



GRACIOUS ORIENTAL  
Palm Desert, California

## LANDMARK DESIGNATION APPLICATION

73411 Willow Street, Palm Desert, California

February 12, 2025



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## INTRODUCTION

This is an application for the nomination of our home at 73411 Willow Street in Palm Desert, California for Landmark designation by the City of Palm Desert. My wife and I recently purchased this reasonably intact 1957 home, and hope to qualify for Mills Act status with the goal of preserving the unique architecture of the home, and to fund through property tax savings the restoration of specific insensitive alterations within the home back to original condition.

For the purpose of this application, the name “Gracious Oriental” for the house originates from the assumed original 1958 sales brochure (featured herein), and seems to capture the essence of the house, and well as its symbiotic relationship to the pool terrace and garden. The house exudes an elegance and strong connection to the landscaped grounds and surrounding mountains.

Apart from a few job cards provided by the Historical Society of Palm Desert, my research with the County of Riverside and the City of Palm Desert have not yielded any original drawing material or an original building permit. Original photographs are limited to those featured in the presumably initial sales brochure, which is included in this application.

As a licensed California architect, I have been involved in a variety of historical preservation projects in Europe and the United States, including the ongoing restoration of the William Krisel - designed Ocotillo Lodge in Palm Springs, where I currently serve on the design review committee, and a historically significant courtyard house at Cody Court in Rancho Mirage, designed by William Cody.

A handwritten signature in black ink, appearing to read "Todd Verwers", followed by a period.

Todd Verwers AIA MAA

Todd Verwers Architects Inc.

*Director - American Institute of Architects California Desert Chapter*



## ARCHITECTURAL DESCRIPTION

The “Gracious Oriental” house (1957) is situated at 73411 Willow Street in Palm Desert, California approximately one mile south of El Paseo Drive. The property is a one-story, 2,799 sq. ft. (building area per the public record) single-family residence with 4 bedrooms and 4 bathrooms, including two attached casitas. The house is designed in the modern/mid-century ranch style based on a unique theme, as noted below. With reference to the sales brochure featured herein, the house was sold fully-furnished by Holiday Realty Corporation, likely to the initial owner, for a listed price of \$94,500 - indeed a costly luxury home at the time.

The sales brochure is undated, but assumed to be the original marketing of the property following completion and landscaping. It has not been possible to verify this assumption.

The house was designed by local design-build firm of Patten & Wild, and construction was completed in 1958. Patten & Wild were based in Palm Desert, where they designed a number of fine homes, as well as notable homes and commercial structures in the Coachella Valley.



