- **Textural exterior materials:** To add visual interest and help differentiate homes, designers used a mix of exterior materials. These included patterned concrete blocks, stone, wood, and stucco.
- **Integration with the desert landscape:** Krisel, who also held a landscape architecture license, ensured the design of the houses worked with the natural terrain. Landscaping often featured drought-tolerant plants and bold gravel patterns that complemented the home's aesthetic. [↗](#)

The Palmer and Krisel formula

The key to Palmer and Krisel's success was bringing elegant, Mid-century Modern design to the mass housing market by creating a variety of designs from a few basic floor plans. They achieved this by: [↗](#)

- Offering multiple roof options.
- Orienting the same floor plan differently on a lot.

11 sites

Architect William Krisel in Palm Springs - Paul Kaplan Group

Aug 15, 2025 — Paul Kaplan * Palm Springs Architect Feature: William...

* Paul Kaplan Group [⋮](#)

Architect William Krisel, who influenced the look of midcentury ...

Jun 6, 2017 — With his business partner, the late Dan Saxon Palmer,...

Los Angeles Times [⋮](#)

Krisel & Palmer Beautiful Mid-Century Modern Home

Palmer & Krisel designed custom homes and commercial projects. Th...

Shelhamer Group [⋮](#)

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Silver Spur Ranch has a historic flavor

Neighborhood
one of oldest in
Palm Desert

By Sherry Barkas
sherry.barkas@thedesertsun.com

PALM DESERT — Silver Spur Ranch, with its iconic Vista View Drive entrance that's like a scene from the Old West, is one of the oldest housing developments in Palm Desert.

Bing Crosby was among the first Silver Spur Ranch homeowners, but that's not its only tie to Hollywood.

Development was started in 1957 in a cove east of Highway 111 and west of Portola Avenue by one of the original landowners, Sol Lesser, a retired movie producer.

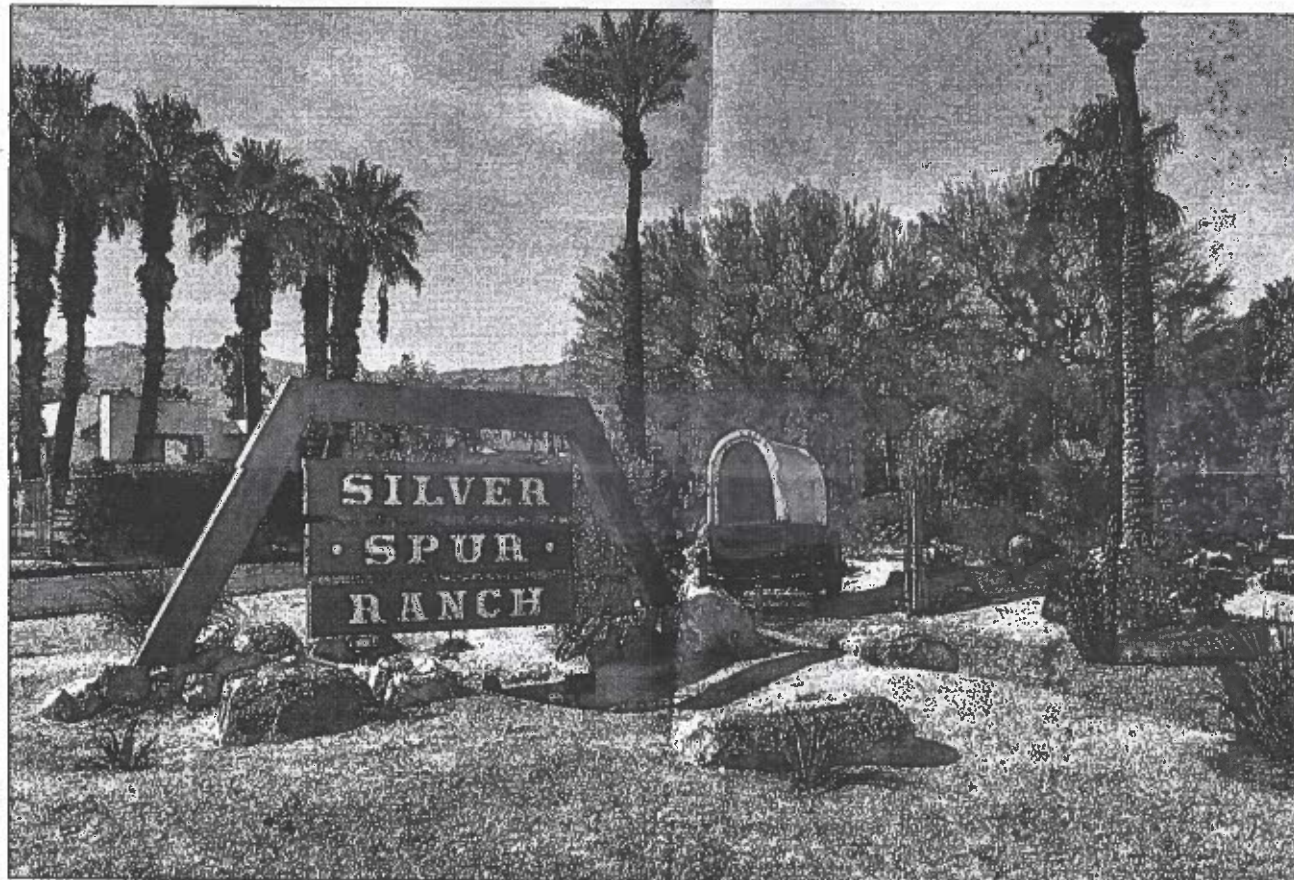
The project was approved by the Riverside County Board of Supervisors on March 2, 1956, said Norman Reed, chairman of History Committee for Ironwood Country Club who wanted to know more about his neighbors to the east, so researched Silver Spur Ranch.

The development was to be modeled after Smoke Tree Ranch in Palm Springs, Reed said.

The 1950s modern-style ranch homes were designed by award-winning architects Dan Palmer and William Krisel. Lots were also available, and their sales literature boasted early buyers Crosby, Phil Harris and Randolph Scott.

A promotional flier found in the files of the Historical Society of Palm Desert billed the development as: "400 acres of the most picturesque part of the Palm Springs area."

What they say
When Joe Dikdan and his



Silver Spur Ranch, with its iconic Vista View Drive entrance that's like a page from the Old West, is one of the oldest housing developments in the city of Palm Desert. Bing Crosby was among the first Silver Spur Ranch homeowners.

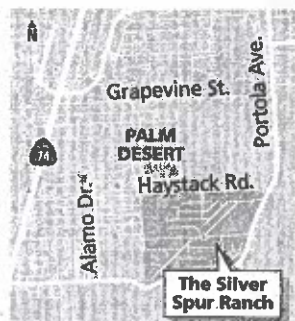
SHERRY BARKAS/MYDESERT

wife, Michelle, moved west from New Jersey about 13 years ago, they knew they wanted a new home in south Palm Desert that fit their price range.

They bought one of the remaining undeveloped lots and built their home.

"The location is superb," Joe Dikdan said of Silver Spur Ranch. "It's in south Palm Desert, there's less traffic in that area, it's well-established and has a well-managed, small HOA," he said. There are 234 lots within the subdivision, with about five to six still undeveloped.

For those looking for the right home, he said, Silver Spur Ranch offers a diverse range of home sizes, he said.



MYDESERT

"Plus, it's a legacy development," Dikdan said. "It was incorporated before the city was incorporated."

Many of the older homes have been updated, he said, while some still reflect their earlier days.

"Probably 90 percent of the homes are owner occupied, and the rest are snow-

birds," Dikdan said. "That's a guess, but probably fairly accurate."

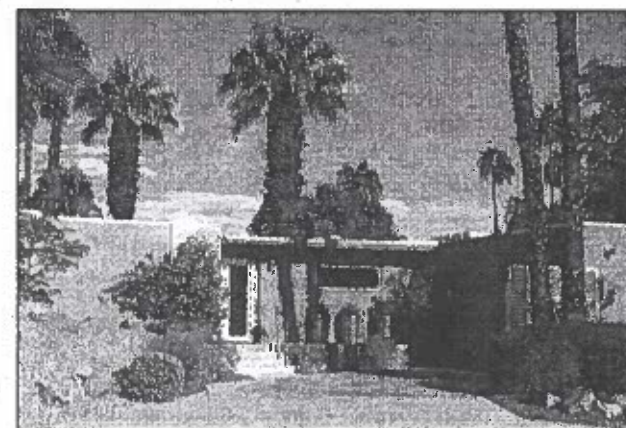
The city recently repaved the streets within Silver Spur Ranch, and the HOA a few years ago approved an assessment fee to underground utility cables.

"The camaraderie of neighbors is excellent. People talk to each other, socialize," Dikdan said.

"We all watch out for our neighborhood," he said, proudly boasting it has little crime as a result. "People are very watchful," he said.

Nearby

Silver Spur Ranch is about two miles from El Paseo and within walking distance of The Living Desert and some



Many homes in Silver Spur Ranch have midcentury modern-inspired designs with custom touches.

BLAKE HERZOG/MYDESERT

hiking trails.

George Washington Charter Elementary School is less than two miles away.

