



City of Palm Desert Historic Context Statement & Reconnaissance Survey Findings

Prepared for:

City of Palm Desert

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Architectural
Resources Group

April 11, 2025

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

4.7 Context: Palm Desert Country Clubs and Incorporation, 1967-1980

Historical Background

The decade following the late 1960s was perhaps the most crucial in the establishment of contemporary Palm Desert. The decade saw to the continued development of the community's assets, but more pressingly, to the incorporation of the community as its own city. Until the 1970s, "Palm Desert" was a loosely defined community. Its borders were informal and at times reached into Rancho Mirage and Indian Wells. Indeed, various prominent developments in those two cities – including Eldorado Country Club, Eisenhower Medical Center, or Desert Air Park – had associated themselves with Palm Desert at one point or another. By the 1970s, the population of Palm Desert had greatly expanded, and now contained a much more diverse constituency of year-round families and retirees living in a variety of developments, even if it was still primarily a seasonal community.

Palm Desert recovered quickly from the late-1960s lull in construction activity, which could be attributed in part to the diminishing novelty of the style and type of previous developments, combined with larger economic trends. The refined Mid-Century Modern style (with Desert Modernism as a local subset) which had put the Coachella Valley on the map, had taken a more popular and exotic turn at the beginning of the 1960s, and by the early 1970s had lost even more of its appeal. The early country club model, which had been pioneered to immense success in the late 1950s and early 1960s with its single-family estates sited on a golf course, also needed a revamp to reinvigorate its profitability.

The development of the late 1960s and 1970s accounted for these issues in multiple ways. First, the architecture moved further away from Mid-Century Modernism, now fully embracing historicist themes and motifs, the Late Modern style, or, increasingly, a combination of both. An ambiguous Southwestern style became popular across California, incorporating elements from Spanish and Pueblo Revival styles to give form to architecture that had stucco walls and red tile roofs but still retained modern impulses. Examples of this style developing in Palm Desert from this period range from the Palm Desert Tennis Club (John Outcault, 1971-73) to the clubhouse of Del Safari Country Club (John Galbraith, 1969). Architects previously working in a distinctly Mid-Century Modern style began designing almost solely in this style. In other instances, the Late Modern style, with its high-tech and structurally expressive approach, found its way into some of Palm Desert's architecture. Generally speaking, architecture became more eclectic, historicist, and regional.

The second way that developers responded to new demands, particularly in the realm of residential architecture, was the final and complete expansion of the condominium model. While condominiums had been introduced as part of country clubs in the prior decade (e.g., Shadow Mountain Fairway Cottages) and had already found widespread popularity in Palm Desert, their implementation was taken even further. New large developments in Palm Desert, including Ironwood Country Club (1971), Marrakesh Country Club (1968), and Sommerset Villas (1977), consisted entirely or mostly of condominiums. Developers also purchased the remaining vacant parcels in the heart of Palm Desert and filled them with self-contained condominium communities.

These new country clubs and condominiums were also part of a regional shift that was occurring across the Coachella Valley. Whereas attention had been initially focused on Palm Springs in the postwar era, and mid-valley cities like Palm Desert had developed as a result, this dynamic reversed in the 1960s and

1970s. The country clubs, which had been pioneered and matured in the hinterlands surrounding Palm Springs, came to offer a much more enticing and exclusive product than Palm Springs could, made increasingly affordable to various income levels via condominiums.²⁴³ Country club developments required large parcels of land (which Palm Springs did not have) and limited restrictions on development, which unincorporated communities like Palm Desert did not impose. For this reason, country clubs of varying sizes became widespread in the communities outside of Palm Springs, which went into a decline during this period. Rancho Mirage, Indian Wells, Palm Desert, and Bermuda Dunes prevailed during this period with their country clubs, golf tournaments, and upscale narrative.