**Figure 1** - Aerial view of the subject property (circa 1986)

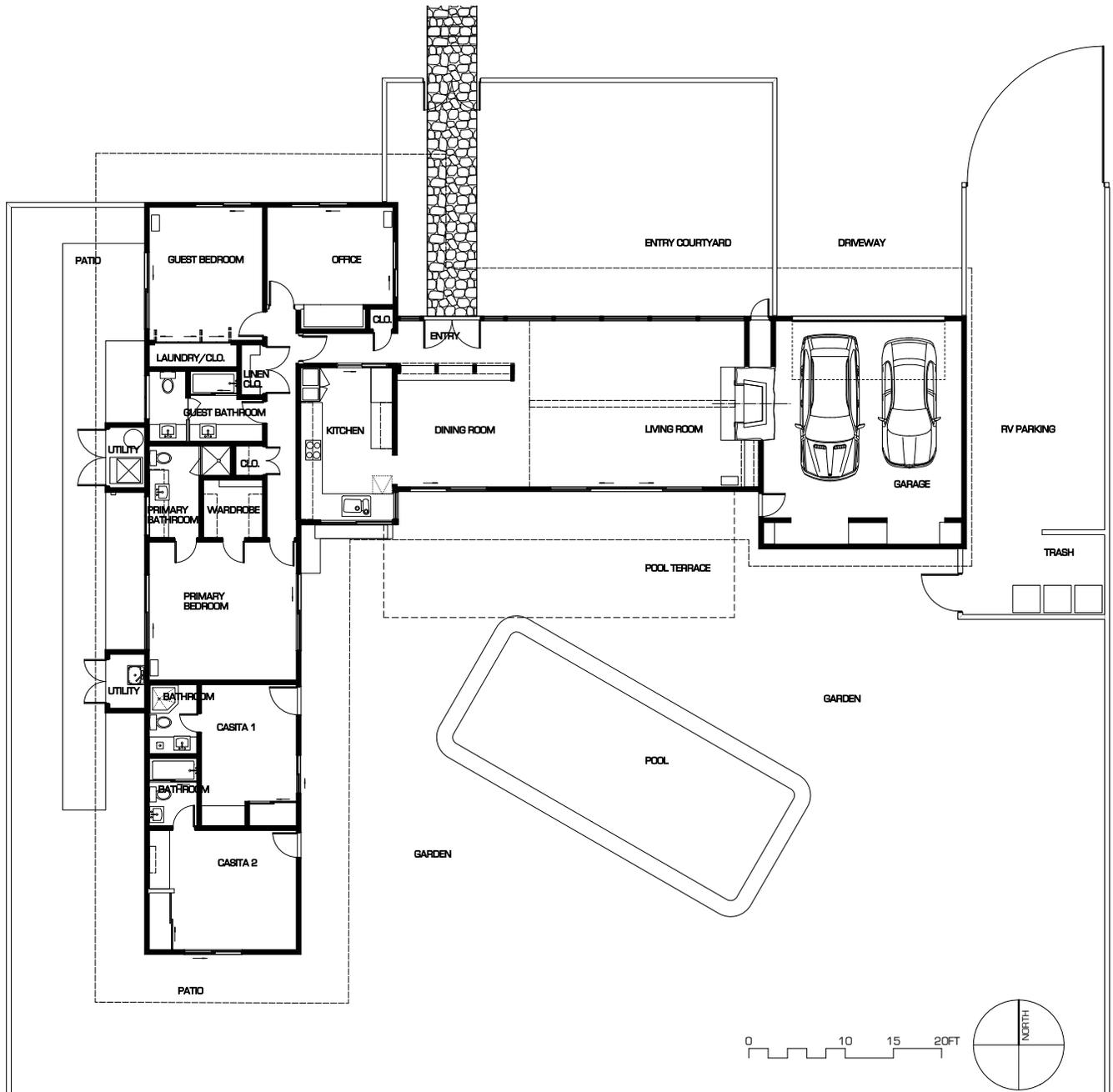


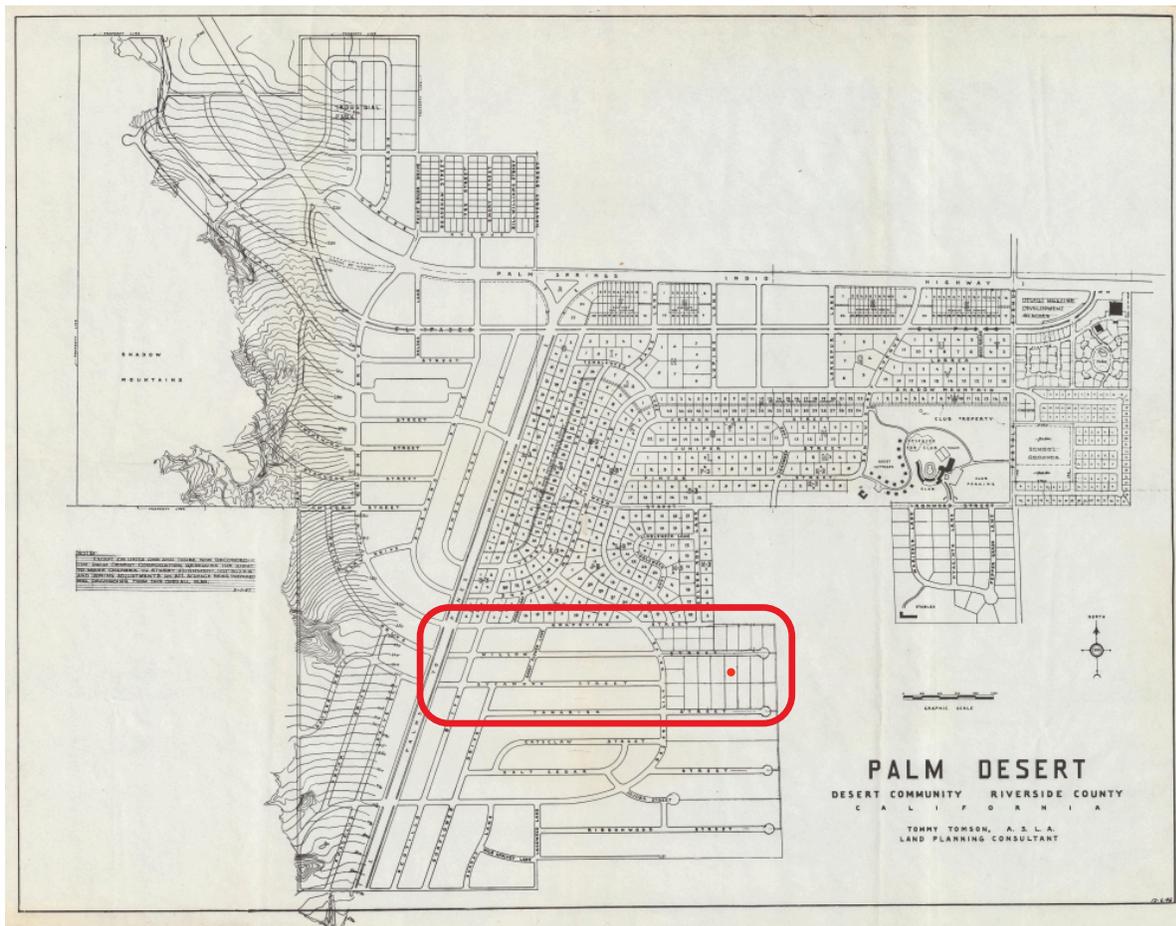
Figure 2 - Floor plan of existing conditions (courtesy of Todd Verwers Architects)



## Context

The immediate neighborhood in which the property is located, south of and approximately one mile uphill from the El Paseo shopping district in Palm Desert, is characterized by a large number of architecturally significant properties on relatively large lots. Willow Street alone has several significant homes erected by Patten & Wild, of which 73411 Willow Street is the oldest. Grapevine Street, an adjacent collector street just north of and parallel with Willow Street, is the northern boundary of a series of east-west oriented streets with larger lots than those closer to El Paseo. The eastern end of Willow Street, where the subject property is located, features several large, one acre parcels directly across from the subject project, each with frontages on both Grapevine and Willow. Some of the large homes on these unique lots were designed by notable midcentury architects, including Walter White.

In short, this neighborhood along Willow Street and Grapevine Street between Highway 74 and the Marrakesh Country Club in south Palm Desert forms a key part in the city's midcentury architectural history.



**Map 1-** Palm Desert Community Map (1946 / pre-incorporation)



## **Condition**

The house has been very well maintained, and has many original components, including all exterior doors and windows, interior doors, bathroom fixtures, air conditioning vents and diffusers, built-in casework, etc.

## **Layout**

Characteristically “L”-shaped in plan, the longer wing is oriented toward the street, and the shorter bedroom wing creates an intimate and private pool terrace oriented to the south. Nearly all living spaces have direct access to the rear yard terrace and gardens, essentially integrating the indoor and outdoor spaces.

Two casitas, each with a private bathroom, are contiguous with the main house and accessed from the pool terrace. The casitas were not air-conditioned originally, reflecting their intended seasonal use as guest rooms.

The swimming pool is uniquely skewed in relation to the orthogonal geometry of the house, and surrounded by palm trees and boulders.

## **Architectural Aesthetic**

With reference to the sales brochure below, the unique architectural aesthetic of the home features a number of asian influences, hence the original marketing of the house as “Gracious Oriental”. The house was sold “turn-key”, and was fully-furnished with Asian-inspired décor, furniture, China, and linens. There are specific surviving details, especially door hardware, which underscore the Asian-inspired theme and marketing of the property. While the décor of the home may have supported the “oriental” theme, these features are largely token and symbolic, and reflective of a growing post-war fascination in the United States with the Orient, and in the case of this house a unique marketing opportunity.