AT A GLANCE RECENT SALES

73,285 Riata Trail, \$652,000, 2,871 square feet, sold Dec. 9, 2011
48-171 Birdie Way, unit B, \$114,500, 945 square feet, sold Nov. 30, 2011
73-417 Little Bend Trail, \$212,000, 1,678 square feet, sold Nov. 17, 2001

ON THE MARKET

73-440 Broken Arrow Trail, 2,992 square feet, 4 bed, 4 bath, \$575,000
73-555 Silver Spur Trail, 4,500 square feet, 2 bed, 2.5 bath, \$519,000
73-452 Little Bend Trail, 1,469 square feet, 3 bed, 1.75 bath, \$419,000
73-527 Silver Moon Trail, 2,100 square feet, 2 bed, 3.25 bath, \$499,000
45-254 Silver Spur Trail, 4,320 square feet, 3 bed, 3 bath, \$699,000

and College of the Desert is about three miles. **94**anwood Country Club private golf course is within a mile.

Desert Sun ~~March 1, 2012~~
Feb 2, 2012

Thanks for the Memories

Silver Spur Ranch defined area luxury

Homes ranged from \$19,950 to \$52,500

Tracy Conrad

Special to Palm Springs Desert Sun
USA TODAY NETWORK

Silver Spur Ranch was started in 1957 in a cove east of Highway III and west of Portola by a consortium of businessmen and Sol Lesser, retired producer most famous for the Tarzan movies.

Approved by Riverside County Board of Supervisors in 1956, according to Norman Reed, the chairman of the history committee at Ironwood Country Club in 2012, it was modeled after Smoke Tree Ranch in Palm Springs and featured modern-style ranch houses designed by Palmer and Krisel. Described as "400 acres of the most picturesque part of the Palm Springs area," the development

sprung up and buyers were stars Bing Crosby, Phil Harris and Randolph Scott.

Bing was already in the desert at Thunderbird Heights, next door to Jimmy Van Heusen, the composer of many of his hit songs and the scores of his highly successful "Road" pictures. He wanted more space and to get away. According to Van Heusen biographer Christopher Coppula, quoting a Van Heusen manuscript, "... there was a new real estate development being opened in Palm Desert, and the Thunderbird Heights where our homes were located was getting crowded. The estate sites around us had sold rapidly and homes were beginning to surround us ... Bing 'wanted to be alone.' Away from the squares, even if they all were rich. The new real estate development was called 'Silver Spur' and both Crosby and Phil Silvers were given acreage at a very reasonable figure to induce them to build. Bing gave me three and a half acres."

Van Heusen and Crosby did build. And these would be the houses where John F. Kennedy as a sitting president stayed during his visit. Van Heusen's



Color postcard advertising "Gateway to Bing Crosby's Silver Spur Ranch Home."

PALM SPRINGS HISTORICAL SOCIETY/SPECIAL TO THE DESERT SUN

tune "High Hopes" with some reworked lyrics by Sammy Cahn served as the campaign song for JFK. In a telegram during the campaign, reproduced in the Coppula book, JFK writes to Van Heusen congratulating him on his 1960 Academy Award for best song, and alludes to another Van Heusen tune:

"Dear Jimmy, Your High Hopes went All The Way, I Hope I Do As Well Congratulations - Jack Kennedy."

In July of 1962 Lesser and his associates including a Beverly Hills investment banker, the president of Century City, an insurance executive, and president of City National Bank sold Silver Spur Ranch to Adrian Schwilck, a desert land developer. Schwilck said his group would construct "luxury cottages" on the property.

By 1963, a small article in The Desert Sun boasted "Unlike any other prestige development in the desert area and in addition to many other services, Silver Spur Ranch has a decorating department for the use of their clients ... (with

outstanding ability of this department to create beautifully decorated homes best suited for desert living ... available homes from the small weekend cottage on the Ranch nine hole golf course to the large three-bedroom furnished home, including a custom designed swimming pool."

The description goes on and reflects the exuberance of the late 1950s and early 1960s in a prosperous America, "An excellent example of architect-decorator coordinated desert home is the two-bedroom, two-bath fairway cottage completely furnished including all build-in appliances. Carpeting of rich gold creates the Chinese modern atmosphere for this desert gem, in the large living room and dining areas, suitable for the refined hostess seeking distinction. A king-sized sofa upholstered in a dramatic blue-green Oriental print, is enhanced by the exquisite accessory piece of comfort and beauty."

All units had a "convenient kitchen with attractive serving bar ... filled with



Handsome movie star Randolph Scott with his wife, Pat, and neighbor, publicity man Tony Burke, at the gate to Silver Spur Ranch. PALM SPRINGS

HISTORICAL SOCIETY/SPECIAL TO THE DESERT SUN

cupboards, the blue formica sink area enhancing the beautiful Chinese blue leather upholstered chairs ... Refrigerated air-conditioning, and forced air heat, plus a Westinghouse washer and dryer in the laundry room ... further inducements to the desirable way of life offered at Silver Spur Ranch."

Homes at Silver Spur Ranch were "available to meet any desert budget, ranging from \$19,950 to \$52,500." By 1963, more than 240 families owned luxury cottages at Silver Spur Ranch, enjoying spectacular views "onto the lush green fairway and to the desert below ... sliding glass doors provide easy access to the patio for dining and sunning."

Schwilck was advertising ownership to be "A Lifetime Vacation" and asked buyers to "Indulge Yourself, Live Longer, Live Happier, Live Relaxed!" Plans included community stables, pool and club house. Located conveniently adjacent to five internationally known country clubs, he touted \$75 million worth of investment to produce "one of the most luxurious home-site developments in the expanding desert."



CITY OF PALM DESERT

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PLANNING@PALMDESERT.GOV

CITY OF PALM DESERT PUBLIC HEARING NOTICE CASE NO. CRPC25-0003

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BEFORE THE HISTORIC PRESERVATION COMMITTEE OF THE CITY OF PALM DESERT, CALIFORNIA, TO CONSIDER A RECOMMENDATION TO THE PALM DESERT CITY COUNCIL FOR THE DESIGNATION OF 47550 SILVER SPUR TRAIL AS A LANDMARK

The City of Palm Desert (City), in its capacity as the Lead Agency for this project under the California Environmental Quality Act (CEQA), has determined that the proposed landmark designation is not subject to CEQA pursuant to Guidelines Section 15060(C)(2) and 15060(C)(3) as the project will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a Project as defined by Section 15378.

PROJECT LOCATION: 47550 Silver Spur Trail, Palm Desert, CA 92260 (APN 630-250-046)

PROJECT DESCRIPTION: The project is a request by the property owner to designate the 47550 Silver Spur Trail as a local landmark. The Historic Preservation Committee will make a recommendation to the Palm Desert City Council.

PUBLIC HEARING: NOTICE IS HEREBY GIVEN that the Historic Preservation Committee of the City of Palm Desert, California, will hold a Public Hearing at its meeting on April 22, 2026. The Historic Preservation Committee meeting begins at 9:00 a.m. in the Administrative Conference Room at 73510 Fred Waring Drive, Palm Desert, California. Pursuant to Senate Bill 707, this meeting may be conducted as a hybrid meeting allowing public access via teleconference or in person. Options for remote participation will be listed on the Posted Agenda for the meeting at <https://www.palmdesert.gov/government/meetings>.

PUBLIC REVIEW: The plans and related documents are available for public review Monday through Friday from 8:00 a.m. to 5:00 p.m. by contacting the project planner, Bobby Keatinge. Please submit written comments to the Planning division. If any group challenges the action in court, issues raised may be limited to only those issues raised at the public hearing described in this notice or in written correspondence at or prior to the Historic Preservation Committee hearing. All comments and any questions should be directed to:

Bobby Keatinge, Associate Planner
City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260
(760) 776-6479
rkeatinge@palmdesert.gov

PUBLISH: THE DESERT SUN
APRIL 10, 2026

CARLOS FLORES, SECRETARY
HISTORIC PRESERVATION COMMITTEE



City of Palm Desert Historic Context Statement & Reconnaissance Survey Findings

Prepared for:

City of Palm Desert

Prepared by:



Architectural
Resources Group

April 11, 2025

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Cover image: Ca. 1965 aerial photograph, Shadow Mountain Collection, Historical Society of Palm Desert

4.6 Context: Palm Desert Diversified Development, 1957-1966

Historical Background

While the foundations for Palm Desert had been laid by the Palm Desert Corporation (PDC) in the late 1940s and early 1950s, the built environment of the following decade saw immense growth and diversification. The PDC had largely created Palm Desert: they laid out its streets and infrastructure, attracted the first homeowners and businesses, and cultivated the community as a refined and seasonal destination. This, of course, emerged within the context of the Coachella Valley's expanding prominence as a region of leisure and affluence, particularly through trendsetting Palm Springs.

In its ambition, however, the PDC had struggled in two respects. The first was that it almost arrived too early to the resort boom that would remake the Coachella Valley. Construction on Palm Desert had begun in 1946 with the nation hardly out of the war (the PDC, in fact, had numerous delays and difficulties with war-related material shortages). While the population and economy of Southern California had already seen its great wartime expansion, the Coachella Valley's postwar epoch would not begin in earnest until the 1950s. Palm Desert was among a number of developments that emerged immediately after the war, but the encompassing and Mid-Century Modern development that the region was noted for (e.g., country clubs or the William Krisel-designed tracts built by the Alexander Construction Company) occurred later into the 1950s. The initial phase of Palm Desert, although it saw its fair share of Modernist development, was an early adopter of the postwar leisure model for which the Coachella Valley would become known. For this reason, the sale and development of Palm Desert's land was never as extraordinary as envisioned despite over a hundred homes being built.