The increased development of country clubs and condominiums in the late 1960s and 1970s exacerbated an identity crisis which Palm Desert had begun to face in the early 1960s. On one hand, unlike Rancho Mirage or Indian Wells, it was not an entirely seasonal community, and although many of its residents were seasonal, it was also home to increasing numbers of families due to the development of affordable single-family tracts and schools. On the other hand, it was not an entirely year-round or working-class community like Indio or Cathedral City. It occupied a position (and arguably still does) somewhere in between, supporting a variety of year-round and seasonal residents at varying socioeconomic levels, though certainly leaning towards a demographic that was upper-class and White. In many ways, this limbo reflected its geographic location at the very center of the Coachella Valley, and in other ways, it symbolized the unresolved dispute between Cliff and Randall Henderson, the two brothers who founded Palm Desert, over the character of Palm Desert.

This dynamic began to boil over in the late 1960s in light of continued development which many residents saw as compromising to the refined character of Palm Desert. The community, which was unincorporated, had limited control over development and planning, which was governed by Riverside County. In the 1940s, the PDC had instituted total control over the development of its land, but the sale to the Palm Desert Sales Company (PDSC) diminished this control, and an increasing variety of landowners and developers who answered to no one except the county further complicated matters.

The result was that development in Palm Desert, even within its historic boundaries and directly adjacent to the most upscale neighborhoods, began to fall out of the existing character of the city. Affordable apartments and condominiums, mobile home parks, and even a proposed K-Mart all earned the wrath of legions of residents and organizations who quickly realized how little control they had over the planning of Palm Desert.²⁴⁴ Even developments like Ironwood Country Club and Deep Canyon Tennis Club, which were both upscale country clubs, were faced with opposition. In turn, the period between the late 1960s and early 1970s was one of relative civic crisis. Such organizations as the Palm Desert Property Owners Association (PDPOA) and the Concerned Citizens of Palm Desert (CCPD) came into existence and prominence, waging numerous fights against development, particularly in the historic heart of Palm Desert south of Highway 111.²⁴⁵

²⁴³ Stanley Fonseca, "Whiteness on the Green: Golf, the Coachella Valley, and the Leisure-Industrial Complex," *Pacific Historical Review* 90, no. 4 (2021): 448-474.

²⁴⁴ "K-Mart Project in Palm Desert is Gone... But Melody Lingers," *Desert Sun*, January 1, 1974.

²⁴⁵ "Association Signs Agreement," *Palm Desert Post*, January 30, 1964; "PD Citizens Group Formed to Protect Local Interests," *Palm Desert Post*, June 17, 1961.

Between the 1960s and the early 1970s, there were multiple attempts to incorporate the city, which finally succeeded in 1973. The failure of other attempts to incorporate Palm Desert can be attributed to either the fact that it had such loose borders, or that it had overreaching ambitions.²⁴⁶ Palm Desert's earlier incorporation attempts had included significant parts of both Indian Wells and Rancho Mirage, which were also facing similar growing pains to Palm Desert. A competition was essentially started between the three communities, as all of them vied to incorporate and included parts of the others within their borders. Ultimately, Indian Wells and Rancho Mirage both incorporated before Palm Desert and left most of its border untouched. Developments like Eisenhower Medical Center, Desert Air Park, and Eldorado Country Club, however, which at times were previously associated with Palm Desert, now formally belonged to those cities.

After Palm Desert incorporated and elected its first city council in 1973, it took its newfound cityhood seriously, implementing a robust planning program and incentivizing the types of development it sought out. It placed strict limits on building height, type, and density and retroactively policed the built environment, even banning most types of signage (which saw to the eradication of the city's neon in 1979). And after a series of devastating flash floods in the years immediately after incorporation, the City also undertook a massive infrastructural campaign that was completed in the early 1980s.²⁴⁷ The immediate result of Palm Desert's incorporation and first phase of planning was that development slowed, and what did continue was typically of an upscale nature.