The house is essentially a “modern ranch” residence, with its simple L-shaped floor plan and an architectural aesthetic with quintessential ranch style elements - a hipped, low-slope roof profile, deep eaves, transparency between indoor and outdoor space with large windows, wood siding, a cathedral ceiling, and extensive use of sliding glass doors providing access to a variety of patio spaces. As original photos from the sales brochure confirm, the house originally had a shake cedar shingle roof, which further reinforced this ranch aesthetic.

California Ranch houses were well-suited to the warm climate of the desert, and evoked a



western building vernacular and lifestyle more locally rooted than earlier Spanish style influences. Smoke Tree Ranch, founded in the 1930s, epitomized this romantic notion of authentic western living.

The ranch homes architecturally bridged a transition to the more overtly modern Desert Modern aesthetic of the 1950s and 1960s, although with some historical overlap. This house exhibits certain qualities common to later midcentury desert modern architecture of the 1960s, including an expansive window wall along the street facade. In this respect the property is a hybrid - indeed a transitional project for Patten & Wild, who later built homes more aligned with the Desert Modern aesthetic.

### **Character-defining Features**

While none of the original furnishings remain, several of the original character-defining architectural features are intact, including:

#### Exterior

- upturned corners of the low-slope hipped roof, common to asian pagodas
- very deep (5 feet) roof eaves on all sides of the house
- expressed horizontal building profile
- low-profile pitched roof
- window shutters (non-functional)
- a large, circular ornamental brass decorative entry door plate with an asian-influenced pattern
- verdant landscaping

#### Interior

- asian-inspired cabinet door pulls
- strong visual and functional connection between interior and landscaped exterior spaces
- original bathroom casework, fixtures and finishes
- original intercom, electrical devices, and lighting controls
- original wall heaters



## Landscaping

A key component of the magic and experience of this property is the lushly landscaped grounds, which were also a selling point in the original marketing of the property for sale. There are currently 21 palm trees (Washingtonian and California Fan palms) as well as 14 fruit trees on the property, primarily varieties of grapefruit and orange trees. Several of these original palm and fruit trees have survived to this day.

As described in the historic sales brochure below, the original landscaping included two water features - a small waterfall on the south side of the pool, and a small waterfall adjacent to the private patio to the guest bedroom. Both features are no longer existing.



**Figure 3** - NORTH ELEVATION (aerial view)



**Figure 4 - NORTH ELEVATION (front yard - compiled)**



**Figure 5 - SOUTH ELEVATION (rear yard - compiled)**



**Figure 6 - EAST ELEVATION (side yard - compiled)**



**Figure 7 - WEST ELEVATION (side yard - compiled)**

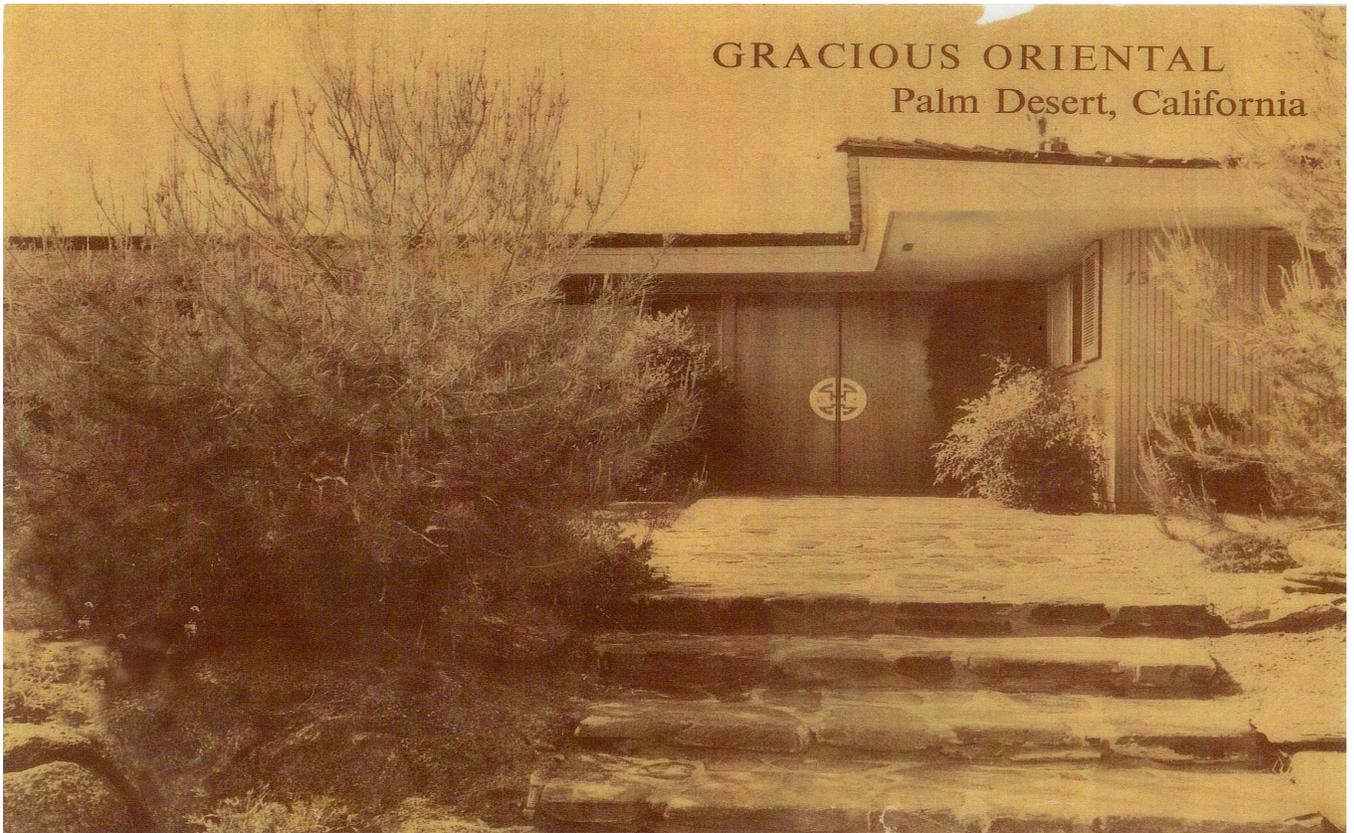


Figure 8 - 1958 Sales Brochure (cover)