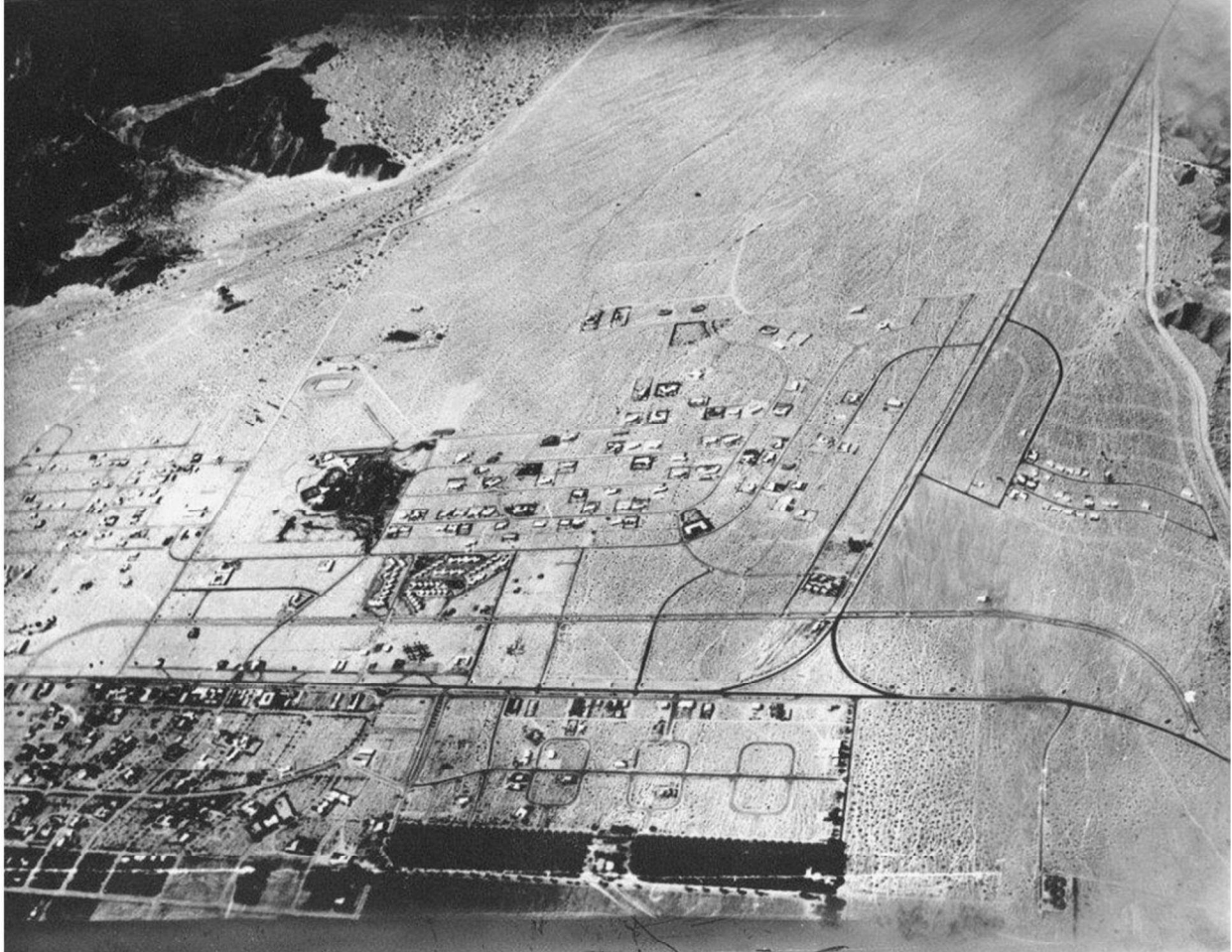
The second struggle that PDC faced was self-inflicted. In its efforts to cultivate a refined resort community, it had imposed a host of explicit and implicit restrictions, whether it be those defining the type and size of architecture, or the race and religious affiliations of its prospective residents. This fared well for attracting the overwhelming White, wealthy, and seasonal population the PDC so desired, but less for the creation of a "complete" community, as Randall Henderson had once posed the issue to his endeavoring brother Cliff.¹⁶⁸ Except for two small units of the PDC's land, almost the entirety of Palm Desert was dedicated to expensive seasonal homes. For this reason, the PDC was limited in who it could sell land to, and middle-class buyers were relegated to either the two affordable units which the PDC developed, or, increasingly, the subdivisions (e.g. Palm Village, Panorama Ranch) which surrounded the city. Once again, this meant that the PDC struggled to sell portions of its property, and it was unsuccessful in attracting a diverse or year-round population.

This all changed in 1956 when the PDC liquidated its landholdings to a consortium that consisted of the Baldwin Hills Sales Company (led by A. Ronald Button, the developer behind Rancho Mirage) and the Home Savings and Loan Association (led by famed Los Angeles developer-banker Howard Ahmanson). The sale included all the PDC's unsold lots and land but did not include the Shadow Mountain Club (which had been sold three years prior) or the properties owned solely by PDC's president Cliff Henderson, which consisted of the Firecliff Lodge, various other buildings, and a selection of lucratively sited parcels.¹⁶⁹

¹⁶⁸ Luke Leuschner, "Palm Desert: A Sellable Dream on Forsaken Land, Part I," *The Hourglass*, Fall 2021.

¹⁶⁹ "Three Villagers Instrumental in Record Land Sale," *Desert Sun*, September 3, 1956.

The Palm Desert Sales Company (PDSC) was the entity created by Button and Ahmanson to sell the recently acquired property. Unlike the PDC, the PDSC tolerated greater and more diverse development on its land in its efforts to recoup its initial investment. Whereas the PDC had once turned down a small tract of Mid-Century Modern homes for fears of homogeneity, the PDSC welcomed large-scale condominium developments. (In fact, more than once Cliff Henderson publicly criticized the PDSC's practices, and at one point they sued him over a very public conflict arising from their handling of El Paseo's medians.¹⁷⁰)



An aerial of Palm Desert taken in the early-to-mid 1950s, just prior to the liquidation of the Palm Desert Corporation. (Historical Society of Palm Desert)

Despite the PDSC's leniency, the overall orientation of Palm Desert was still a high-class resort community. The PDC had established it as such and it remained one, even if its population diversified and a larger portion became year-round. Development in the surrounding communities (particularly Rancho Mirage and Indian Wells) was similarly oriented around this model. Integral to the maintenance of this model were two typologies that emerged in the 1950s and 1960s: the condominium and the country

¹⁷⁰ Gene Johnson, "P.D. Meet Brings New Association," *Desert Sun*, March 12, 1962.

club.¹⁷¹ The condominium offered good design by any one of the region’s noted Modernists and convenience at an affordable price. The country club, with its provision of recreational facilities (golf, tennis, etc.) and estate lots, perpetuated and expanded the high-class leisure model. And in numerous cases – particularly in Palm Desert – the combination of the two was even more lucrative.

The PDC had laid the foundations for Palm Desert to grow, but with the combination of PDSC’s looser guidelines and a fruitful economic context, the community achieved its greatest period of development. In 1956, Palm Desert had one church, but by the end of the 1960s, it had nearly ten. Over a dozen subdivisions spawned in the undeveloped land bordering Palm Desert. Dozens of condominium developments and spec-built tracts filled in interior land, the commercial frontage on Highway 111 grew, and for the first time, development began along El Paseo.

New subdivisions included Silver Spur Ranch, Palm Desert Highlands, Shadow Village, and Palm City (Palm Desert Country Club). Moreover, these new subdivisions diversified the types of residents that lived in Palm Desert. Whereas the residents of the PDC era had been wealthier individuals seeking a weekend retreat, a growing proportion of the population consisted of the middle class, retirees, and even families. Palm Desert’s seasonal character did not necessarily change overall, but it was extended to a larger audience. At the same time, it came to acquire a small but decent population of families with such developments as Shadow Village(Palm Desert Dreamhomes) and Palm Desert Country Club.

These new subdivisions also increased the boundaries of Palm Desert, which would not officially incorporate as a city until 1973. The land south of Highway 111 had been mostly developed by the PDC, though new subdivisions like Silver Spur Ranch, Palm Desert Highlands, Highland Palms Estates, Shadow Hills Estates, and Deep Canyon Ranch consumed most of the remaining land that was owned by neither the PDC or the PDSC, and infill development (e.g., Sandpiper) filled out the larger patches of land within the PDC’s former subdivision. Increasingly, with subdivisions like Shadow Village, Halecrest Country Club Village, and Palm City (Palm Desert Country Club), development was also occurring in the vast and undeveloped acreage north of Highway 111, and Palm Desert’s boundaries (still unofficial) grew.

While the PDC and a few of its allied builders (e.g., R.P. Shea) and architects (e.g., Walter S. White) had held a virtual monopoly over community’s construction and design, the field of actors widened during this period. White moved away in the late 1950s, and architects and designers such as John Outcault, Charles W. Doty, Harold Bissner, Robert Pitchford, John P. Moyer, and Robert Ricciardi were residents and practitioners in Palm Desert, designing in a preferred Mid-Century Modern styles. Other developers, like Monte Wenck, Adrian Schwilck, Charles White, Hal Kapp, and Ted Smith entered the scene, developing a range of buildings from individual spec homes to entire subdivisions. And at the same time, as Palm Desert became more established, capital was flowing in from developers across a broader region, many of whom brought in their own architects.