Palm Desert's role as a formidable mid-valley presence expanded during the institutionalization of the city. Schools like Palm Desert Middle School and Palm Desert High School were planned or constructed, while existing institutions like College of the Desert expanded. El Paseo finally matured into an upscale downtown, while Highway 111 also continued to fill in. In the beginning of the 1970s, Palm Desert established its first public park, and by the end of the 1970s, it was at work on the first civic center, which was to dramatically expand the city's civic amenities and government buildings.²⁴⁸ Palm Desert had entered the late 1960s rife with development but without a clear vision and left the 1970s as a newly minted yet planned city.

Theme: Residential Development, 1967-1980

The end of the 1960s brought about yet another distinct phase of residential development in Palm Desert. In the 1950s and 1960s, the prevailing models of residential development across the Coachella Valley were split between the condominium and the country club, and in some cases a lucrative combination of the two. Palm Desert had seen these in projects like the Shadow Mountain Fairway Cottages (1961), Sandpiper (1958), and Sands and Shadows (1959) These projects were typically marketed to an upper-class seasonal or retiree population, but developments were built in the community for other demographics including Palm City (1960) and Shadow Village (1959).

²⁴⁶ "Anger and Confusion Follow PD Action," *Desert Sun*, September 22, 1966; Chuck Kramer, "Cityhood Plans Progressing in Valley," *Desert Sun*, January 4, 1964.

²⁴⁷ Janice Kleinschmidt, "The Fascinating History of Palm Desert, Celebrating 50 Years," *Palm Springs Life*, November 5, 2023, <https://www.palmspringslife.com/the-fascinating-history-of-palm-desert-celebrating-50-years/>.

²⁴⁸ "Palm Desert Civic Center Planning Set," *Desert Sun*, June 1, 1979.

The 1950s and 1960s also saw to a shift in the prevailing source of development in Palm Desert, which had previously been accomplished mostly through individuals building their own custom homes in subdivisions. Increasingly, the prevalent source of development was developers who laid streets *and* built homes or condominiums for sale, and custom-built homes were not as common. In other parts of Palm Desert, developers purchased empty lots and parcels in existing subdivisions and filled them in with spec homes and condominiums. Finally, the last shift was in architectural style, which saw a turn away from a refined Mid-Century Modern and Ranch to a more popular style that incorporated themed elements.

These shifts in Palm Desert’s mid-century development took further hold at the end of the 1960s and 1970s. Residential developments of this period almost ubiquitously consisted of condominiums that were combined with recreational facilities. Moreover, while Palm Desert had a golf course since the late 1950s, it previously did not have a formal upper-class “country club” with a residential component built by the same developer. This changed in the late 1960s as the country club further solidified its regional presence, especially in the communities in the middle and eastern portion of the Coachella Valley, where vacant land was widely available.

Development on two of Palm Desert’s first country clubs, Marrakesh Country Club and Del Safari Country Club [Avondale Golf Club], began at the end of the 1960s. They were each private, gated clubs that were to contain a central clubhouse, full-size golf course, communal pools, recreational facilities, and a residential component sited directly on the golf course. Moreover, they both embodied the direction of branding and architecture in the late 1960s, which departed from a refined modernism, and towards an eclectic, popular, and vaguely historicist direction. Marrakesh, for example, was designed in a Hollywood Regency style thematized with Moroccan branding, while Del Safari was both designed and themed with African motifs, including lakes named after mountains in Africa and faux spear decorations on its entrance gates.

Marrakesh Country Club was announced in the fall of 1967 by venerable Coachella Valley developer Johnny Dawson, who was responsible for such prototypical country clubs as Thunderbird and Eldorado.²⁴⁹ He had purchased the former Haystack Ranch, a large parcel of land on the upper slope of Palm Desert that had evaded previous developers’ acquisition, and hired the prominent Los Angeles architect John Elgin Woolf to oversee all aspects of its planning and design.²⁵⁰ Woolf envisioned sets of condominiums (designed in four models) winding around a verdant golf course landscape that was overlooked by an elegant clubhouse. The entire development was to be painted in a distinctive pink and white color scheme, from which Dawson later extrapolated the Moroccan theme. Woolf designed every aspect of the development in his distinct Hollywood Regency style, from the gate house to lampposts. When Woolf fell ill near the conclusion of the project’s design, the commission for the clubhouse was given to Palm Springs architect Richard Harrison, who provided a design for a boxier, austere structure more typical of his noted Mid-Century Modern work.²⁵¹ Theodore Robinson, prominent designer of golf courses, was also brought on for the construction of the community’s full-size golf course.