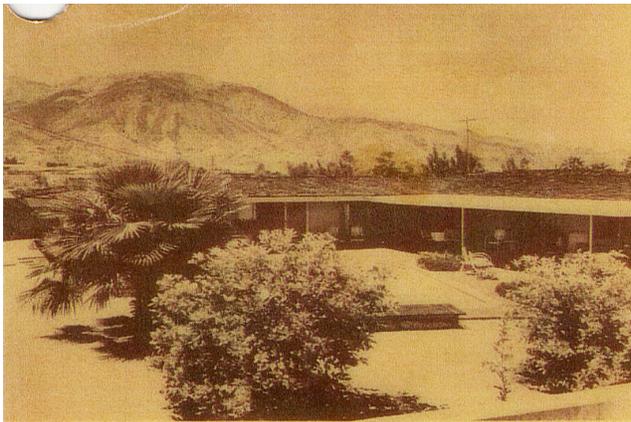


DESIGNED for gracious desert living without loss of the view. Front windows frame the gorgeous desert "floor" with the colorful Shadow Mountains as it's backdrop. Sliding glass walls open the rear side of the living room on to a patio and an unforgettable vista which includes the majestic Santa Rosa Mountains. Draperies and carpets are of fine quality material. Several pieces of furniture are irreplaceable catalogued objets d' arts, Oriental of course.



ALL TOO often today the home designer forgets that some fastidious entertainers still exist and eliminate the dining room. Not so here, convenient pass-thru for easy service from the kitchen and built-in buffet with silverware and linen drawers built-in are features that will please those who insist on a separate dining room.

Figure 9 - 1958 Sales Brochure (page 2)



**P**ICK your own fruit from one of the various citrus trees including grapefruit and lemon, lime, etc. Each tree has it's own bubble fountain so that the care and feeding of the many plants and trees is as easy as getting a glass of water for yourself. Located in a sheltered cove assures the owner of full protection from winds and dust.

**T**HE PRICE includes all furnishings, even linens and dishes, etc. The beds are all equipped with electric blankets and lovely spreads. China and glassware for every occasion—Silverware for everyday use and Sterling for special use. Of course a complete inventory can be supplied to any interested and qualified party. One of the bedrooms is situated apart from the main house so that it would make, in addition to excellent guest quarters, a fine unit for the buyer who has a servant and needs separate housing. The large lot is situated above the Shadow Mountain Golf Club in Palm Desert and is surrounded with the finest homes in the area. A home designed for the gay party giver or the sun lover or the person who just wants a quiet place to “get away from it all”. The golfing enthusiast will be happy with a dozen fine clubs within minutes of the door. An ample amount of decorative exterior lighting has been artistically located in both front and rear garden areas. \*

\* The home is fully refrigerated and entirely insulated to assure year 'round comfort.

**HOLIDAY REALTY CORPORATION . . . *Exclusive Agents***  
 73-671 Hiway 111, Palm Desert, California  
 P.O. Box 745 . . . Flreside 6-6168

Listing does not provide for selling on an unfurnished basis but an offer to purchase on that basis will be submitted.

*Holiday Realty  
 will be glad  
 to cooperate  
 with any broker.*

Figure 10 - 1958 Sales Brochure (page 3)



OF COURSE, you'd expect a heated swimming pool and you will not be disappointed as this lovely desert home has not only the conventional pool but also a water fall which trickles water into a pool, which can be so restful when you are relaxing in the ever present sunshine. Extra deep overhang provides an abundance of shade so that you will not get too much sun and provides a wonderful spot for pool-side entertaining. The high concrete wall assures the privacy without loss of view. Lush landscaping and shuffleboard complete the picture of desert elegance.



THREE bedrooms have separate entrances to the pool and patio area. The fourth bedroom has its own private patio with lush plantings and waterfall. The den is easily converted to the fifth bedroom. The four bathrooms are fully tiled and all qualify as glamour baths.



Price \$94,500.00 furnished  
Free and Clear  
Taxes . . . . \$800.00

HOLIDAY REALTY CORPORATION  
... Exclusive Agents  
73-671 Hiway 111, Palm Desert, California  
P.O. Box 745 . . . Flrside 6-6168

Figure 11 - 1958 Sales Brochure (page 4)



## ALTERATIONS

The house is reasonably intact, having only been altered superficially. There have been no additions to the house as well, although there is some evidence that the two attached casitas were added during the end of the initial construction phase, or shortly thereafter. The following is an overview of known alterations to the original 1957 design, many of which have been confirmed by photographs and descriptive text from the historic sales brochure.

### **Carport Enclosure** *(estimated completion 2000)*

Like many mid-century properties in the Coachella Valley, this house originally featured an integrated carport, which was later enclosed as a garage. The rear side of the original stone fireplace is still exposed inside the garage, and the original finely-grooved wood siding, since replaced with board and batten on the street facade, is still present on the storage room walls at the rear of the garage. This long, narrow storage space formed a visual screen from the carport to the private yard and pool terrace behind the house, and had two sets of double doors, likely also clad with the same grooved siding. The doors are no longer existing.



**Figure 12** - Garage (former carport)



**Figure 13** - Original stone fireplace wall (former carport)

### **Entry & RV Courtyards** *(estimated completion 2000)*

The original sales brochure reveals that the front approach to the house up a stone stair and pathway to the double front door was without the existing entry gate and masonry courtyard walls located at the top of the steps from the street. The stone stair and walkway to the entry of the home are intact. An intimate entry courtyard and gated parking area for recreational vehicles has been created by the previous owner, which block the aesthetic continuity of the house when viewed from the street.



**Figure 14** - Existing entry courtyard



**Figure 15** - Existing RV parking area

**Facade Siding** *(estimated completion 2000)*

As mentioned above, the original vertically-oriented grooved wood siding along the front of the house, and visible on the cover photograph of the sales brochure, was covered by a typical board and batten cladding. I have confirmed that the original siding is still intact under the board and batten cladding, and looks to be in restorable condition.



**Figure 16** - Original house corner and wood siding



**Figure 17** - Existing house corner and wood siding

**East Roof Eave** *(estimated completion 2000)*

In connection with the establishment of a recreational vehicle parking spot on the east side of the house, the original roof overhang along the east wall was cut back to the garage wall, creating an unattractive, truncated profile at this gable.