More than some of this growth can be attributed to the context of the Coachella Valley, which was undergoing its greatest phase of postwar development as far as the Salton Sea. This phase, beginning in the mid-1950s and lasting until the late 1960s, was marketed towards the middle and upper-middle class with mass-produced Mid-Century Modern tracts and communities across the Coachella Valley. With its

¹⁷¹ Culver, *The Frontier of Leisure*, 154-157.

mid-valley location, Palm Desert was well situated to capitalize on this growth, and it certainly did. Advertisements for the developments and businesses touted Palm Desert’s proximity to both ends of the Coachella Valley, and it was quite literally in the center of regional growth. This centrality helps to explain the development of Palm Desert’s new businesses and subdivisions, but it was particularly integral to the establishment of civic amenities like the College of the Desert, the Palm Desert Library, additional schools, and any number of its new churches. Palm Desert entered the 1950s as a small but established resort city and left the 1960s as a formidable, mid-valley presence.

Theme: Residential Development, 1957-1966

Perhaps nothing expanded or diversified as much in Palm Desert in the 1950s and 60s than its residential development. Beginning with the liquidation of the Palm Desert Corporation (PDC) in 1956, the new epoch of development was marked with laxer architectural restrictions, which made way for a greater variety of housing typologies. Whereas the vast majority of residential development in the preceding period had primarily been custom-built single-family homes – whether estate-sized or small weekend retreats – this period saw the development of condominiums, large-scale tracts, and increasingly novel housing types at multiple levels of affordability. This new housing facilitated a large increase and socioeconomic diversification of Palm Desert’s population, thereby catalyzing development in all other sectors as well.

While the shift in residential development can be partially attributed to the sale of the PDC itself and the resultant managerial shift, perhaps the most significant quantity of residential development occurred on land that was never owned by the PDC. In many instances, these subdivisions were parasitic to those plotted by the PDC, as they were connected to streets and utilities initially laid out by the PDC and benefitted from the image it had produced. During the bulk of PDC’s tenure, Panorama Ranch had been the only new subdivision that was realized directly adjacent to their land, while Palm Village and Palm Dell Estates were previously existent or developed at the same time. By the middle of the 1950s, however, Palm Desert had grown enough in size and prominence, and even if it was not as much as the PDC intended, it was able to attract development by outside interests. There was significant land available north of Highway 111, but also various parcels south of Highway 111, particularly those on the southernmost portion of the slope (closer to Deep Canyon) which had never been acquired by the PDC.

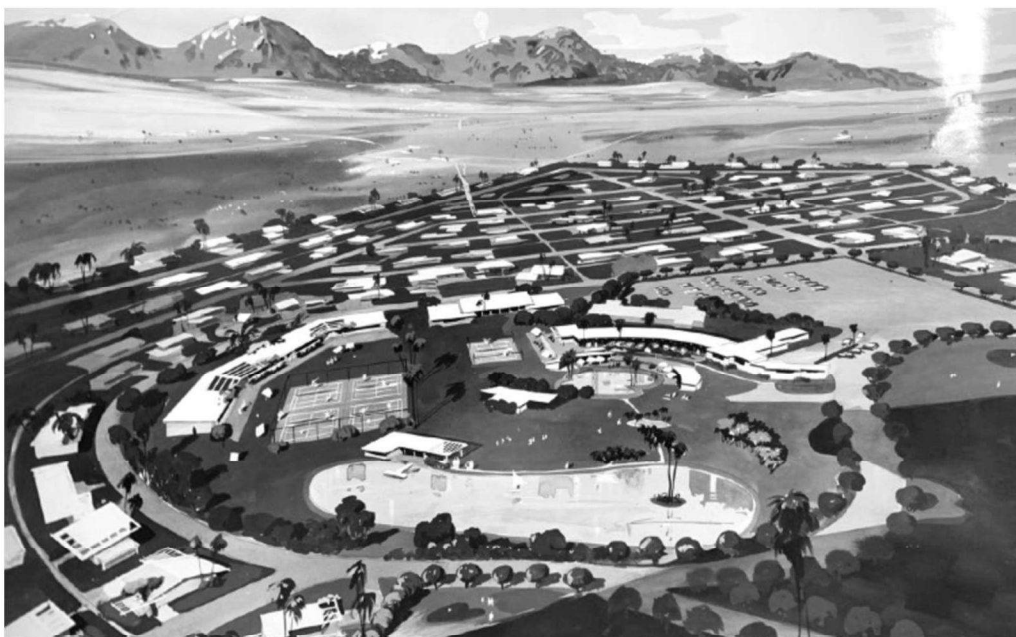
Around the time the PDC was undergoing discussions for the liquidation of their land, work was underway for such subdivisions as Shadow Mountain Park (1954), Palm Vista (1955), Shadow Hills Estates (1956), Silver Spur Ranch (1956), Palm Desert Highlands (1957), and Desert Garden Homesites (1957). Nearly all of these subdivisions were developed by people unaffiliated with the PDC on peripheral land, but many of the developers behind them would become distinct and recurring figures in Palm Desert’s development.

The first of these, Shadow Mountain Park, was the result of the sale of the Shadow Mountain Club in 1953 to a consortium of its members.¹⁷² The new owners sought to revamp and redevelop the club, including a small subdivision on a parcel of land north of the club’s grounds that faced the Shadow Mountain Lake. Designed by PDC affiliate and landscape architect Tommy Tomson, the Shadow Mountain Park subdivision (which was essentially only two curving streets) largely followed the PDC model. Lots

¹⁷² “Palm Desert Club Sold to Members,” *Los Angeles Times*, November 30, 1953.

were offered to members of the Shadow Mountain Club and homes were expected to be custom-built and designed in a suggested “modern” Ranch style. Only a handful of homes were built in the first years of the subdivision’s existence, but they were larger Mid Century Modern homes that faced the Shadow Mountain Club grounds. These included the Robert Overpeck residence designed by Warren Frazier Overpeck (1957, CoPD Historic Landmark), the Jack Blair residence (1957) and George Walling residence (1956), both designed by John P. Moyer.¹⁷³

While the PDC had never really developed and sold housing (except for the Sun Lodges), beginning in the 1950s, many developers would also build spec houses as part of their subdivision in addition to offering the sale of individual lots. The Palm Desert Highlands subdivision, founded in 1957 by prominent realtors Ted Smith and Hal Kapp, was one such instance.¹⁷⁴ The subdivision, which was a small set of streets on the southernmost portion of Palm Desert’s slope, was intended to be an upper-class development with commanding views and estate-sized lots. The architect John P. Moyer was brought on to design four houses by an affiliate of Smith and Kapp, which were featured in all the development’s advertising and ultimately sold for a profit.¹⁷⁵



Tommy Tomson’s rendering of the Shadow Mountain Park neighborhood. (Clifford Henderson Collection, HSPD)

In the immediate vicinity of Palm Desert Highlands was Silver Spur Ranch, another subdivision which exemplified the new era of development. Founded by the couple Adrian and Mercedes Schwilck in 1956, Silver Spur Ranch was a large project (landholdings totaled around 600 acres at one point) on the southernmost slope, offering lots priced and sized at multiple levels. The Schwilcks (and successive developers) developed dozens of houses and duplexes on the property in multiple phases, beginning in 1957 and continuing into the 1960s. These homes consisted of a few models designed in a Mid-Century

¹⁷³ Luke Leuschner, *Landmark Nomination for the Robert K. Overpeck Residence*, January 22, 2022.

¹⁷⁴ “Palm Desert Highlands Proves Slogan of Palm Desert,” *Desert Sun*, March 15, 1958.

¹⁷⁵ [Advertisement for Palm Desert Highlands], *Desert Sun*, April 19, 1958.

Modern and Ranch style, and were sold to a variety of retirees, seasonal residents, and even families. In the early 1960s, after a period of absence which involved re-purchasing their stake in Silver Spur Ranch, the Schwilcks developed dozens of Mid-Century Modern homes and duplexes designed by architect Richard Harrison, particularly on the street Feather Trail.¹⁷⁶

The development of Silver Spur Ranch and other subdivisions of the period was a combination of development initiated by the primary developer(s), affiliated spec builders, and individual homeowners. Other investors and affiliates of Silver Spur Ranch developed their own sets of spec homes, including a selection of Ranch homes designed by architect Earl Kaltenbach in 1957, a set of Mid-Century Modern homes designed by architect William Krisel between 1960 and 1961, and even a pair of Donald Wexler-designed homes also built in 1960. At the same time, individual lots (of which there were many) were sold to prospective homeowners, resulting in such notable homes as the Paulette Johnson house designed by Walter S. White (1958) and the Thomas Hearn house designed by Cliff May (1962). Similarly, the singer Bing Crosby was sold a parcel of land on the uppermost portion of Silver Spur Ranch's landholdings (which were only partially developed) where he built a Mid-Century Modern Ranch house by architect Howard Lapham (1958, extensively altered), which was later noted for hosting John F. Kennedy multiple times during his presidency.¹⁷⁷



A view of the sales office and entrance to Silver Spur Ranch, including the pink Jeep in which sales agents drove prospective buyers around the development. (Historical Society of Palm Desert)

¹⁷⁶ Tracy Conrad, "A Twisty, Unlikely Tale of Three Palm Desert Characters Who Changed the City Forever," *Desert Sun*, January 24, 2021, <https://www.desertsun.com/story/life/2021/01/24/history-twisty-tale-three-palm-desert-men-who-changed-city-forever/6689483002/>.

¹⁷⁷ Robert Hartmann, "Red Tide Wanes, Kennedy Asserts," *Los Angeles Times*, March 24, 1962.

