

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
COUNTY OF ~~Riverside~~ whatcom

ROB

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

Hannah Robert

A Notary Public personally
who proved to me on the

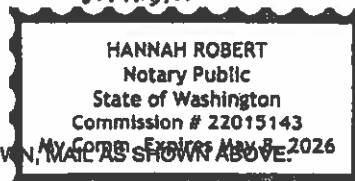
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf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

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Reta D. Enders, Trustee

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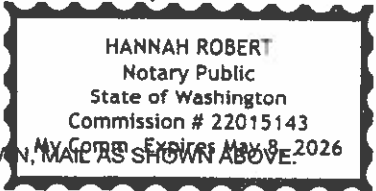
STATE OF ~~CALIFORNIA~~ Washington ^{RDE}
COUNTY OF ~~Riverside~~ whatcom

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/TRANSFeree
(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.

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
Notary Public in and for said County and State, personally
appeared *Chester A. Anderson*

... known 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.

8 pt.

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:

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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:

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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, 19 75 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:

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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 $49^{\circ} 08' 00''$ East 24.08 feet, to the true point of beginning; thence North $89^{\circ} 47' 46''$ East 388.75 feet; thence North $73^{\circ} 19' 16''$ East 278 feet; thence North $58^{\circ} 20' 45''$ 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 $89^{\circ} 46' 45''$ East 232 feet, to the true point of beginning of this description; thence South $07^{\circ} 02' 48''$ 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:	

Gateway to Bing Crosby's Silver Spur Ranch Home



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

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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. [↗](#)

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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 [↗](#)

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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 [⋮](#)

Show all

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.

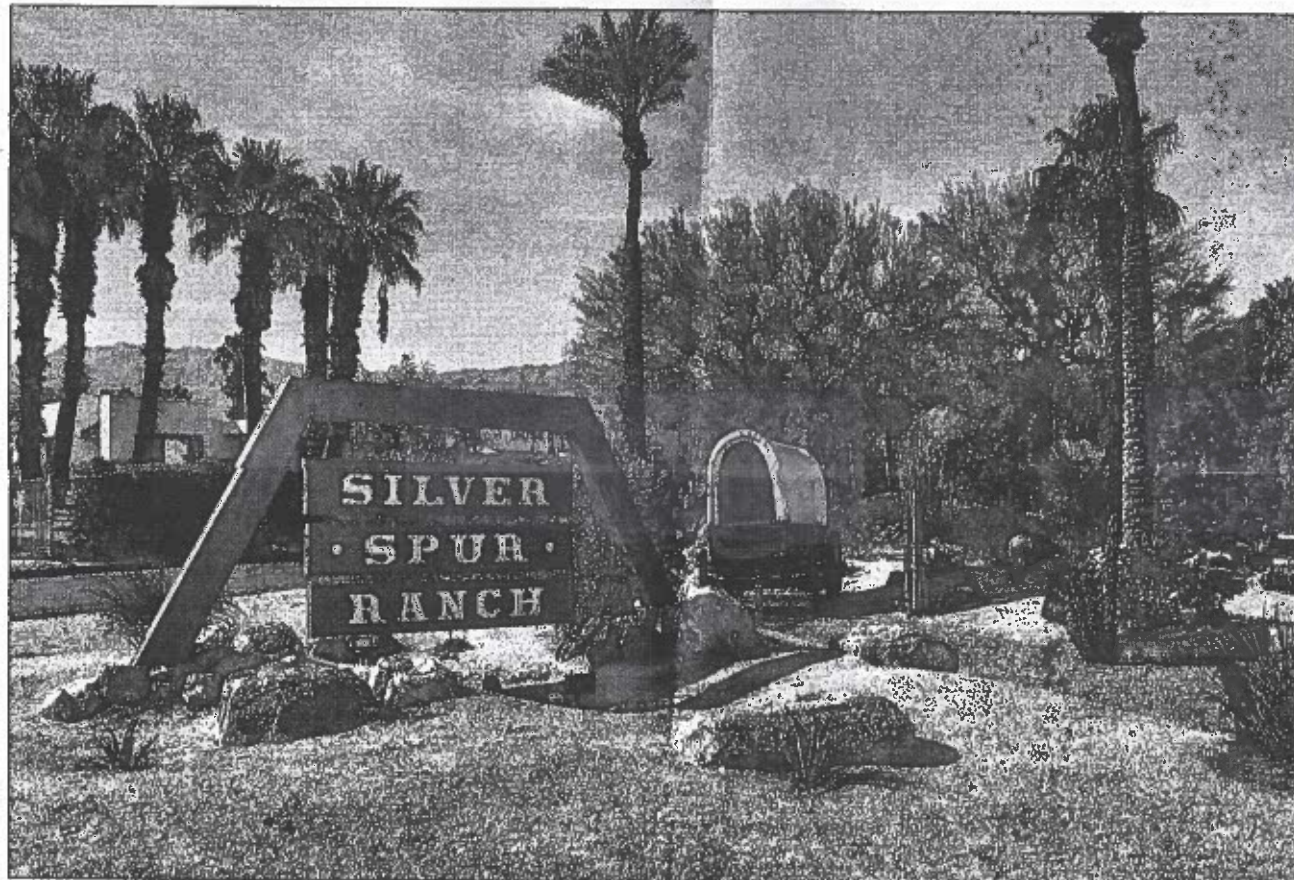
The project was approved by the Riverside County Board of Supervisors on March 2, 1956, said Norman Reed, chairman of History Committee for Ironwood Country Club who wanted to know more about his neighbors to the east, so researched Silver Spur Ranch.

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.

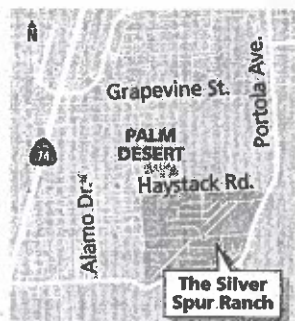
SHERRY BARKAS/MYDESERT

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."

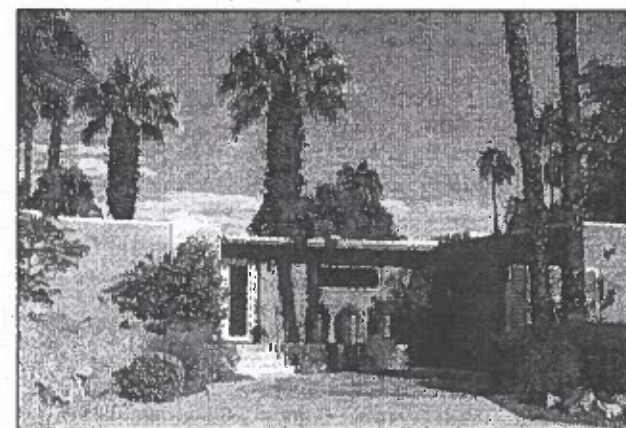
The city recently repaved the streets within Silver Spur Ranch, and the HOA a few years ago approved an assessment fee to underground utility cables.

"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. Ironwood Country Club private golf course is within a mile.

Desert Sun
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 Coppola, 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."

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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 Coppola 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

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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."