²⁴⁹ “Marrakech Country Club is Name of Dawson Project,” *Desert Sun*, July 11, 1968.

²⁵⁰ Steven Price, “Pink Gold,” *Palm Springs Life*, January 30, 2019, <https://www.palmspringslife.com/marrakesh-country-club-50-years/>.

²⁵¹ Gail Phinney, “Marrakesh Country Club,” *John Elgin Woolf: Master of Hollywood Regency*, <https://johnelginwoolf.com/marrakesh-country-club/>.

Built in phases between 1968 and 1979, Marrakesh opened to outstanding success in Palm Desert, embodying the type of development that the community sought: low-density and well-designed homes for an upper-class clientele. Marrakesh's developers built everything within its walls, from the golf course to the condominiums, and strictly controlled and maintained all aspects of the design. There were no single-family homes in the 364-unit development, and residents had to adhere to Woolf's design. An entire social life was formed around the clubhouse, which contained a dining room and entertaining spaces overlooking the golf course.²⁵²



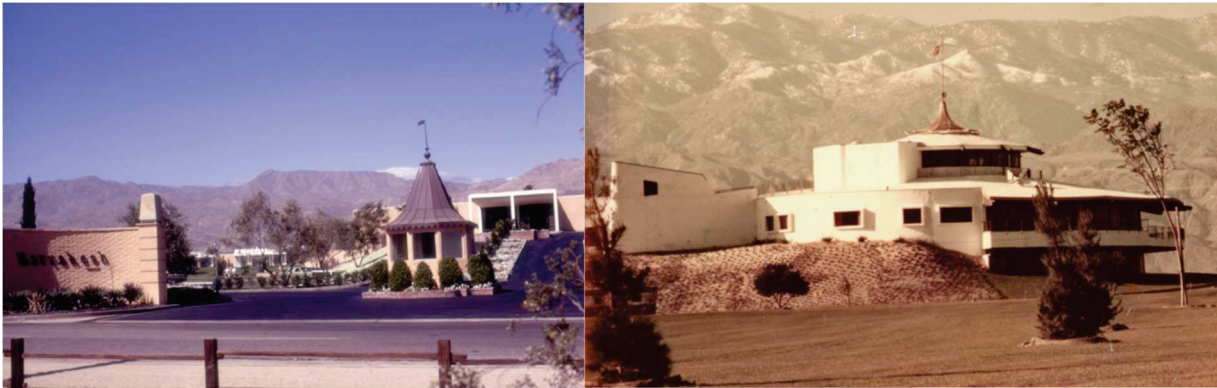
Architect John Elgin Woolf's original rendering for the Marrakesh Country Club, designed in his quintessential Hollywood Regency style. (John Elgin Woolf Papers, Architecture and Design Collection, UC Santa Barbara)

While Marrakesh was underway, a group of investors led by local residents Burton Graham and George Glickley announced the Del Safari Country Club in the beginning of 1969. They commissioned the Pasadena architect John F. Galbraith to design the clubhouse, an inventive design that combined African motifs with a highly sculptural Pueblo-influenced style.²⁵³ The clubhouse, completed in 1970, was a circular, balcony-wrapped three-story structure that sat atop an artificial hill, giving it commanding views

²⁵² Price, "Pink Gold," *Palm Springs Life*, 2019.