Another small subdivision of the period, owned and immediately developed by Eugene Roberts of Roberts Construction Inc, was the Desert Garden Homesites. Located on land that was originally part of the Desert Magazine’s landholdings, the subdivision consisted of a single roundabout street on which Roberts developed ten Mid-Century Modern homes designed by local architect John Outcault.¹⁷⁸ Outcault also designed and built his family home on the subdivision in which he lived for a decade.¹⁷⁹

Being developed at the same time was the adjacent Shadow Hills Estates (1956), a subdivision developed by Monte Wenck through the 1950s and 60s.¹⁸⁰ Wenck and his associates laid out the subdivision directly adjacent to the former Panorama Ranch (which had also been revamped and expanded during the period into the Palm Desert Estates), and built well over a hundred Mid-Century Modern houses, duplexes, and apartment buildings. Many of these homes and units (existing in varying states of alteration) are attributed to Charles W. Doty, a local architect who had his start in the offices of Walter S. White.¹⁸¹ Because they were produced at a larger scale and in varying sizes, and proximate to schools, these homes attracted a variety of homeowners, not just the wealthy seasonal residents that had been typical of the PDC era.

While numerous small subdivisions (including those mentioned above) emerged on land within or immediately adjacent to the boundaries of Palm Desert as established by the PDC, other subdivisions were much larger in size and developed beyond the initial boundaries of the community. These were mass-produced tracts, typically in a basic Mid-Century Modern style, and more importantly, they catered to entirely different demographics. The first of these was Shadow Village, a large-scale development conceived by the national housing developer Sproul Homes Inc on a parcel north of Palm Desert that was formerly agricultural.¹⁸² Previously, the only subdivision that had been built in the area was a small, later unit of Palm Village.

A series of sweeping streets, Sproul built around sixty homes (of a planned 400) that were targeted to a demographic of nuclear families. Prices for a brand-new house began at just \$16,750 and could be financed by affordable FHA loans, and open houses featured free balloons and ice cream for the children of potential buyers. Shadow Village was ultimately sold halfway through its development, at which point it was built out in the late 1950s and early 1960s with another series of affordable homes known as the California Dream Homes.¹⁸³ Most consequentially, Shadow Village introduced a larger year-round

¹⁷⁸ “Desert Gardens Set to Open,” *Desert Sun*, February 6, 1959.

¹⁷⁹ “John Outcault – Leading the Way,” *Palm Desert Post*, July 15, 1965.

¹⁸⁰ [Advertisement for Shadow Hills Estates], *Palm Springs Life Annual Pictorial*, 1959; Helen Anderson, “Palm Desert,” *Desert Sun*, September 27, 1954.

¹⁸¹ [Advertisement for Shadow Hills Estates model home], *Desert Sun*, March 16, 1956. Doty designed an initial model home at the corner of Deep Canyon Road and Peppertree Drive that was built in 1956. Although his involvement in future homes is not documented, the homes that Wenck and others built in Shadow Hills are typical of his work, and many of them follow the same design/floor plan as the model home Doty is known to have designed. He also partnered with Wenck on a variety of other projects in Palm Desert. Further documentation is needed to understand the full scope of his involvement, as it appears that architect Richard Dorman may have also been involved, but it is clear that Doty was associated with Wenck.

¹⁸² “Shadow Village Project Starts,” *Desert Sun*, May 2, 1959.

¹⁸³ “Dream Homes Buys Shadow Village Lots,” *Desert Sun*, May 31, 1960; “California Dream Homes Starts P.D. Development,” *Desert Sun* August 19, 1960. Because the California Dream Homes developer had a concurrent

population to Palm Desert, and many of the homes were in fact occupied by young families. The provision of families also aided in the establishment of public schools (Palm Desert Middle School and Abraham Lincoln Elementary School) on adjacent land.

Much more dramatic than Shadow Village was the development originally conceived as Palm City (1960) by developers Nel Severin and H. Marshall Secrest, who purchased over 550 acres of empty desert land far to the east of Palm Desert, straddling the border of La Quinta along Washington Avenue. Palm City was envisioned to be a self-sufficient community unassociated with another community, much like what the PDC had done with Palm Desert. Plans called for a development of upwards of 1,800 homes and apartments to accommodate a population of 4,000, complete with a shopping and health center, recreational facilities, and a golf course.¹⁸⁴ Moreover, Palm City was intended to be a retirement community, upheld by an age requirement. While retirees had previously accounted for some of Palm Desert's population, many of them were diffused throughout a larger seasonal community and hadn't previously been concentrated in a purpose-built neighborhood like Palm City.

Palm City homes were designed in nineteen models, many of which had Ranch, Polynesian, and other exotic influences, and a complex of apartment buildings was also developed.¹⁸⁵ The developers succeeded in building the first unit of 450 homes, a portion of the second unit of another 450+ homes, a shopping center, various recreation buildings, and a cooperative apartment complex before the endeavor failed in 1963, at which point it was sold to another set of investors.¹⁸⁶ The new owners renamed the development Palm Desert Country Club (formally associating it with Palm Desert), laid the streets for the third unit, dropped the minimum age requirements, and made general improvements. While the majority of the neighborhood's residents were still retirees, an increasing number of families moved into the affordable homes. While Palm Desert had always been a seasonal community, neighborhoods like Shadow Village (Palm Desert Dream Homes) and Palm City (Palm Desert Country Club) diversified its population, attracting a more middle-class and year-round clientele of families and retirees alike.

California Dream Homes development in Palm Springs, the two were commonly referred to as Palm Desert Dream Homes and Palm Springs Dream Homes, respectively.

¹⁸⁴ Jack Davis, "City of 4,000 Due in Year," *Desert Sun*, February 28, 1961.

¹⁸⁵ Brochures for Palm City and Palm City Cooperative Apartments, ca. 1961, Historical Society of Palm Desert Archives.

¹⁸⁶ "Palm City to Change Image," *Palm Desert Post*, January 6, 1964.



An aerial of Palm City [Palm Desert Country Club] shortly after the first phases of its development. (Shadow Mountain Collection, Historical Society of Palm Desert)

Similar in ambition and scope to Palm City was the development Halecrest Country Club Village. Initially conceptualized in 1959 as a \$60 million retirement development containing hundreds of homes, a shopping center, hotel, eighteen-hole golf course, and even a landing strip, the project's ambitions were reduced even before ground was broken in 1960.¹⁸⁷ The developers, a partnership between Los Angeles developers Golconda Development Company and Hale Company, ultimately consisted of nine groupings of around a dozen homes, each with a shared pool area. The homes were small single-family homes designed in a simplified Mid-Century Modern style typical of tract development and were primarily sold to young families. Halecrest Country Club Village was located slightly further north of Shadow Village alongside Cook Street, in an area covered in sand dunes and date farms. A testament to the immense development happening in the postwar period, in 1962, a photograph of Halecrest emerging from a foreground of sand dunes was featured on the cover of Life Magazine for a story on "Opening Up the Desert for Living."

Residential development within the historic boundaries of Palm Desert – PDC-owned land and Palm Village – also continued apace. The Palm Desert Sales Company (PDSC) initiated their own sales campaign to liquidate the PDC's residual land, selling individual lots but also larger parcels. Whereas the PDC had emphasized the construction of custom-built homes by individual homeowners (whether estate-sized or not), the new wave of infill development was led by spec builders who purchased lots and developed a series of houses, often of the same model or designed by the same architect.

¹⁸⁷ "Officials Reveal Plans for Senior Citizens Project," *Desert Sun*, July 28, 1959.



A view of Palm Village from the 1960s, showing some of the smaller, more affordable single-family homes for which it became known. (Historical Society of Palm Desert)

Monte Wenck, who had developed Shadow Hills Estates, and his associate M.L. Beard built not only Shadow Hills Estates, but also purchased nearly all the residual lots within the former Panorama Ranch and built many of the same models that had built in Shadow Hills Estates. Similarly, the Palm Springs-based developer J.C. Dunas built what he labeled the “Purple Hills Estates.” Although named as if they were their own subdivision, Dunas built dozens of homes designed by the notable architect Charles DuBois on lots he had purchased from the PDSC in the early- and mid-1960s.¹⁸⁸ They were not separated from surrounding houses like most “estates” might have been but were mixed in with numerous custom homes built under PDC’s tenure. Most of them, however, can be found on the streets of Salt Cedar, Goldflower, Tamarisk, and Bursera, which were streets plotted but not developed by the PDC.

Residential infill development was also prevalent in the former Palm Village during this time. With the construction of surrounding family-oriented neighborhoods and the College of the Desert, these homes were typically single-family, designed in a simplified Mid-Century Modern style, and built by a wide selection of speculative builder-developer types. One such example was Walter White’s design for Charles Gibbs of low-cost single-family housing, of which only two were built (significantly altered). Small apartment complexes and duplexes were also prevalent infill developments in Palm Village.

