

Sunmor Model Home

2821 Livmor Avenue
Palm Springs, CA 92262

**Nomination Application
for City of Palm Springs
Class 1 Historic Site**



Prepared by

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92866

For the Palm Springs Preservation Foundation

June 2019

Acknowledgements

The author would like to thank the following individuals for either research or editing assistance:

***Ron & Barbara Marshall
Palm Springs Historical Society
Ron Duby***



**Sunmor Model Home
Photo location is rear elevation, looking northeast.**

Cover image: Sunmor Model Home, rear elevation, view looking north.

The Sunmor Model Home

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Introduction

The Palm Springs Preservation Foundation (PSPF) is a non-profit organization whose mission is “to educate and promote public awareness of the importance of preserving the historical resources and architecture of the city of Palm Springs and the Coachella Valley area.”

In 2019, the PSPF board of directors, in consultation with the owner of the Sunmor Model Home, assigned the task of writing the residence’s Class 1 Historic Site nomination to board advisory member Susan Secoy Jensen.

The Owner’s Letter of Support is at Appendix I

EXECUTIVE SUMMARY

SIGNIFICANCE:

The Sunmor Model Home, located at 2821 Livmor Avenue, in Palm Springs, is a low-slung house originally designed by modernist master architects, Wexler & Harrison, completed in 1955. The Sunmor Model Home is an important example of a modernist structure and it exhibits numerous character-defining features that place it within the historic context of Palm Springs modern period.

The Sunmor neighborhood is generally known as an “Alexander” neighborhood. However, it was Bob Higgins who built the first houses. It was Higgins and Sands Realty and Development Company that first imagined a neighborhood of affordable modernist tract homes in the present location. Higgins was a highly-competent builder engaged by many prominent architects, developers, and clients. He built architect William Cody’s beautiful L’Horizon Hotel and architect Donald Wexler’s Alan Ladd residence (Higgins was also a partner in actor Alan Ladd’s well-known Palm Springs hardware store, Ladd-Higgins Hardware). Higgins was involved with the construction of Manor House (now the Colony Palms Hotel), and several houses in the Old Las Palmas neighborhood, including the Kirk Douglas House, and the Howard Leeds House II.

Ultimately, only eleven houses were built by Higgins in the Sunmor development. While details are still murky, indications are that the Sunmor Estates project faltered and by about 1957 the Alexander Construction Company acquired many of the land parcels identified by Higgins and Sands Realty as potential future construction. Fortunately, Higgins’ designs blend seamlessly with the post-and-beam modernist houses built soon thereafter by the Alexander Construction Company. The quality of the Higgins homes are unusually exquisite, considering they were tract homes built as affordable residences for the masses. The selected hardware, materials, and appliances typically specified for upscale custom homes were included in the design.

DESIGNATION CRITERIA: The Sunmor Model Home has not previously been evaluated for Class 1 Historic Site eligibility.

A brief summary of the evaluation contained in this nomination is as follows:

8.05.070 (C,1,a) paragraphs 3, 4 & 5 - *Design/Construction*: The Sunmor Model Home is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the modernist style, including lack of ornamentation, horizontality, expansive amounts of glass, use of natural materials, transparency, etc. As a residence skillfully designed by the firm of Wexler & Harrison, it rises to the level of work by master architects with high artistic values. Although minor modifications occurred during the passage of time, it maintains the vocabulary and overall design intent of the original design created by Master Architects. *Therefore, for its distinctive characteristics, as the work of a Master, and for its high artistic values, the Sunmor Model Home qualifies as a Class 1 Historic Site under Criteria 3, 4 & 5.*

SUMMARY: *This evaluation finds the Sunmor Model Home eligible for listing as a Palm Springs Historic Site under 8.05.070 (C,1,a) paragraphs 3, 4 & 5 of the local ordinance’s seven criteria. Additionally, the Sunmor Model Home retains a high degree of architectural integrity (see Section 7, “Integrity Analysis”).*



CITY OF PALM SPRINGS

Department of Planning Services

3200 East Tahquitz Canyon Way, Palm Springs, CA 92262

Phone 760 323 8245

Fax 760 322 8360

Historic Preservation Officer 760 322 8364 x8786

HISTORIC RESOURCE DESIGNATION (HRD)

WHEN TO USE THIS APPLICATION:

Use this application if you are seeking Class 1 or Class 2 historic designation for a property or parcel or for historic district applications.