**Figure 18** - Existing east facade wall after removal of roof overhang

### **Terrace Shade Structure** (estimated completion 1980)

The simple and aesthetically light shade structure pictured in the original sales brochure has been replaced with a much heavier wood structure with panels of horizontal wood slats above.



**Figure 19** - Original rear yard and shade structure



**Figure 20** - Existing rear yard and shade structure

### **Pool Waterfall**

The waterfall feature mentioned and pictured in the original sales brochure has been removed, although there is evidence that the boulders constituting the waterfall were moved to create the existing decorative landscape around the palm trees at each end of the pool.

### **Private Patio Waterfall**

The small waterfall feature mentioned and pictured in the original sales brochure has been removed without trace.



**Fireplace Surround** *(estimated completion 2020)*

The original fireplace featured exposed stone cladding over masonry block, as well as a stone hearth extension, which has relatively recently been covered with drywall. The hearth extension has been clad with white floor tile to match the current ceramic tile flooring throughout most of the house. A faux-wood mantel has also been added.



**Figure 21** - Original living room and fireplace surround **Figure 22** - Existing living room and fireplace surround

**Living Room Ceiling** *(estimated completion 2020)*

The original acoustic (popcorn) ceiling above the living room, which is the only vaulted ceiling in the house originally featured a single ridge beam. A wood board cladding over the acoustic ceiling and faux rafters have been added concurrently with the covering of the stone fireplace mentioned above.



**Figure 23** - Existing living room ceiling



### **Kitchen Pop-out** *(estimated completion 2000)*

While it has not been possible to locate original floor plans to confirm this alteration, I suspect that the terrace-side wall of the kitchen has been moved out toward the roof eave, creating approximately 14sf of extra kitchen space. Newer aluminum frame windows were installed from countertop to ceiling on both sides of this pop-out, further enhancing the indoor-outdoor spatial relationship.

While the original wall ovens remain, other appliances have been replaced as would be expected. An under-counter 1970s-era Nutone Food Center blender is currently installed and functional.



**Figure 24** - Existing kitchen "pop'-out"



**Figure 25** - Existing kitchen "pop'-out"

### **Interior Finishes** *(estimated 1960-2010)*

Many rooms, including the living room, were originally carpeted. Floors in all rooms are now tiled with a mix of ceramic tile types and formats. It is assumed that the original ceilings were acoustical, textured ceilings, the last of which may be concealed under the wood ceiling boards in the living room, as noted above.

### **Grounds**

The parcel was originally developed with an extensive lawn and several palm and fruit trees, of which several have survived to this day. The property is still very verdant, with expanses of grass in the front and rear yards. While the unique waterfall features are gone, the pool is original. Two original concrete patios remain, and the configuration of the pool terrace flatwork has changed. Very little exterior landscape lighting exists, although there are traces of earlier electrical installations for lighting at the base of original palm trees in the rear yard.



**Figure 26** - Entry Courtyard



**Figure 27** - Ficus hedge along rear property line with original shuffleboard court



**Figure 28** - Hedge along front facade”



**Figure 29** - Planter along rear garage wall



**Figure 30** - Plants along side property line



**Figure 31** - Original palm grouping in rear yard



## STATEMENT OF SIGNIFICANCE

The character-defining features of this property and home, as noted above, are still reasonably intact, having only been altered superficially. As the owner of the home and a licensed California architect, I feel that the property is historically significant.

Based on the history and findings outlined by this report, the Gracious Oriental residence meets criteria **C, D, and F** for the designation as a Palm Desert landmark. The criteria and justifications are outlined as follows:

**Criteria A** *is associated with an event or events that have made a significant contribution to broad patterns of history.*

While Gracious Oriental is associated with the general growth and settlement of south Palm Desert, it is not to my knowledge associated with an event that made a “significant” contribution to history. The house was built relatively soon after the establishment of the nearby Shadow Mountain Club, but prior to the addition of the golf course at the club, so it was a part of the early development of Palm Desert.

**Criteria B** *is associated with the lives of persons significant in the past.*

It has not been possible to ascertain whether there have been significant persons owning or residing in the house in the past. The house is associated with Patten & Wild, as noted below.

**Criteria C** *embodies distinctive characteristics, or is one of the few remaining examples of a style, type, period or method of construction or possesses high artistic value.*

Gracious Oriental is a distinctive example of a unique, custom home in the desert ranch style, and an unique house from the portfolio of Patten & Wild’s early projects in Palm Desert. Further, as mentioned above, this home exhibits features which foreshadowed the Desert Modern movement<sup>1</sup> of the decade after its erection, and in this respect this residence was a transitional project for both Patten & Wild and the evolving architectural aesthetic of Palm Desert. While the Asian-inspired detailing and furnishings are arguably largely superficial, even “gimmicky”, they reflect Californians’ post-war interest in The Orient, not unlike the Polynesian-

<sup>1</sup> [https://en.wikipedia.org/wiki/Palm\\_Springs\\_School\\_of\\_Architecture](https://en.wikipedia.org/wiki/Palm_Springs_School_of_Architecture)



themed Tiki movement as a subculture and form-driver for midcentury Desert Modern architecture.<sup>2</sup> The pagoda-like corners of the low-slung ranch style roof of the house are clearly a distinctive architectural characteristic, which can only be found on one other house in the neighborhood.

**Criteria D** *represents the work of a master builder, designer or architect.*

The Gracious Oriental house is the design of Patten & Wild, a local designer-contractor partnership whose residential work in the 1950s and 1960s garnered and especially in south Palm Desert, where most of their notable projects are located. The Gracious Oriental house, whose Asian-inspired detailing and marketing makes it truly unique and reasonably well-preserved example of their early work within the midcentury architectural context of Palm Desert.

**Criteria E** *is an archaeological, paleontological, botanical, geological, topographical, ecological, or geographical resource that has yielded or has the potential to yield important information in history or prehistory.*

The Gracious Oriental house does not yield any important information in history or prehistory as it relates to these guidelines, but is recognized as a significant architectural resource by the Historical Society of Palm Desert.