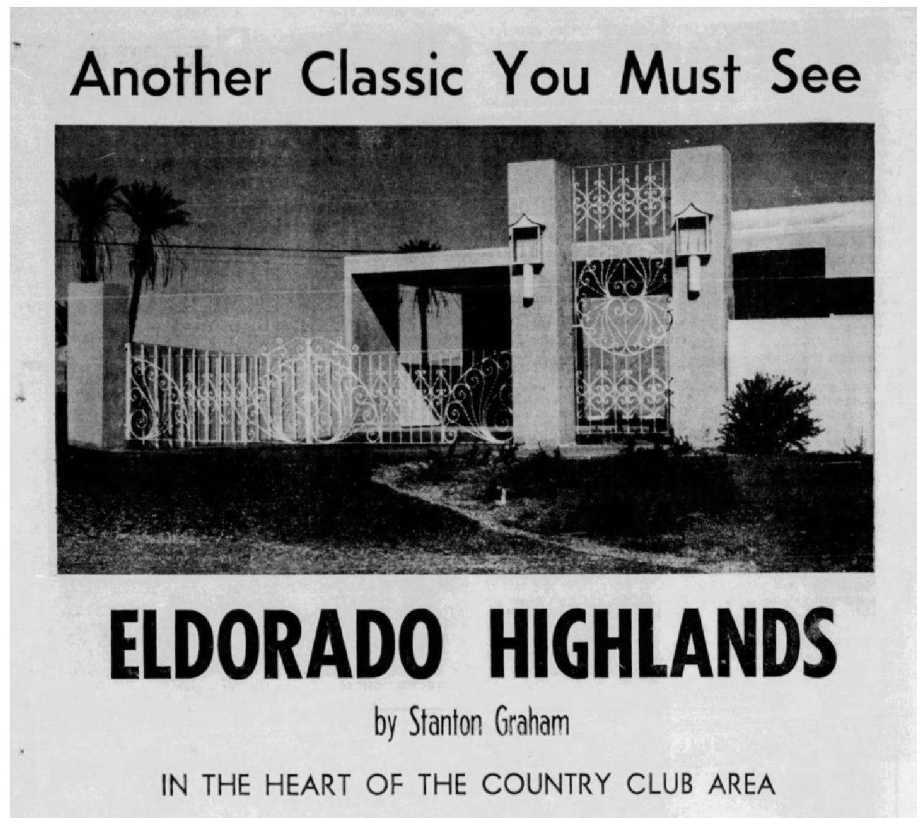
¹⁸⁸ [Illustration of Purple Hills Estates home], *Desert Sun*, October 1, 1965.

The design of the Purple Hills Estates homes by Charles DuBois also embodied a general shift that residential architecture in the Coachella Valley underwent in the late 1950s and early 1960s. Although mostly still classified under the large umbrella of Mid-Century Modern, the architecture of the period began to move away from the design of the 1940s and early 1950s which was either a refined and cleaner Modernism, or a Modernism that was hybridized with the Ranch style (as was the case with the PDC’s “modern ranch” requirements). Instead, this next period of Mid-Century Modernism was noted for its integration of exotic or historicized elements, with themes that ranged from Polynesian to Grecian. DuBois, for example, designed a “Parthenon” model for the Purple Hills Estates, as well as other designs that were ambiguously French and Italian. Whereas the first phase of Mid-Century Modernism was noted for its clean lines and spans of glass, the late 1950s and 1960s was the era of breezeblock, swag lights, and otherwise fantastical theming.

Similar to the design of Purple Hills Estates were three contemporary tracts, Desert Stars (1961), Eldorado Highlands (1963), and Highland Palms Estates (1964). All three tracts were built on or directly adjacent to Palm Desert Highlands (1957), which had hardly any further development since the handful of spec homes built at its inception. In 1963, the developer Stanton Graham purchased an entire empty street, Homestead Rd., within the former Palm Desert Highlands and built twenty homes. The homes were marketed as luxury single-family homes and designed by Graham in a variety of eclectic styles that included “Greek, Roman, Mediterranean, Oriental, or Spanish” models, in addition to typical Mid-Century Modern designs.¹⁸⁹ On a small tract next to Eldorado Highlands, the developer Charles White had built Desert Stars (1961), which consisted of twenty-two homes designed by architect Charles W. Doty in a basic Mid-Century Modern style. With another developer, White expanded the subdivision with sixteen more homes in 1964 (following the eclectic designs of Eldorado Highlands), this time known as Highland Palms Estates.¹⁹⁰

¹⁸⁹ “Subdivision Departs from Usual Palm Grove,” *Desert Sun*, December 14, 1963.

¹⁹⁰ Desert Stars brochure, ca. 1961, Historical Society of Palm Desert Archives; “Highland Palms Estates Presents Unique Desert Dwellings with Preview Opening and Party Today,” *Desert Sun*, July 24, 1964.



An advertisement for Stanton Graham's Eldorado Highlands. (Desert Sun)

In some cases, the architects themselves acted as spec builders, designing sets of homes or scattered homes which were then sold for a profit. One such local architect-developer was John P. Moyer, who created the El Toro Development Company under which he bought lots across Palm Desert and developed numerous homes in a Mid-Century Modern style. The design-build firm Patten & Wild was led by Ross Patten (who acted as the designer) and Duke Wild (who acted as the builder), and developed dozens of homes across Palm Desert, often for small-time developers, but also to sell for their own profit. The Desert Lily Estates (1965), which was a small subdivision begun on land purchased from the PDSC in the Purple Hills Estates area, consisted of estate-sized homes that each had the appearance of a custom design and were designed/built by Patten & Wild.¹⁹¹ They, along with around a dozen homes built on Willow Street, were financed by a small developer named L. W. Thompson, who had joined in with others in filling out empty lots in Palm Desert with attractive, sellable homes.

Equally successful as single-family infill development was the massive development of condominiums. While the condominium was almost ubiquitous by the end of the 1960s, only ten years prior it was a completely novel and untested concept. The earliest versions were marketed as "co-operative apartments," and some of the first and most popular of these were in Palm Desert. As the mid-century progressed, the condominium proposed an enticing model for the Coachella Valley's developers: they were ideal for seasonal residents who did not want the upkeep of a single-family house, they were

¹⁹¹ Historic building permits for Willow Street, Historical Society of Palm Desert Archives.

cheaper to build and could be marketed to a larger demographic, and with a talented architect, they could be sold as impressive works of architecture without the commanding price tag.

The Sun Lodges (no longer existent) developed by the PDC were essentially condominiums with shared amenities and individual ownership, but it was the Sandpiper that began this epoch of residential development in earnest. In 1958, the developer George Holstein purchased a fifty-acre parcel of formerly PDC-owned land at the base of Highway 74 along El Paseo and hired the iconic firm Palmer & Krisel (led by William Krisel) to conceive of a condominium development.¹⁹² Krisel designed “circles” of condominiums, in which triplex (and duplex) structures encircled a common area with a pool, barbeque area, lawn, and landscaping. The condominiums themselves were of utmost Mid-Century Modern design, featuring clerestory windows, private atriums, and a diverse selection of breezeblock and shadowblock. The site planning was tiered to preserve mountain views, and all the units faced towards the interior of their respective circle.

Sandpiper was a massive success for Holstein and ultimately developed in multiple phases between 1958 and 1969, eventually consisting of eighteen circles (multiple circles have been locally designated). It was immediately seen as a new precedent for resort community development, especially within the Coachella Valley, and imitations of its design – well-designed circles of condominiums encircling a pool – became countless. Upon the completion of the first circles in 1958 and 1959, Sandpiper was photographed by famed photographer Julius Shulman and featured in numerous national architecture publications. Whereas the previous era of Palm Desert had been defined by the well-designed single-family house, this phase was particularly noted for the well-designed condominium.



Julius Shulman’s photographs of Sandpiper taken at various stages in its development. (Julius Shulman Collection, Getty Research Institute)

¹⁹² Lydia Kremer, “Sandpiper Condominiums Are a Reminder of Modernism’s Influence in Palm Desert,” *Palm Springs Life*, February 20, 2015, <https://www.palmspringslife.com/sandpiper-condominiums-are-reminder-of-modernisms-influence-in-palm-desert/>.

Following almost immediately in the footsteps of Sandpiper were a series of condominium developments designed (and in some cases developed) by the architect Harold Bissner. Shortly after the opening of the first Sandpiper units, Bissner designed the Sands and Shadows condominiums (1959) located on a parcel neighboring Sandpiper on Highway 74, for the Pasadena-based developer Neill Davis.¹⁹³ Like Sandpiper, one-story Mid-Century Modern condominiums encircled a central pool area, and marketing for the units emphasized the high design and lack of maintenance that accompanied ownership. Once again successful, a second unit of Sands of Shadows was built in 1963, this time designed by Bissner in partnership with a younger designer named Robert Pitchford. Bissner & Pitchford, established in 1959, went on to design around half a dozen condominium and apartment developments in Palm Desert, all located within existing neighborhoods on formerly undeveloped parcels, including the Village Green (1961) and Mountain Shadows (1963).¹⁹⁴

Condominium developments proliferated across the board. The former president of the PDC, Cliff Henderson, even joined in on the growing trend with his Firecliff Colony, which was to be a large set of duplex condominiums designed in a Mid-Century Modern style by Los Angeles architect Warren Frazier Overpeck. Although only one duplex was ultimately built, Henderson repurposed the land for the Shadowcliff Apartments in 1965, which were a set of six low-slung apartments (later turned into condominiums) designed by architect John Outcalt and landscaped by Tommy Tomson.¹⁹⁵



The Shadowcliff Apartments designed by John Outcalt and landscaped by Tommy Tomson. (Clifford Henderson Collection, Historical Society of Palm Desert)

¹⁹³ "Sand and Shadow Work Under Way," *Desert Sun*, September 11, 1959.

¹⁹⁴ "Mountain Shadows," *Desert Sun*, December 13, 1963; [Advertisement for Village Green], *Desert Sun*, March 16, 1961.

¹⁹⁵ Blueprints and sales brochures for Shadowcliff and Firecliff Colony, 1950s-60s, Historical Society of Palm Desert Archives.

Similarly formative during this period as the condominium was the introduction of the country club typology to the Coachella Valley. The first of its sort was the Thunderbird Country Club, which opened in 1956 to great success and was quickly emulated. Although the institution of the country club had existed for some time (e.g., Shadow Mountain Club, Palm Springs Tennis Club, etc.), it had never been combined with an integrated residential component.¹⁹⁶ In Thunderbird, estate-sized homesites were placed directly on golf fairways, which quickly filled up with custom-built homes by the area's greatest architects. In the years immediately following, developers (including those behind Thunderbird) rushed to build country clubs in the Coachella Valley including Eldorado Country Club, Tamarisk Country Club, and La Quinta Country Club. They combined the amenity, recreation, and society of the club with the high-class residential model that the Coachella Valley was known for.