²⁵³ "New Major Golf Project Planned," *Palm Desert Post*, May 29, 1969.

of the full-size golf course and surrounding desert. Del Safari was developed on a large parcel of vacant land north of Palm Desert (almost bordering Bermuda Dunes), pushing the border of the town farther than ever before. Del Safari, which was developed in a similar context and concept as Marrakesh, never enjoyed the success of its contemporary. Despite building one set of condominiums, the developers followed a custom-built development model and only a handful of homes were built.



The entrance and clubhouse of Marrakesh Country Club (left) painted in its classic pink and John F. Galbraith's Late Modern clubhouse for the Del Safari Country Club (right), both embodying 1960s shifts in architecture. (Desert Beautiful Slide Collection, Historical Society of Palm Desert)

By far the largest and most comprehensive country club development of this period was Ironwood Country Club, a sprawling development on upwards of 1000 acres tucked at the very top of Palm Desert's southern slope. The developers, a consortium led by Robert Haynie and Jack Vickers, had purchased land formerly part of Silver Spur Ranch at the base of Deep Canyon, and hired architect William Cody to envision a plan with upwards of 3000 housing units, three golf courses, tennis facilities, a clubhouse, and variety of other amenities.²⁵⁴ This plan (as many others were during this period) was met with backlash from neighborhood groups, and ultimately reduced in scale.²⁵⁵ Still, it was the largest residential of any type proposed in Palm Desert since Palm City.

Over the course of ten years, against the backdrop of various citizen backlashes and incorporation, the developers of Ironwood built upwards of 1,000 homes. Most of them were condominiums designed by architect Francisco Urrutia in a Late Modern style hybridized with Southwestern motifs, resulting in angular volumes that had stucco walls and Spanish red tile roofs.²⁵⁶ Elsewhere, units also included single-family "Fairway Homes" and estate-sized lots for custom-built houses. The central clubhouse (architect unknown) was also a Late Modern design that looked out onto the golf course designed by Desmond Muirhead in consultation with famed golfers Arnold Palmer and Jack Nicklaus.²⁵⁷ Palmer had invested in the Ironwood development early on and became its spokesperson, which was a marketing move typical of mid-century country clubs (previously seen in Palm Desert with Gene Sarazen's role in the marketing of the Shadow Mountain Golf Course).

²⁵⁴ Ron Dresnick, "Largest PD Development Proposed," *Palm Desert Post*, December 29, 1971.

²⁵⁵ "Silver Spur Opposition Withdrawn," *Desert Sun*, September 21, 1972.

²⁵⁶ [Illustration of Ironwood progress], *Palm Desert Post*, March 6, 1975.

²⁵⁷ "Stars to Initiate Course," *Desert Sun*, February 3, 1973.

Marrakesh, Del Safari, and Ironwood represented the pinnacle of this new and robust era of country club development in Palm Desert, but they were supplemented by numerous smaller developments which similarly marketed the fashionable life offered by condominiums. The Palm Desert Tennis Club (1971), built across the street from Ironwood, was a 100-unit condominium complex that wrapped around a central clubhouse and championship tennis courts.²⁵⁸ John Outcault, the architect of the complex, traded his typical Mid-Century Modern style for a 1970s Spanish style. Likewise, the Deep Canyon Tennis Club (1971) opted for tennis as its marketable recreational amenity and was developed on an empty parcel along Highway 74.²⁵⁹ Built in two phases, one in 1971 and one in 1979, the complex eventually totaled 360 condominium units hosted by a series of two-story buildings (which were the subject of some controversy).



Fairway Homes at Ironwood Country Club as designed by Francisco Urrutia in a Late Modern and Southwestern influenced style. (Julius Shulman Collection, Getty Research Institute)

²⁵⁸ "103 Unit Racquet Club Planned in Palm Desert," *Palm Desert Post*, August 19, 1971.

²⁵⁹ Ron Dresnick, "PD Condominium Project to Offer Swimming & Tennis," *Palm Desert Post*, July 8, 1971.