Use the MINOR ARCHITECTURAL APPLICATION FORM (MAA) if you are seeking approval for alterations to Class 1, Class 2, Class 3 or Class 4 historic sites. (Contact the Planning Department if you are unsure of the classification of your property.)

WHO MAY APPLY:

Any individual or organization may apply to the City for consideration of a request for historic resource designation. Applications must be signed and notarized by the owner(s) of record of the site, structure, building or object for which the designation is sought.

PROCEDURE:

1. For proposed historic sites or resources: Refer to Palm Springs Municipal Code ("PSMC") Section 8.05.070 for *Procedures and Criteria for the Designation of Class 1 and Class 2 Historic Resources*. Visit: www.palmspringsca.gov/government/departments/planning/municipal_code/title_8/section_8.05 "Historic Preservation").
2. For proposed historic districts: Refer to Municipal Code Section 8.05.090 for *Procedures and Criteria for Designation of Historic Districts*. Visit: www.palmspringsca.gov/government/departments/planning/municipal_code/Title_8/section_8.05 "Historic Preservation".
3. Complete all parts of the application and include related reports, mailing labels and back up information in support of the application. Denote "NA" for any line item that is not applicable.
4. Once the application is complete, contact the Planning Department and schedule a pre-application conference with the City's Historic Preservation Officer ("HPO").
5. Submit the completed application and related materials to the Department of Planning Services. A Planning Department case number will be assigned to the application.
6. Applications for historic site / resource or historic district designation are evaluated by staff in the City Planning Department who will prepare the application for consideration by the City's Historic Site Preservation Board ("HSPB") at a noticed public hearing. Applicants should plan on attending the hearing. City staff will schedule site visits for members of the HSPB to become familiar with the site prior to the public hearing. (Exterior review only, interiors are not subject to HSPB review.)
7. At the public hearing, the HSPB will evaluate the application and make a recommendation for City Council action. The City Council will consider the application and the HSPB's recommendation at a second noticed public hearing. The applicant should again attend that hearing.
8. The final action of the City Council to designate will be recorded on the property title with the County Recorder's office.

FOR HISTORIC SITE / RESOURCE APPLICATIONS, SEE CHECKLIST FOR CLASS 1 AND 2.
FOR HISTORIC DISTRICT APPLICATIONS, SEE CHECKLIST FOR HISTORIC DISTRICTS.



CITY OF PALM SPRINGS

Department of Planning Services
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Tel 760-323-8245 – FAX 760-322-8360

For Staff Use Only

Case Number: _____

In-Take Planner: _____

Date: _____

HISTORIC RESOURCE DESIGNATION PLANNING / ZONING GENERAL INFORMATION FORM

TO THE APPLICANT: Complete all parts of this application. Denote "NA" for lines that are not applicable.

Project Information:

Applicant's Name: _____

Applicant's Address: _____

Site Address: _____ APN: _____

Phone #: _____ Email: _____

Zone: _____ GP: _____ Section/Township/Range: ____/____/____

Description of Project:

Note: For Historic District applications: on a separate page provide a list of all sites/parcels within the proposed historic district boundaries with the same information listed above.

Is the project located on the Agua Caliente Band of Cahuilla Indians Reservation? Yes/No: _____
(Refer to the Land Status Map under Tribal Resources on the Planning Department home page)

Construction Date: _____ Estimated Actual (denote source, i.e. building permits)

Architect: _____

Original Owner: _____

Common/Historic Name of Property: _____

Other historic associations: _____

Attach to this application any information, photos, drawings, newspaper articles, reports, studies, or other materials to fully describe the characteristics or conditions that support this application for historic designation.

Architectural Style: _____

Refer to the Architectural Styles chapter of Citywide Historic Context Statement, under Historic Resources on the Planning Department Home Page: www.palmspringsca.gov.