The first country club of the sort to be developed in Palm Desert was the Shadow Mountain Golf Course which opened in 1959 on a parcel of land directly adjacent to the namesake club. The golf course itself was designed in consultation with celebrity golfer Gene Sarazen, and a series of lots were sited to face it. One set of these lots was the Shadow Mountain Golf Estates, which were larger lots tailored to custom-built homes. Only a handful of homes were built in the Estates, including three Mid-Century Modern homes built in 1964-65 by Patten & Wild, designed in consultation with architect Christer Barlund.¹⁹⁷

The greatest and most profitable success, however, was the combination of the two prevailing models of the period: the condominium *and* the country club. In 1961, the developer Adrian Schwilck (from Silver Spur Ranch) purchased a large quantity of the residential lots facing the Shadow Mountain Golf Club and developed the Shadow Mountain Fairway Cottages, which consisted of over fifty condominium units designed by modern architect Richard Harrison of Wexler & Harrison.¹⁹⁸ Initially drawing the ire of the residents of the surrounding Shadow Mountain Estates neighborhood, where the best and most expensive single-family houses had been built, the cottages quickly sold out and were expanded in multiple phases over the following years.

On another corner of the Shadow Mountain Golf Course, the developer Monte Wenck built his own set of condominiums (frequently confused with the Fairway Cottages) named the Fairview Cottages and designed by Los Angeles architect Richard Dorman in 1963.¹⁹⁹ (Wenck initially had much grander plans to develop out the Shadow Mountain Club which he had purchased in 1965 and these condominiums were to be one part of a greater expansion.) And on the opposite side of the golf course, on one of the remaining parcels, a developer built the Bissner & Pitchford-designed Mountain Shadows.

In new residential developments across Palm Desert, golf courses and condominiums were major sellers. When the developer of the Shadow Mountain Fairway cottages, Adrian Schwilck, repurchased his stake in Silver Spur Ranch with the proceeds from the cottages, he filled out entire portions of the neighborhood with more condominiums facing a small golf course.²⁰⁰ Similarly, new residential developments like Palm

¹⁹⁶ Stanley Fonseca, "Whiteness on the Green: Golf, the Coachella Valley, and the Leisure-Industrial Complex," *Pacific Historical Review* 90, no. 4 (2021): 448-474.

¹⁹⁷ [Advertisement for Patten & Wild-built homes], *Desert Sun*, August 4, 1965.

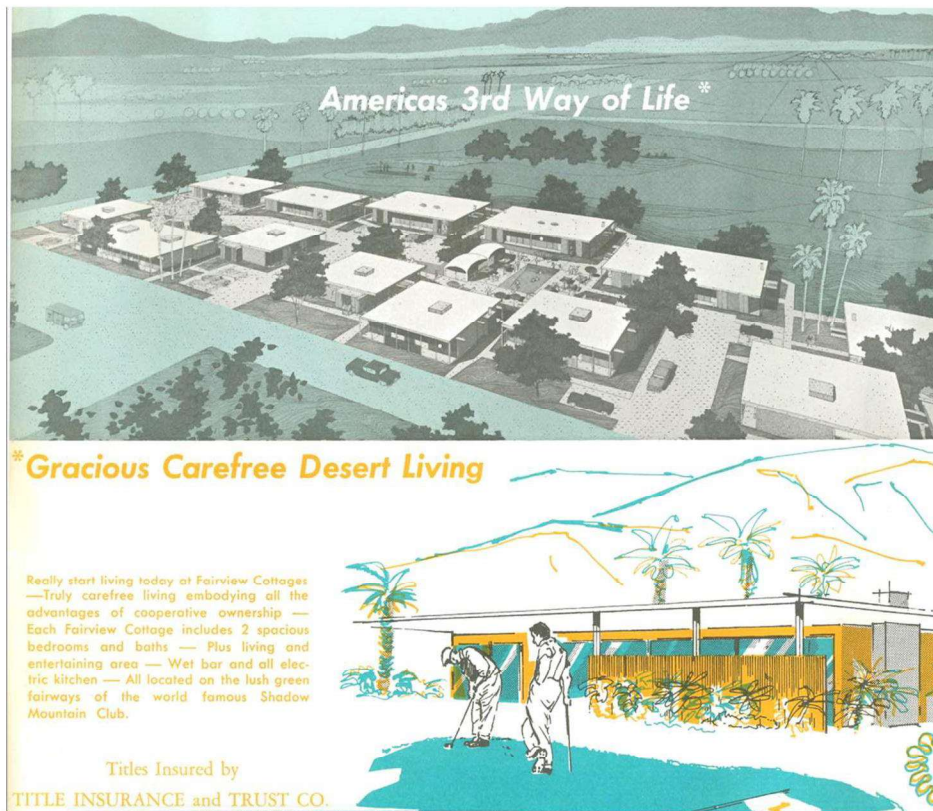
¹⁹⁸ Conrad, "A Twisty, Unlikely Tale," January 24, 2021.

¹⁹⁹ Brochure for Fairview Cottages developed by Monte Wenck, 1963, Historical Society of Palm Desert Archives.

²⁰⁰ Conrad, "A Twisty, Unlikely Tale," January 24, 2021.

City (Palm Desert Country Club) were planned around a golf course, and numerous plans were conceptualized but never realized for condominium-laden golf courses and country clubs.

Even if the condominium succeeded in perpetuating the seasonal residential model, it diversified the housing types – and the affordability – of residences in Palm Desert. Similarly, the 1950s and 1960s also saw a great expansion in apartment development throughout Palm Desert’s existing neighborhoods. As before, new apartment buildings were concentrated on Ocotillo Drive, the lower portion of Shadow Mountain Drive, Palm Village, and the former PDC Unit 4 and Panorama Ranch. Also like their predecessors, these new apartments were typically Mid-Century Modern designs and sited around a pool and were suited to both seasonal and year-round residents. Many of these new apartments, however, featured more of the exotic elements and theming increasingly prominent in the architecture of the 1950s and 1960s. Harold Bissner designed and developed a few of these, including the Halekulani Apartments (1958) and the Maui Palms Apartments (1964, with Robert Pitchford), which combined Polynesian, Hawaiian, and Japanese motifs into an ambiguously exotic theme.²⁰¹



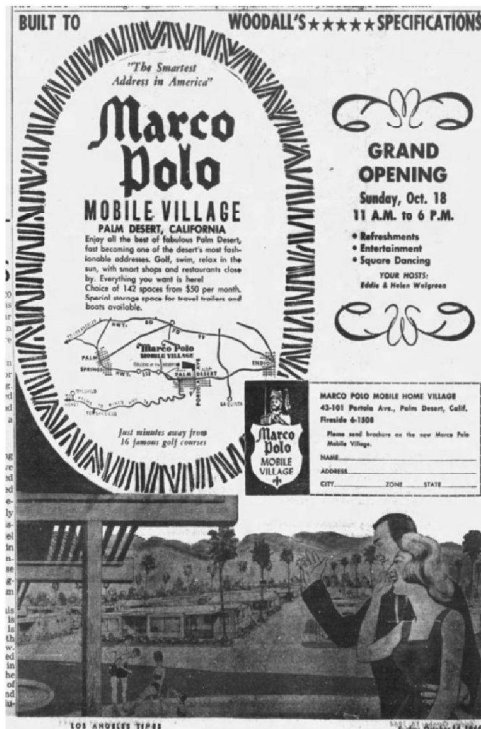
An original brochure for the Fairview Cottages designed by modern architect Richard Dorman for Monte Wenck at the height of the condominium craze. (Historical Society of Palm Desert)

On Shadow Mountain Drive, another noteworthy project was the Continental Six designed by architect Charles W. Doty, a six-unit apartment building with a prominent façade featuring yellow diamonds that lit up at night, recalling the Gogie sub-style of Mid-Century Modern architecture. Another prominent

²⁰¹ “New Apartment Project Slated,” *Desert Sun*, September 5, 1965.

project of Doty's was the Tripalong Apartments (1958, extensively altered) in the Palm Village neighborhood, which were developed by prominent Palm Desert resident and actor William Boyd (a.k.a. Hopalong Cassidy).²⁰² Nearby to the Tripalong, one of architect Walter S. White's final projects was a set of bungalow apartments for Richard Deman (partially demolished) in 1957. Likewise, John Outcault was busy with apartment designs, including buildings for Holger Hathern (1959), Charles White (1961-64), and the Candlewood Inn (1959). Charles Doty also designed the Fairline Apartments (1959) and Shadow Hills Apartments (1960) which, once again, were Mid-Century Modern in style.

More affordable than even apartments or condominiums, the 1950s and 1960s saw the arrival of the first mobile home and trailer parks in Palm Desert. The first of these was the Silver Spur Mobile Home Trailer Park (1961), sited along Highway 74 on the upper slope of Palm Desert, followed a few years later by the Marco Polo Mobile Home Park (1964).²⁰³ Even if they were markedly more affordable than other residential developments of the era, they sought to contribute to the cultivated image of Palm Desert. These mobile home parks attempted to recreate the amenities typical of other resort developments, and featured pools, clubhouses of Mid-Century Modern design, and recreation facilities. Marco Polo's clubhouse featured an inventive folded-plate roof design fronting a pool. Mobile home parks also contributed to the demographic growth of a retiree population, which grew significantly during this era.