**Criteria F** *reflects distinctive examples of community planning or significant development patterns, including those associated with different eras of settlement and growth, agriculture, or transportation.*

The Gracious Oriental house epitomizes the community planning of south Palm Desert, and moreover its tradition for impressive single family architecture. The Palm Desert Corporation and Shadow Mountain Park Inc. sought out well-designed homes in their subdivisions and the excellence of the Gracious Oriental house reflects this focus. Houses of this era in this neighborhood were generally custom or semi-custom modern designs with considered landscaping and grounds, centered around poolside leisure in close proximity to the historic Shadow Mountain Club, and signaled the trendsetting nature of these neighborhoods. The Gracious Oriental house was and is all of those things.

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<sup>2</sup> <https://nonsite.org/asian-influences-and-the-rise-of-southern-california-modernism/>



## BIOGRAPHIES

### Patten & Wild



Marvin “Ross” Patten (1922-1996), designer/contractor, and Albert “Duke” Wild (1924-1987), general contractor, formed a Palm Desert based design-build firm. They designed and built numerous residential homes and commercial buildings in Palm Springs and Palm Desert. Their work evolved from the modern ranch style homes in the late 1950s to the clean lines of a more rigorous midcentury modern architecture in the 1960s.

Ross Patten was highly influential in the transformation of the city of Palm Desert and other communities. He also designed and built homes on Southridge Drive in Palm Springs, alongside other notable homes from the period. He was not formally trained as an architect, and is not believed to have apprenticed under a notable architect, so we must surmise that his design sensitivities were derived from his own studies, as well as his observations of the work of known architects in the desert region at the time, as well as the pioneering work of ranch style architect Cliff May. Born in 1922, in Los Angeles, he married Phyllis Marie Stange in 1945. They were the parents of one son. Ross died on 11 June 1996, in Palm Springs at the age of 73, and was buried in Riverside, California.<sup>1</sup>

The partners had an office located at 73-730 Highway 111 in Palm Desert. Ross Patten was very active in the community, and was president of the Palm Desert Rotary Club, secretary of Palm Desert’s Architecture Committee, and a member of the Shadow Mountain Country Club architecture and tennis committees.<sup>2</sup>

Patten & Wild’s residential projects were characterized by low profile, flat, or very low-pitched roofs, vaulted wood ceilings, large glass areas, stucco, masonry or stone wall finishes, and aluminum windows and sliding glass doors. Through their typically open floor plans with an emphasis on indoor-outdoor living, their designs epitomized the midcentury architectural aesthetic in the desert.

<sup>1</sup> <https://ancestors.familysearch.org>

<sup>2</sup> *Historical Society of Palm Desert informational brochure*



## NOTABLE WORKS

### Patten & Wild



Representative chronological projects in Palm Desert:

<i>73411 Willow Street</i>	<i>1957</i>	<i>subject property</i>
<i>45906 Shadow Mountain Drive</i>	<i>1958</i>	
<i>46230 Shadow Mountain Drive</i>	<i>1959</i>	
<i>46254 Shadow Mountain Drive</i>	<i>1958</i>	
<i>72707 Hedgehog</i>	<i>1960</i>	
<i>72957 Bursera Way</i>	<i>1961</i>	
<i>74855 Fairway Drive</i>	<i>1963</i>	
<i>73307 Willow Street</i>	<i>1965</i>	

Other notable projects:

<i>The Stoffel House, Palm Springs</i>	<i>1962</i>	<i>located in the neighborhood of Southridge</i>
<i>41915 Tonopah, Rancho Mirage</i>	<i>1970</i>	<i>in collaboration with Arthur Elrod</i>
<i>70300 San Lorenzo Road, Pinyon Crest</i>	<i>1970</i>	<i>Frank Sinatra's "Villa Maggio" (partial construction)</i>
<i>73730 Highway 111, Palm Desert</i>	<i>1975</i>	<i>commercial office building and Patten &amp; Wild offices</i>



## APPENDIX

*City of Palm Desert Landmark Application Form*

*Site Plan - Existing Conditions*

*Floor Plan - Existing Conditions*

*List of References*

*Job Card History*

*Exterior Photographs*

*Interior Photographs*

*Property Owner Letter*



City of Palm Desert  
Department of Building and Safety  
73-510 Fred Waring Dr., Palm Desert, CA 92260  
(760) 776-6420  
Fax (760) 776-6392

## Landmark Cultural Resources Nomination Application

### IDENTIFICATION

1. Common name: Patton & Wilde Oriental House
2. Historic Name: Gracious Oriental House
3. Street address: 73411 Willow Street  
City Palm Desert State CA Zip 92260
4. Assessor Parcel number: 630082007
5. Legal Owner: Todd Blake Verwers AIA & Mette Krebs Petersen  
City Palm Desert State CA Zip 92260
6. Present Use: Single family residence
7. Original Use: Single family residence

Date form prepared: November 15, 2024

Preparer: Todd Blake Verwers AIA (tel. 858.866.4146 / todd@toddverwers.com)

Sponsoring Organization (if any): Historical Society of Palm Desert

Address: 73411 Willow Street

City Palm Desert State CA Zip: 92260

Phone: 858.866.4146



**DESCRIPTION**

8. Legal property description: LOT 73 MB 033/099 PALM DESERT UNIT 10

Include approximate property size (in feet): Street Frontage 115 ft. Depth 135 ft.

9. Architectural Style: Mid-century Ranch / Modern Ranch

10. Construction Date: Estimated 1957-1958 Factual 1957

Source of Information:  Assessor's Records  Building Permit  Sanborn Map  
 Publications  Oral Interviews

11. Architect's Name: Patten & Wilde Inc. Builder's Name: Patten & Wilde Inc.

12. Condition:  Excellent  Good  Fair  Deteriorated  
 No longer in existence (for site of)

13. Alterations: See attached Landmark Designation Application

14. Use type:

Residential  Industrial  Commercial  Civic  Other

15. Is the structure on its original site?

Yes  No  Unknown If moved, approximate year \_\_\_\_\_

16. Related features and/or outbuildings: Block wall surrounding rear and side yards, swimming pool, and extensive citrus and palm trees.