HISTORIC RESOURCE DESIGNATION APPLICATION (CONT.)

Criteria for the Designation of a Class 1 Historic Resource:

Pursuant to the Palm Springs Municipal Code (PSMC) Section 8.05.070(C,1): A site, structure, building, or object may be designated as a Class 1 historic resource or a Contributing Resource in a proposed historic district by the Palm Springs City Council, provided both of the following findings are met. Refer to the US Department of the Interior National Register Bulletin "How to Apply the National Register Criteria for Evaluation" of potentially historic resources for further information.

Provide a written description of how the site qualifies as a historic resource per the following Findings. Please provide answers on a separate sheet or report.

FINDING 1: The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:

- a. The resource is associated with events that have made a meaningful contribution to the nation, state, or community. 1
- b. The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history.
- c. The resource reflects or exemplifies a particular period of national, state or local history.
- d. The resource embodies the distinctive characteristics of a type, period, or method of construction.
- e. The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possess high artistic value.
- f. The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists.

FINDING 2: The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards. Provide a written description for each element as listed: Design; Materials; Workmanship; Location; Setting; Feeling; and Association. 2

Criteria for the Designation of a Class 2 Historic Resource:

Pursuant to the Palm Springs Municipal Code (PSMC) Section 8.05.070(C,1): A site, structure, building, or object may be designated as a Class 2 historic resource of a Contributing Resource in a proposed historic district by the Palm Springs City Council, provided the site, structure, building, or object exhibits significance and meets one or more of the criteria listed in Finding 1 above. A Class 2 historic resource is not required to meet the findings for integrity as described in Finding 2.

Criteria and Findings for Designation of Historic Districts:

In addition to the criteria listed in Finding 1, to be considered for designation as a Historic District, a defined area must:

- a. Contain contributing resources on a majority of the sites within the proposed district which individually meet the criteria in Finding 1. The defined area may include other structures, buildings, or archaeological sites which contribute generally to the overall distinctive character of the area and are related historically or visually by plan or physical development. *Provide a separate list by address and Assessor Parcel Number (APN) for each site/parcel that meets the criteria outlined in Finding 1.*
- b. Identify non-contributing properties or vacant parcels to the extent necessary to establish appropriate, logical or convenient boundaries. *Provide a separate list by address and APN number for each site/parcel within the proposed historic district that is considered non-contributing to the overall historic significance of the historic district.*

1 NOTE: Unlike the National Trust criteria, the City's criterion does not consider "patterns of events". For consideration of "patterns of events", use Criterion "C", reflecting a particular period.

2 NOTE: Refer to the U.S. Department of the Interior Bulletin for "How to Evaluate the Integrity of a Property".

**CITY OF PALM SPRINGS
PLANNING DEPARTMENT APPLICATION
HISTORIC RESOURCE DESIGNATION**

CLASS 1 AND CLASS 2

APPLICANT'S REQUIRED MATERIAL CHECKLIST

The following items must be submitted before a **Historic Resource Designation** application will be accepted. Please check off each item to assure completeness. Provide twelve (12) hard copies and one (1) PDF copy of the following materials unless otherwise noted:

	Applicant Only	City Use Only
Application Information:		
• General Information form (1 copy)	<input type="checkbox"/>	<input type="checkbox"/>
• Notarized letter from property owner consenting to Historic Designation (1 copy)	<input type="checkbox"/>	<input type="checkbox"/>
• Ownership and Address History ("Chain of Title") (1 copy)	<input type="checkbox"/>	<input type="checkbox"/>
Historic Resource Report:		
The following items shall be included in a historic resources report describing the site, structure, buildings, or objects eligible and appropriate for designation per PSMC 8.05.070.		
• Photographs of the exterior of the proposed site, structure, buildings or objects.	<input type="checkbox"/>	<input type="checkbox"/>
• Aerial photo of the site/resource (from Google Maps or equal).	<input type="checkbox"/>	<input type="checkbox"/>
• Information on the architect, designer, and/or developer.	<input type="checkbox"/>	<input type="checkbox"/>
• Date and method of construction. Provide copies of building permits.	<input type="checkbox"/>	<input type="checkbox"/>
• A detailed assessment of the character defining features describing materials, architectural details/style, landscape elements, or other relevant descriptors.	<input type="checkbox"/>	<input type="checkbox"/>
• Evaluation of the site relative to the Criteria and Findings for Designation of Class 1 and Class 2 Historic Resources.	<input type="checkbox"/>	<input type="checkbox"/>
Additional Information:		
• Site Plan: 8-12" x 11" or 11" x 17"	<input type="checkbox"/>	<input type="checkbox"/>
• Public Hearing labels per PSZC Section 94.09.00.	<input type="checkbox"/>	<input type="checkbox"/>
• Any other documentation or research as may be necessary to determine the qualifications of the site, structure, building, or objects.	<input type="checkbox"/>	<input type="checkbox"/>