A significant amount of development in the 1970s occurred on empty lots and parcels within central Palm Desert (south of Highway 111), and by 1980 the area was largely filled in. This was due to larger developments like Ironwood and Marrakesh, but especially to the further proliferation of condominium complexes. The condominium, also evidenced by their development in new country clubs, further increased its presence in Palm Desert's built environment. As before, they were outstandingly popular and could be marketed to retirees and professionals alike, they could be designed by talented architects, and they were built by a wide selection of developers. Their design, however, had shifted towards the Late Modern and Southwestern aesthetic of contemporary, and they were increasingly gated complexes with some shared amenities.

Condominium developments of this type included Mountainback (1971-73), Sommerset (1977), Corsican Villas (1973-76), King's Point (1974-76), and Sandroc (1973). Talented architects, many of whom had previously made their names designing Mid-Century Modern structures, were frequently commissioned for their design. The Palm Springs architect Hugh Kaptur designed King's Point (locally designated) in a highly angular Late Modern and Southwestern style, while architect Barry Berkus, noted internationally for his condominium designs, designed the Corsican Villas, and San Diego architect Paul Thoryk designed Sandroc.²⁶⁰ Each of them contained communal facilities (pools, tennis courts, etc.), and even if they weren't complete "country clubs," they attempted to emulate its upper-class model. Retirees, seasonal residents, and young professionals – but rarely families – were among the targeted demographics.

²⁶⁰ "Corsican Villas Mark Opening," *Desert Sun*, April 13, 1974; "View Selling Point for Sandroc Site," *Desert Sun*, April 13, 1973; "King's Point at PD Plans Approved," *Palm Desert Post*, July 5, 1973.

City of Palm Desert Historic Context Statement and Reconnaissance Survey Findings - Appendix DE: Districts, April 11, 2025