17. Architectural Description

See attached Landmark Designation Application



**SIGNIFICANCE** See attached Landmark Designation Application

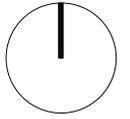
18. Statement of Significance

**ADDITIONAL INFORMATION** See attached Landmark Designation Application

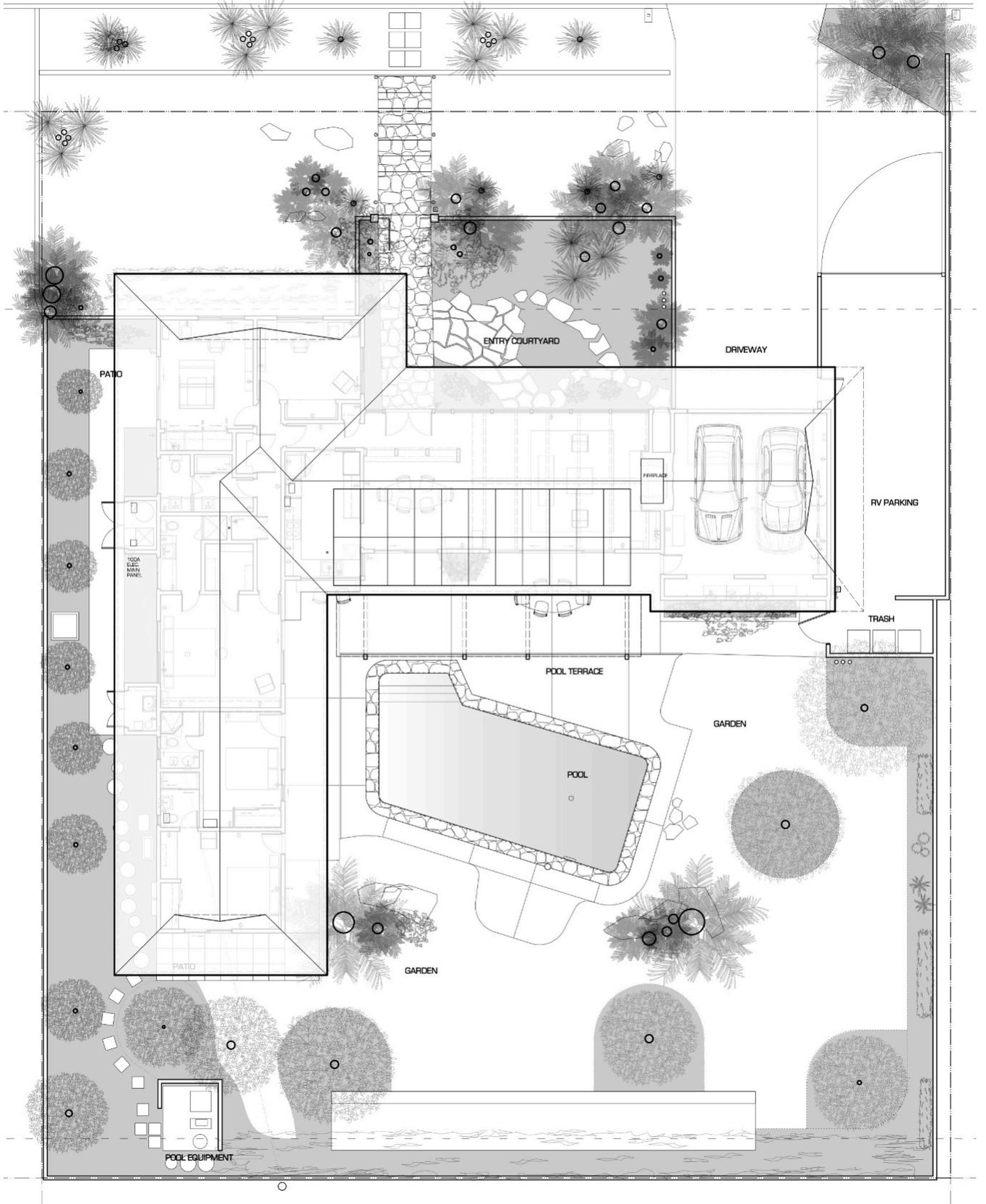
19. References used

20. Photographs

21. Letter from property owner

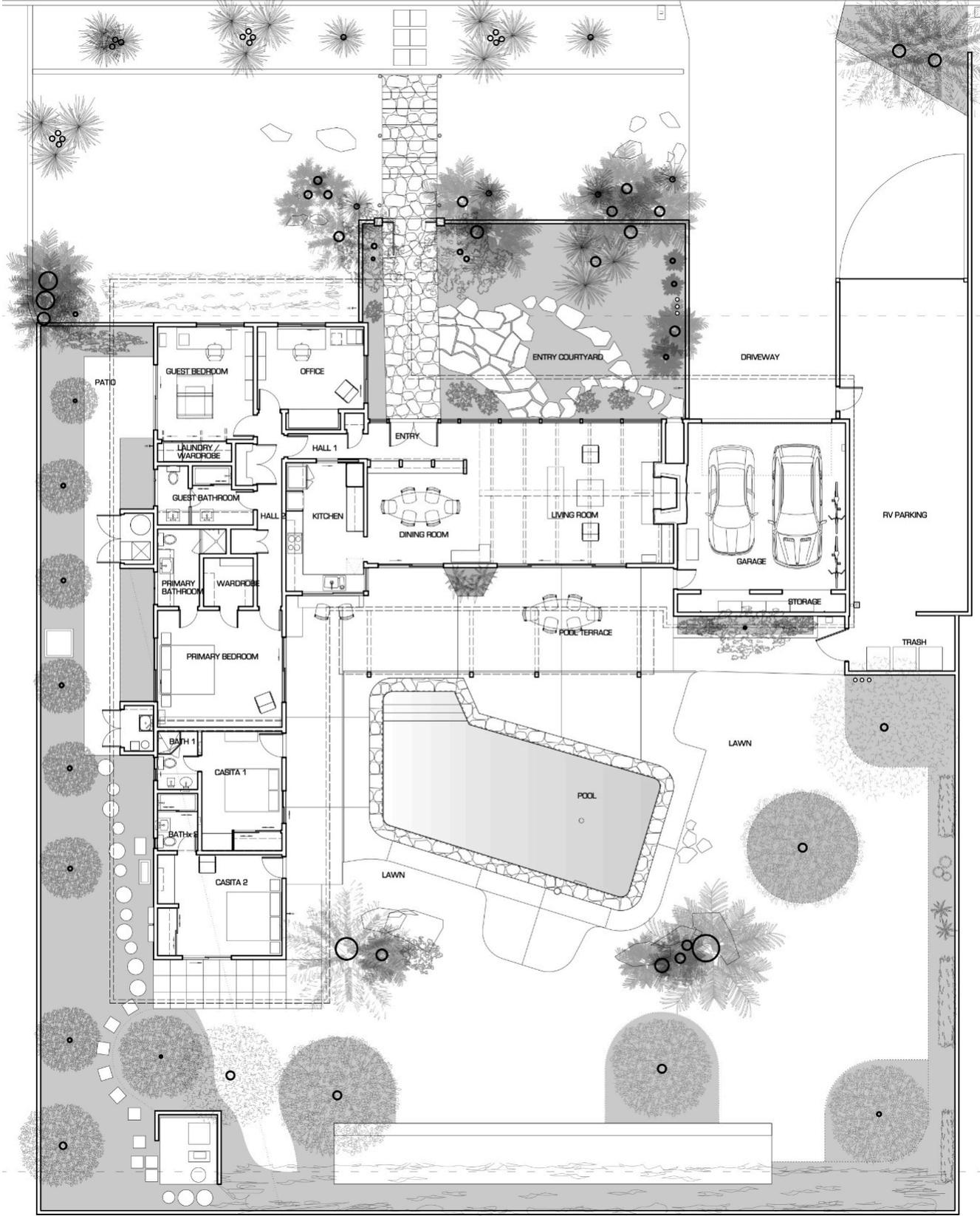


# SITE PLAN - EXISTING CONDITIONS





# FLOOR PLAN - EXISTING CONDITIONS





## LIST OF SOURCES / REFERENCES

Palm Desert: An Architectural Tour into Modernism

*Jim West / 2016*

Patten & Wild

*Designer Profile Series - Historical Society of Palm Desert / 2020*

Ms. Rochelle McCune

*Historian, Historical Society of Palm Desert*

City of Palm Desert

*Department of Building & Safety*

County of Riverside

*Department of Building & Safety*



# JOB CARDS

734-11 WILLOW ST		PADEN A	
PALM DESERT		INDIO	
BLOCK FENCE		F.C. 36	
INSPECTION DISTRICT	T	INSPECTOR	boxtun
CERTIFICATE	740	OFFICE	F
PERMIT NUMBER		23385	
SUPPLEMENT TO PERMIT		JUN 9 19319	
LEGAL DESCRIPTION		GROUP	
CONTRACTOR		FINALED	
ARCH/ENG'R		6-27-58	
ADDRESS		VALUATION	
PO Box 479 Palm Desert		1,560.00	

73-411 WILLOW		PADEN F.S.	
PALM DESERT		INDIO	
PRIVATE SWIM POOL		F.C. 36	
INSPECTION DISTRICT	T	INSPECTOR	Veckstein
CERTIFICATE	110	OFFICE	F
PERMIT NUMBER		21717	
SUPPLEMENT TO PERMIT		APR 30 38256	
LEGAL DESCRIPTION		GROUP	
CONTRACTOR		FINALED	
ARCH/ENG'R		8-28-58	
ADDRESS		VALUATION	
PO Box 947 Palm Springs		4,000.00	

73-411 WILLOW		PADEN, F.S.	
PALM DESERT		INDIO	
6' BLOCK GARDEN WALL		F.C. 36	
INSPECTION DISTRICT	T	INSPECTOR	Sandy
CERTIFICATE	35	OFFICE	F
PERMIT NUMBER		93974	
SUPPLEMENT TO PERMIT		DATE	
LEGAL DESCRIPTION		12-5-62	
CONTRACTOR		DATE	
ARCH/ENG'R		12-10-62	
ADDRESS		DATE	
73-411 Willow St		12-10-62	

73-411 WILLOW ST		PADEN F.S.	
PALM DESERT		INDIO	
ADD BATH & DWELLING		F.C. 36	
INSPECTION DISTRICT	T	INSPECTOR	Wendell
CERTIFICATE	75	OFFICE	F
PERMIT NUMBER		80480	
SUPPLEMENT TO PERMIT		DATE	
LEGAL DESCRIPTION		10-16-63	
CONTRACTOR		DATE	
ARCH/ENG'R		10-16-63	
ADDRESS		DATE	
73-411 Willow St		10-16-63	