Applicants are encouraged to review the bulletin from the U.S. Department of the Interior titled "How to Apply the National Register Criteria for Evaluation". (National Register Bulletin 15 (<http://www.nps.gov/history/nr/publications/bulletins/nrb15/>)).

Statement of Significance

Narrative Description

The Sunmor Model Home, located at 2821 Livmor Avenue, was constructed on Lot 50, Sunmor Estates #1, in 1955. (see Appendix III, Grant Deed).

First Owners, Sands Properties, Inc., (Sands Realty and Development Co.)

SUNMOR is a well-known central Palm Springs neighborhood comprised of a remarkably intact collection of mid-century homes built in the late 1950s and early 1960s. The neighborhood is bordered by Palm Springs City Hall and the International Airport on the east, Farrell Drive on the west, and East Tamarisk and Andreas Roads to the north and south respectively.

The two primary builders of Sunmor houses were locally prominent builder Robert “Bob” C. Higgins and the eminent team of Robert Alexander and his father, George Alexander, of the Alexander Construction Company.

The earliest known public mention of the Sunmor neighborhood appears in the July-August 1955 issue of *Palm Springs Villager* which enthusiastically announced that an “official groundbreaking” had taken place and that “building has begun on the extensive 213-acre Sunmor subdivision in Palm Springs.” The article identifies the Sands Realty and Development Company at 555 South Palm Canyon as the realtor of record with A. R. Simon as its president. Two other items of interest appear in the brief article. Frank Bogert, manager of the el Mirador Hotel is identified as one of the “first purchasers” of a Sunmor home and the architectural firm of Wexler & Harrison is credited with having designed the Higgins-built homes. (refer to page 13)

The Sunmor neighborhood was next featured in both the September and October 1955 issues of *Palm Springs Villager* magazine in a pink-hued two-page advertisement for “Sunmor Estates...Palm Springs Newest Subdivision.” The 1955 advertisements identify a parcel of land at the terminus of Louella Avenue as “Present Construction” and two other land parcels are identified as “Planned Future Construction” to the west (almost to Sunrise Way) and south (as far as Ramon Road).

Of primary significance is the image of the subject Sunmor Model Home located at 2821 Livmor Avenue, in the heart of the new Sunmor Estates. (refer to page 14)

According to the advertisement, Sunmor Estates homes were designed for luxurious living. Homes were priced from \$17,600 and financed with 20-year loans. The advertisement promoted that “only in Sunmor Estates will you find”:

- Paved streets, rolled curbs and all utilities.
- City sewage system.
- 10,000 to 15,000 square foot lots with 100 foot minimum frontage.
- Exciting 4-way view of the Santa Rosa, San Jacinto, San Gorgonio and neighboring mountains.
- Walking distance proximity to public and parochial schools, playground, polo field and other recreational facilities.

It is believed that at least three homes had been built by Autumn 1955 as the magazine advertisement touted “Dramatic 2, 3 and 4 Bedroom Homes Now on Display.”

Ultimately, only eleven houses were built by Higgins. The majority of the remaining parcels were developed by the Alexander Construction Company, and some parcels were sold to private entities for residential development. Little is known of the dissolution of the Higgins Construction Company, and it appears that Robert Higgins relocated to the San Diego area with his family in the late 1950’s.