API	Number	Street/Location	Name	Year Built	Source	Property Type	Architectural Style	Description	Context	Theme	Criteria	Notes
		Biddle Way	Biddle Way Potential Historic District	1962-1966	Building permits	District, MFR and SFR	Mid-Century Modern	Guided as six distinct Mid-Century Modern duplexes and a few single-family residences within Silver Spur Canyon. The duplexes were designed by architect Richard Dorman and built by realtor Dick Coffin and builder Monte Wenzel.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. A/JA.F.F. C/J.C.D	
	4801-4807	Farway Dr	Farway Cottages Potential Historic District	1963	Assessor	District, MFR	Mid-Century Modern	XX condominium units designed by architect Richard Dorman and built by realtor Dick Coffin and builder Monte Wenzel.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
		Feather Tail	Feather Tail Potential Historic District	1962-1966	Building permits	District, SFR	Mid-Century Modern	Guided as six distinct Mid-Century Modern single-family residences within Silver Spur Canyon, most of not all of which were designed by architect Richard Dorman and built by realtor Dick Coffin and builder Monte Wenzel.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
		Goldflower St	Goldflower Street Potential Historic District	1955-1970	Assessor	District, SFR	Mid-Century Modern	Guided as six distinct Mid-Century Modern single-family residences, part of the Joe Dumas Charles Hubbs Purple Hill Estates development.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
		Shadows Mountain Farmway	Shadows Mountain Farmway Potential Historic District	1961-1969	2006 List	District, MFR	Mid-Century Modern	54 Mid-Century Modern condominium units (largely dispersed) designed by Richard Harrison for Abrams and Associates. The houses were designed by architects Harold I. Bissner and Robert Pfaffendorf, and developed by Fred B. Hartley and C.L. Barton under the Abram Corporation.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	Historic district nomination submitted by Hobbs 2023, current status unknown.
	73700	Grapesvine St	Mountain Shadow Potential Historic District	1964	Assessor	District, MFR	Mid-Century Modern	Condominium complex designed by Don Sneyd for LICO. District is bounded by Somerset Drive on the north, Desert Drive on the west, Shadow Drive on the south, and Palm Drive (1957-1974) on the east.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
		Hay 74	Normalback Potential Historic District	1971-1973	Periodical, Desert Sun, 02.16.1973	District, MFR	Late Modern	Condominium complex designed by Don Sneyd for LICO. District is bounded by Somerset Drive on the north, Desert Drive on the west, Shadow Drive on the south, and Palm Drive (1957-1974) on the east.	Country clubs and incorporation, 1967-1980; Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F. C/J.C.D	
	49025	Hay 74	Indian Springs-Mobile Home Park Potential Historic District	1971	Desert Post, 04.29.1971 and 05.02.1971	District, MFR	Mobile Home/Late Modern	Mobile home park with original site plan and planning features, developed by Sherman Smith.	Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F.	
	62150001	Hay 74	Silver Spur Mobile Home Park Potential Historic District	1953-1968	Assessor	District, MFR	Homes/Contemporary	Mobile home park with original site plan and planning features. Contemporary ranch clubhouse (1963), incorporation of natural rocky landscape. May be Palm Desert's first mobile home park.	Diversified Development, 1957-1966	Residential Development, 1957-1966	A/JA.F.F.	
	46133	Hay 74	Sands and Shadow Phase 2 Potential Historic District	1963	Assessor	District, MFR	Mid-Century Modern	Sands and Shadow condominiums designed by architect Harold I. Bissner and Robert Pfaffendorf and developed by Fred B. Hartley and C.L. Barton under the Abram Corporation.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
	46183	Hay 74	Sands and Shadow Phase 1 Potential Historic District	1960	Assessor	District, MFR	Mid-Century Modern	Sands and Shadow condominiums designed by architect Harold I. Bissner and developed by Ned Davis. This was the first phase.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
	65598012	Ironwood Dr	Ironwood Country Club Potential Historic District	1971-1980s	Assessor	Community	Late Modern	Developed by Eliza-Sue Architects in an effort to create a club for 1980s urban professionals. Condominium complex located near Ironwood Country Club, with some being Shadow Mountain and possibly Silver Spur.	Country clubs and incorporation, 1967-1980; Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F. C/J.C.D	
	67400005	45405-45451	Marshall Dr	1973	Assessor	District, MFR	Late Modern	Public addresses: 50 units with shared amenities, designed by Paul Theryk, built by Durco Construction Co. Inc.	Country clubs and incorporation, 1967-1980; Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F. C/J.C.D	
	4300	Marshall Dr	Marshall Country Club and Condominium Potential Historic District	1959-1974	U.S. Google Maps, 2006 Individuality Eligible/Designated List	District, MFR	Regency, Late Modern, Eclectic Revival	Iconic country club design, conceived and planned by John W. Dawson and Ted Robinson, designed by John Elgin Wood (later clubhouse building by Robert Riccaffi).	Country clubs and incorporation, 1967-1980; Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F. C/J.C.D	Historic district nomination in progress, not yet submitted.