# EXTERIOR PHOTOGRAPHS



1957 Aerial view looking south



Entry courtyard)



*Entry courtyard*



*Original stone steps at entry approach*



*Entry courtyard looking west*



*Original asian-inspired solid brass door hardware detail*



*Rear yard garden looking north*



*Rear yard garden looking north through living room*



*Rear yard garden looking west toward attached casitas*



*Rear yard building corner detail*



*Rear yard facade looking south*



*Rear yard view under sun shade structure*



*Rear yard view under sun shade structure looking east*



*Rear yard kitchen window detail*



*East facade wall at RV parking area*



*Detail of original wood siding at rear of original carport*



*West facade wall*



*Citrus trees along west property line*



# INTERIOR PHOTOGRAPHS



*View of dining room toward living room*



*View of living room toward rear yard*



*View of dining room toward entry*



*View of entry hallway*



*Original asian-inspired door pulls in living room*



*View of kitchen toward rear yard*



*View of kitchen toward rear yard*



*Built-in Nutone Food Center in kitchen*



*View of guest bathroom*



*View of guest bathroom*



*View of primary bathroom*



*Original bathroom sink and stainless steel faucets*



*View of primary bedroom*



*Original intercom station*



*Original master lighting control panel*



*Original ceiling air diffuser*



*Original wall heater*



*Original wall heater*



# OWNER LETTER



1/1

December 15, 2024

City of Palm Desert  
Department of Building and Safety  
73-510 Fred Waring Dr., Palm Desert, CA 92260

Re: **Owner Letter - Landmark Application**  
73411 Willow Street  
Palm Desert, CA 92260

Dear city historical planner,

As the joint owners of the property noted above, we fully support the submittal of this Landmark Designation Application to the City of Palm Desert, and concur that the property may be listed as a historic landmark.

Best regards,

Todd Verwers AIA MAA

Mette Krebs Petersen

TODD VERWERS ARCHITECTS

73411 WILLOW STREET PALM DESERT, CALIFORNIA 92260 858.866.4146 info@toddverwers.com www.toddverwers.com