Sunmor Estates was established by the original Higgins homes, designed by Wexler and Harrison. The neighborhood was further developed by the Alexander Construction Company, then Jack Meiselman. The Desert Modern architectural style, originated by Wexler and Harrison, remained consistent with all development of the Sunmor Estates.

Sunmor Estates: Sands - Higgins Homes

The original 11 homes within Sunmor Estates, including the Sunmor Model Home, were developed by Sands Realty and Development Company and built by Bob Higgins. They were designed by the architectural firm of Wexler & Harrison. Architectural features include extra-wide overhangs, modern post and beam construction, combined forced air heating and cooling units, sliding glass doors with custom hardware, hardwood paneled interiors, and distinctive fireplaces. The style is desert modern, typical of Wexler & Harrison designs. The original homes exemplified modern desert living, and established the architectural vocabulary throughout the Sunmor Estates neighborhood. The unique design and extraordinary quality of the subject property, the Sunmor Model Home, is testimony to the timeless design of Wexler & Harrison Architects.

Sunmor Estates: Alexander Homes

Fortunately, the historic record regarding the Alexander Construction Company (responsible for building much of the mid-century housing stock in Palm Springs) is far more complete. In total, the Alexander Construction Company is estimated to have built between 1,200-1,300 homes in the Palm Springs area between 1957 and 1965. Similar advertisements of the era by the Alexander Construction Company touted tract homes “Designed by Architects, Built by Master Builders for Permanent Value.” The “architect” referred to is William Krisel (of the architectural firm of Palmer & Krisel). The Sunmor Alexander homes are Krisel’s “Ramon Rise” design. (The Ramon Rise neighborhood is located south of Ramon Road and to the west of El Cielo Drive and is now known as “Little Beverly Hills”).

The Alexanders were committed to the ideal that even in a luxury community like Palm Springs quality homes could be built to fit the budgets of lower- and middle-income families. With home prices in the late 1950’s generally starting at a modest \$15,000, the homes were available to not only the elite Hollywood crowd but to more modest buyers. Original Sunmor home prices, built by Higgins, were advertised as starting at \$17,600. Two cul-de-sacs in the Sunmor neighborhood have the distinction of being named after members of the Alexander family, i.e., Helene Alexander (Helena Circle) and her daughter Jill (Jill Circle). The last addition to the Sunmor neighborhood were the lots developed along Farrell Drive, north of Livmor Avenue, south of Alejo Road, and along the western edge of Juanita Drive. These homes were designed and developed primarily by Jack Meiselman.

Sunmor Estates: Future Development

In the early 1960's, an area northwest of Sunmor Estates was developed as Alejo Palms Estates by Jack Meiselman. Eventually, this area became a part of the Sunmor Estates neighborhood. However, for the subject of this nomination, i.e. the Sunmor Model Home, this portion of Sunmor is not considered part of the original Sunmor Estates #1. It was developed after the historic period of significance (1955-1956). Obvious design influence of the earlier Higgins, and Alexander, pay homage within this annexed neighborhood. (refer to page 16)

Jack Meiselman (1899-1994) initially collaborated with the Alexander Construction Company on the building of Palm Springs tract homes, but eventually began building independently with his brother Bernie, in the late 1950's. He established Jack Meiselman Enterprises. Meiselman homes share common attributes with Alexander homes, such as butterfly rooflines, post and beam ceiling, abundant walls of glass and clerestory windows, decorative concrete blocks and typical indoor-outdoor flow to take advantage of the Palm Springs climate. Meiselman homes feature tongue and groove ceilings (consistent with Higgins and Alexanders), and the clerestory windows are slightly shorter and less angled than Alexander homes. The majority of homes within this two-block area were built by Meiselman Enterprises. However, records indicate some of the properties were developed by Smith & Rapport among other speculative homes, and are more deviated in design vocabulary from the predominant Meiselman, Alexander, and Higgins properties.