	00916645	Monterey Ave	College of the Desert Potential Historic District	1961-1976	2006 List	District, Institutional	Mid-Century Modern/Late Modern	Multiple contributing buildings and designed landscape comprise private college campus. Supervising architect was John Forster Clark, other buildings designed by other notable architects including E. Stewart Williams and John Borck. O'Dell House pre-dates college and is now part of the campus.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	District boundaries and contributing/non-contributing properties to be determined in later phase; preliminary finding includes entire COU pending additional study.
	43101	Portola Ave	Hemp Park Potential Historic District	1964	2006 List	District, MFR	Mobile Homes/Georgian	Mobile home park with original site plan and planning features, including Google clubhouse with folded plate roof.	Diversified Development, 1957-1966	Residential Development, 1957-1966	A/JA.F.F. C/J.C.D	
	00002007	Portola Ave	Outcast Building-in, Wing Desert Zoo and Gardens	1970-72	2006 List	District, Institutional	Mid-Century Modern	Two Mid-Century Modern buildings designed by John Outcast appear to be the only original elements of the Long Desert as first developed 1970-1972.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	Additional research required to assess integrity of clubhouse
	62737015	San Luis Rey Ave	Shadow Mountain Club Potential Historic District	1948	2006 List	District, MFR	N/A	Edwint Tomson-designed planning features at the original Shadow Mountain Club.	Planned Community Development, 1946-1956	Residential Development, 1946-1956	A/JA.F.F.	
	6339-46375	San Luis Rey Ave	Shadow Mountain Apartments Potential Historic District	1960	Assessor	District, MFR	Mid-Century Modern	Designed by architect William Krizek and constructed by builder George Holstein as a phase of one of the first condominium projects to be built in the Coachella Valley.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
	64010003	1301-1316	Sandpiper Cir	1967	Assessor	District, MFR	Mid-Century Modern	Designed by architect William Krizek and constructed by builder George Holstein as a phase of one of the first condominium projects to be built in the Coachella Valley.	Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F. C/J.C.D	
	64010004	1401-1416	Sandpiper Cir	1967	Assessor	District, MFR	Mid-Century Modern	Designed by architect William Krizek and constructed by builder George Holstein as a phase of one of the first condominium projects to be built in the Coachella Valley.	Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F. C/J.C.D	
	64015003	1401-1516	Sandpiper Cir	1969	Assessor	District, MFR	Mid-Century Modern	Designed by architect William Krizek and constructed by builder George Holstein as a phase of one of the first condominium projects to be built in the Coachella Valley.	Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F. C/J.C.D	
	64015005	1601-1616	Sandpiper Cir	1970	Assessor	District, MFR	Mid-Century Modern	Designed by architect William Krizek and constructed by builder George Holstein as a phase of one of the first condominium projects to be built in the Coachella Valley.	Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F. C/J.C.D	
	64015006	1701-1718	Sandpiper Cir	1969	Assessor	District, MFR	Mid-Century Modern	Designed by architect William Krizek and constructed by builder George Holstein as a phase of one of the first condominium projects to be built in the Coachella Valley.	Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F. C/J.C.D	
	64015023	Shadow Mountain Dr	Shadow Mountain Drive Potential Historic District	1955-1979	Assessor	District, SFR	Mid-Century Modern	Mid-Century Modern single-family residences on Shadow Mountain Drive between Ocotillo and Ironwood, part of the Joe Dumas Charles Hubbs Purple Hill Estates development.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
	73818	Smokestack Ct	Concha Villa Potential Historic District	1973	Periodical, Desert Sun, 02.16.1973	District, MFR	Late Modern	Late Modern townhouse condominium complex by Barry Berkus, 130 units with model at 73818 Smokestack Ct.	Country clubs and incorporation, 1967-1980; Architecture & Design, 1910-1980	Residential Development, 1967-1980; Modernism	A/JA.F.F. C/J.C.D	
	45401-45413	Springer Ln	Village Green Potential Historic District	1961	Assessor	District, MFR	Mid-Century Modern	The 16-unit Village Green co-op apartments, designed by architect Harold I. Bissner.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
	73195-73223	Tumbledown Ln	Desert Donato Potential Historic District	1963	Building Permit No. 100322; Periodical, Desert Sun, 11.02.1963	District, MFR	Mid-Century Modern	Mid-Century Modern condominium complex developed by Meyer & Son, also has footage on Shadow Mountain Drive.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
		Wilcox St	Wilcox Street Potential Historic District	1955-1979	Assessor	District, SFR	Mid-Century Modern	Mid-Century Modern single-family residences on Wilcox St between Hwy 74 parking lot and road and turn to Pinalteca St. May have been developed by LW Thompson.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	
		Yucca Tree Dr	Yucca Tree Drive Potential Historic District	1950s-70s		District, SFR	Mid-Century Modern	Mid-Century Modern single-family residences on Yucca Tree Drive (between Deep Canyon and Farway). Approx 150 to be a Monte Wenzel development, some/most designed by Charles W. Doty.	Diversified Development, 1957-1966; Architecture & Design, 1910-1980	Residential Development, 1957-1966; Modernism	A/JA.F.F. C/J.C.D	