An original advertisement and postcard for the Marco Polo Mobile Village along Portola Avenue. (Los Angeles Times; Historical Society of Palm Desert)

²⁰² "Palm Desert's 'Tripalong' Apartments Completed, Newest Project in Palm Desert," *Desert Sun*, November 1, 1958.

²⁰³ "New Park Under Way, Project at Silver Spur On," *Desert Sun*, January 13, 1961; "Marco Polo Village Plans Open House," *Desert Sun*, October 16, 1964.

While the previous era of development had largely arrived through the efforts of individual homebuilders (incentivized and guided by entities like the PDC), the 1950s and 1960s was the era of builders and developers who built spec houses, tracts, condominiums, and apartments which homeowners bought into. While it was no longer the norm that it was during the tenure of the PDC, several architecturally significant homes were built on lots purchased by individuals within existing subdivisions. Empty lots were still widely available from either the Palm Desert Sales Company or individuals. Although developers mostly developed homes themselves or sold lots to other builders, all the aforementioned subdivisions and sales companies did not refrain from selling lots to individuals. In fact, many of the same architects working on tract and spec homes were also designing custom homes.

While the designs of Walter White had dominated much of the custom-built home market in the late 1940s and early 1950s, the architect John Outcalt was particularly prolific during the late 1950s and early 1960s. Outcalt, who was based in Palm Desert, specialized in a Mid-Century Modern style that was not as minimal as White's and incorporated such popular elements as breezeblock. Many of his custom homes were built in the Shadow Mountain Estates area, the central neighborhood created by the PDC. Some of Outcalt's most prominent designs included his Mid-Century Modern residences for Virgil Pinkley (1959), Ralph Hale (1958), Ed Welcome (1959), Paul Moller (1962), J.R. Cummings (1963), Gordon Bain (1961, demolished), and even Randall Henderson (1962, significantly altered).



The Virgil Pinkley residence designed by architect John Outcalt in 1959. (Maynard Parker Collection, Huntington Library)

Although not as common, some developers and builders did build one-off spec homes that were estate sized and custom-built. The most notable of these was a 1963 house built by the developer William Kemp (a developer who had completed later circles of Sandpiper) designed by the architect William Krisel, later known as the “Lost Krisel” for its late rediscovery.²⁰⁴ Though not as custom as the 1963 house, Holstein also built two spec homes in 1957 designed by Krisel on Tamarisk Street, just prior to his development of Sandpiper. These houses fit well into the existing character of the neighborhoods where they were built, most of which consisted of custom-built, architect-designed homes. Unlike the preceding decade of residential development, however, they had become less of a norm.

Across the board, development in Palm Desert in the early- to mid-1960s was robust to the point where it could be considered a building glut. Unlike previous decades, developers built large quantities of homes and condominiums at once, which changed the relationship between the homeowner and the home, and increasingly attracted investment from broader sources. A selection of developments either never came to fruition or went bankrupt in the face of this, including Silver Spur Ranch, which had initiated a massive expansion campaign only to be forced into foreclosure in 1965, and Palm City, which abandoned many of its plans and was rebranded as the Palm Desert Country Club. Amidst this glut, development slowed in Palm Desert in the mid- to late-1960s.

Evaluation Guidelines: Residential Development, 1957-1966

Summary

Resources evaluated under this theme are significant for conveying patterns of residential development in Palm Desert between 1957 and 1966. The replacement of the Palm Desert Corporation with the Palm Desert Sales Company and many other developers led to the community’s greatest period of growth, as the single-family residential idiom was transformed into a diverse set of both single- and multi-family residential options. As such, there are numerous examples of resources associated with this theme, both modest dwellings for seasonal and year-round residents, and larger, more architecturally distinctive custom homes designed by local and regional architects. Resources that are significant under this theme likely consist of both individual properties and concentrations of dwellings that are not individually distinctive but collectively convey patterns and trends associated with postwar suburbanization. Some are in planned developments beyond the classic residential tract, in contexts including country clubs, mobile home parks, condominium complexes, and combinations.

Associated Property Types

Residential

- Single-family residence or complex
- Multi-family residence or complex
- Residential community building/clubhouse/amenity
- Subdivision/planned community planning feature
- Historic district

Property Type Summary

Residential development in Palm Desert 1957-1966 consisted of single-family and multi-family dwellings on a wide variety of scales and

²⁰⁴ Greg Archer, “The Lost Krisel,” *Palm Springs Life*, February 1, 2012, <https://www.palmspringslife.com/the-lost-krisel/>.

settings. Some were tract houses built in subdivisions, both existing and (mostly) new; others were planned complexes of condominiums or other dwelling types, and still others were part of country clubs or mobile home parks. Significant resources associated with this theme are likely expressed both as individual properties and in the form of historic districts. There may also be features related to subdivision and planned community development, including entrance markers, signage, shared amenities, and landscaping.

Geographic Location Citywide. Residential development from this period occurred throughout the entire city, with particular but not exclusive concentration south of Highway 111.

Period of Significance The period of significance for this context begins in 1957, with the rise of new developers following liquidation of the Palm Desert Corporation, and ends in 1966, when the community experienced a lull in development activity.

Integrity Considerations A resource that is significant must also retain certain aspects of integrity in order to express its historic significance. Determining which aspects are most important to a particular property type requires an understanding of its significance and essential physical characteristics. The rarity of a property type should also be considered when assessing integrity. As resources associated with this theme are very common, the integrity of eligible properties should be quite high. A slightly greater degree of alterations may not preclude a resource from being eligible, though a building must still retain sufficient integrity to convey its significance, using the guide below.

Criteria	Significance	Integrity Considerations	Registration Requirements
A/1/A, F ²⁰⁵	An individual property eligible under this theme may be significant: <ul style="list-style-type: none"> For its association with residential development in Palm Desert during this period; or 	A resource that is significant for its association with historic patterns of events or as the site of a significant historic event is eligible if it retains the essential physical features that comprised its character or appearance during the period of its association. ²⁰⁶ A residential property from this period should retain integrity of location, feeling, and association,	To be eligible under this theme, a resource should, at a minimum: <ul style="list-style-type: none"> Date to the period of significance (1957-1966), and Retain the essential aspects of integrity, and Retain enough of its essential physical features

²⁰⁵ Eligibility criteria are listed in the following order: federal (National Register), state (California Register), local (Palm Desert).

²⁰⁶ National Register Bulletin 15.

	<ul style="list-style-type: none"> As the site of a significant historic event from this period. 	<p>at a minimum, in order to convey the important association with the city’s development during this period. A resource that has lost integrity of setting may still be eligible. A property that has lost some historic materials or details may still be eligible if it retains the majority of the features that illustrate its original style and appearance in terms of the massing, spatial relationships, proportion, and fenestration pattern. A resource is generally not eligible if it retains some basic features conveying form and massing, but has lost the majority of features that characterized its appearance during its historical period.</p>	<p>to sufficiently convey its association with the historic context.</p>
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<p>A/1/A, E, F</p>	<p>A historic district eligible under this theme may be significant:</p> <ul style="list-style-type: none"> For its association with patterns of residential development in Palm Desert 	<p>In order for a historic district to be eligible for designation, the majority (51%) of the components within the district boundaries must possess integrity, as must the district as a whole. Integrity of design, setting, and feeling must be strongly present in the district overall, and it should convey a strong sense of time and place.</p> <p>A contributing building must retain integrity of location, design, setting, feeling, and association to adequately convey the significance of the historic district. In general, minor or reversible alterations or in-kind replacement of original features and finishes are acceptable within historic districts. Significant alterations that change the massing, form, roofline, or fenestration patterns of an individual building, alter the original design intent, or that are</p>	<p>To be eligible under this theme, a historic district should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1957-1966), and Retain the majority (51% or more) of the contributors dating to the period of significance.
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		not reversible may result in non-contributing status for an individual building. In order for a historic district to retain integrity, the majority (51% or more) of its component parts should contribute to its historic significance.	
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B/2/B	<ul style="list-style-type: none"> For its association with a person (or persons) significant in the history of Palm Desert 	A resource that is significant for its association with a significant person should retain integrity of location, design, feeling, and association, at a minimum, in order to convey its historic association with a significant individual.	<p>To be eligible under this theme, a resource should, at a minimum:</p> <ul style="list-style-type: none"> Date to the period of significance (1957-1966), and Retain the essential aspects of integrity, and Retain enough of its essential physical features to sufficiently convey its association with the historic context, and Be directly associated with the notable person’s productive period – the time during which she or he attained significance.
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Theme: Commercial Development, 1957-1966

In the 1940s and 1950s, a selection of stores and restaurants had been established in Palm Desert and provided basic commercial needs but little else. The exception to this were businesses related to the community’s seasonal needs, particularly those dealing with construction, property sales, architectural design, and maintenance. The development of lodges and seasonal accommodations was also prolific, and such businesses as the Firecliff Lodge (demolished), Palm Desert Adobe (demolished), and Sun and Shadows Hotel Apartments (significantly altered) were built. In the 1950s and 1960s, however, residential development, freed from the constraints of the PDC, increased and diversified Palm Desert’s population, thereby providing the demographic and economic support for increased commercial development. The growth was also regional – neighboring cities like Rancho Mirage and Indian Wells were similarly growing but lacked commercial downtowns – and Palm Desert was able leverage its central location to attract businesses. It was during this period, from the mid-1950s to the mid-1960s, that commercial development immensely grew and diversified along with everything else.