Sunmor Estates Resident – Frank Bogert

Over the years a number of minor Hollywood celebrities have called the Sunmor neighborhood home. However, the neighborhood's most famous resident was most certainly the outspoken "cowboy mayor" Frank Bogert (1910-2009). Bogert served four terms as the city's mayor from 1958-1966 and from 1982-1988. He was succeeded by celebrity mayor Sonny Bono. The close proximity of Bogert's Sunmor home to the Civic Center was quite convenient, and served him well. He resided in the home for more than 50 years before he died at 99 in 2009.

A statue of Bogert on horseback is in front of the Palm Springs City Hall. Bogert worked closely with Gene Autry to bring the California Angels to Palm Springs for Springs training. He was the author of two books that chronicled the early history of Palm Springs. In 1997, a Golden Palm Star on the Palm Springs Walk of Stars was dedicated to him.

Sunmor Estates Historic Tie down "hardstand"

Sunmor Estates, developed in the mid 1950's, occupies the former western side of the Palm Springs Airport. Palm Springs played an active role in World War II (1939-1945). The principal reason for establishing the Air Base in Palm Springs was to provide a dispersal and deployment location for planes being ferried to the east coast and elsewhere. There were a substantial number of aircraft at any one time on the Base. In order to preclude any catastrophe, the tie down or "hardstand" project was instituted. The tie downs were simply a concrete slab, approximately 60 feet in diameter with provisions for tie down ropes.

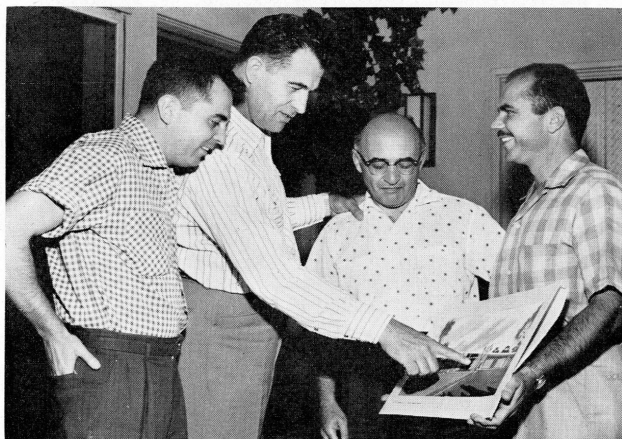
The tie downs were built during 1942. The tie down "hardstand" feature was unique to Palm Springs among the many Ferrying Command and Group bases across the country because of the desert environment. Other airfields used extensive tarmacs.

The tie down "hardstand" was used during World War II when the Palm Springs Army Airfield hosted the Ferrying Division of the Air Transport Command. The Ferrying Command, composed of seven continental units, was formed in 1941 and provided United States built aircraft to England and later Russia via the 1941 Lend-Lease Act. When the United States entered the war, military pilots and male inductees were needed for combat missions. This left the majority of the ferrying duty to civilians, particularly female pilots. The women entered training programs under Nancy Love and Jacqueline Cochran, who combined their programs in August 1943 into the Women Airforce Service Pilots (WASP) directed by Cochran. WASP members engaged in many flight related duties across the country, and ferried many types of aircraft to and from the Palm Springs Air Field.

The Jacqueline Cochran Regional Airport is currently located in the southern Coachella Valley, 23 miles southeast of the central business district of Palm Springs, in Thermal, California. It was originally built during World War II and used by both the US Army and US Navy. After the war, it was used as a civilian facility, called the Thermal Airport. In 2004, the name was changed to honor the pioneering aviator and Indio resident Jacqueline Cochran.

The developers of Sunmor Estates respected the location of the existing tie down, and created a cul-de-sac for vehicular passage, called Easmor Circle. The tie down on Easmor Circle is designated as a Class One Historic Site, with a marker plaque HSPB #40 (2002). Five veterans associated with the Air Base in Palm Springs gathered at the marker for a photograph on December 8, 2002. (Refer to page 18) The significant history of the Palm Springs airport during World War II continues to be recognized as an important place within the Sunmor Estates neighborhood.

INSIDE PALM SPRINGS



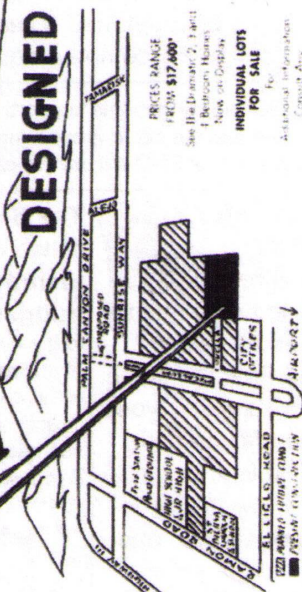
AFTER GROUND BREAKING

OFFICIAL ground-breaking took place and house building has begun on the extensive 213-acre Sunmor subdivision in Palm Springs, A. R. Simon, president, Sands Realty and Development Co., Inc., announced. Frank Bogert, manager of El Mirador hotel, is among the first purchasers. The tract, located north of McCallum Way west of the city offices, has been provided with all utilities, gutters, curbs, and is the first community in Palm Springs to begin construction with a sewer system already installed. Plans for the first ten houses have been prepared by the architectural firm of Wexler and Harrison, and Robert C. Higgins will build them. Financing for the entire area, which also will include some apartment garden hotel, has been arranged with the Coachella Valley Savings and Loan Association, on a 20 year loan basis. Popularly priced, the homes will vary from two to four bedrooms. Features included in the initial houses now being erected are: slumpstone fireplaces, a living-dining area with glass walls and sliding doors, separate breakfast room with pass-through bar to living room, kitchen with built-in gas wall ovens and separate cooking top, garbage disposals, and bathrooms with separate stall showers. With Bogert (second from left) are Don Wexler, A. R. Simon and Ric Harrison.

This SUNMOR Estates advertisement appeared in the October 1955 issue of Palm Springs Villager magazine.

SUNMOR ESTATES

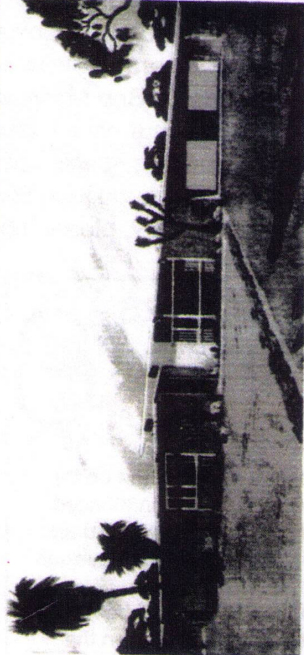
For Luxurious Living



DESIGNED
 INDIVIDUAL LOTS
 FOR SALE

- Each House Individually Designed and Decorated
- Extra Wide Overhangs
- 3 Phase Electric Power
- Breakfast Electric Cook and Dish Cleaners
- Gasoline Driveways, Walks and Patios
- Centralized Heating and Air Conditioning
- Complete Insulation including Four Inch Rock Wool Batts in All Exterior Walls
- Terraces, Walkways and Storage Areas
- TV Outlets
- Built-in Bar
- Comfortable Dining Areas
- Minor Kitchen Appliances
- Carpet or Synthetic Vinyl Floors with Double Action Exhaust Fans over Range
- Custom Hardware
- Electric Heaters in All Baths

BUILT-IN OXREEF and HERMIT GAS RANGE and OVEN UNITS, including ELECTRIC MOTORED ROTISSERIE



- ONLY IN SUNMOR ESTATES WILL YOU FIND:**
- PAVED STREETS ROLLED CURBS and ALL UTILITIES
 - CITY SEWERAGE SYSTEM
 - 10,000 TO 15,000 SQUARE FOOT LOTS WITH 100 FOOT MINIMUM FRONTAGE
 - EXCITING 4-WAY VIEW OF THE SANTA ROSA SAN JACINTO SAN GONDOLO and INSURGENT MOUNTAINS
 - EXCELLENT PROXIMITY TO PUBLIC AND PAROCHIAL SCHOOLS
 - PLAYGROUND, TENNIS and OTHER RECREATIONAL FACILITIES

For Additional Information Contact Mr. Palm Springs Realtor SANDS REALTY and Development Co. 555 South Palm Canyon Phone 2994

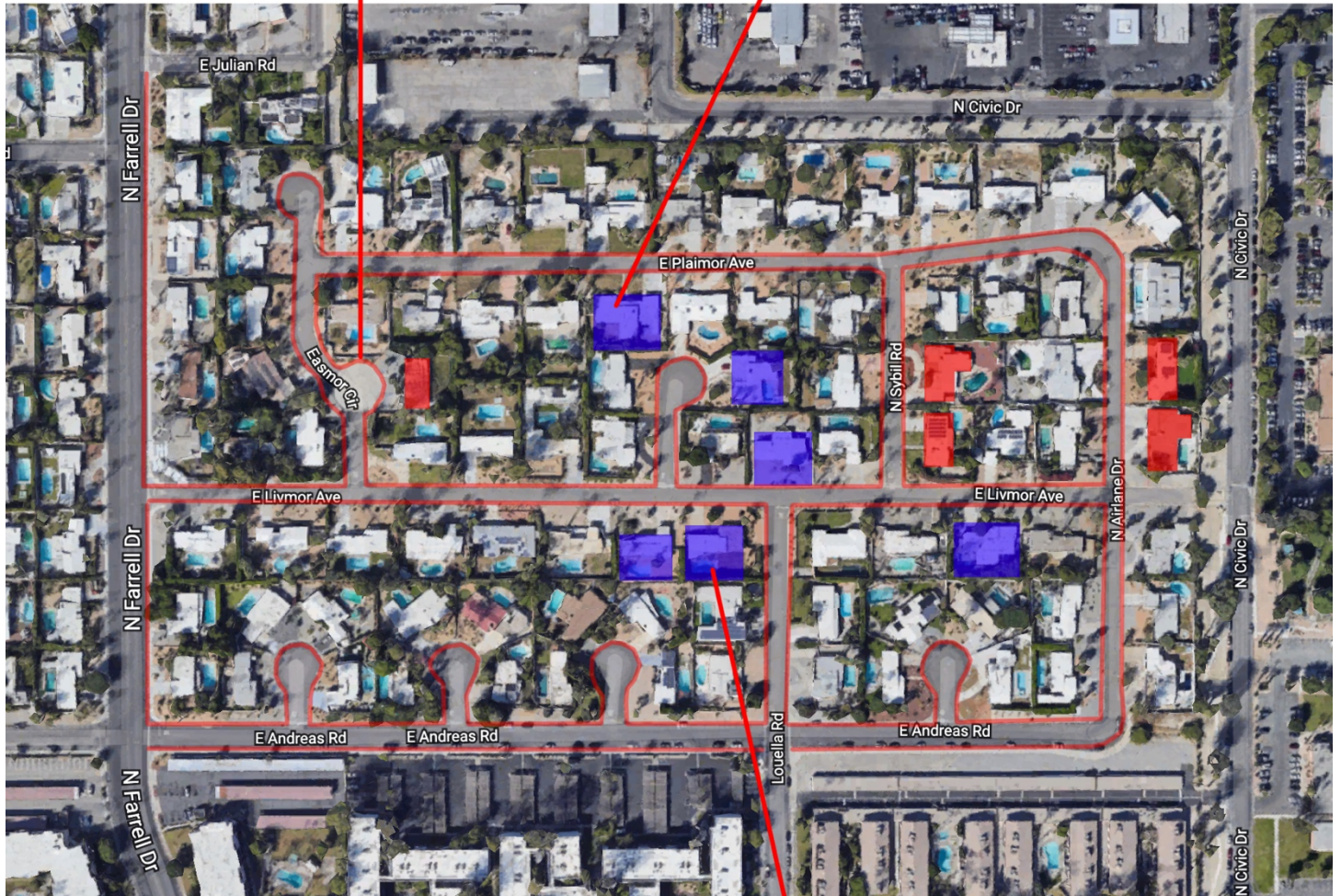
Select Your Home or Lot in . . .

PALM SPRINGS NEWEST SUBDIVISION

1. PALM SPRINGS VILLAGER MAGAZINE, OCTOBER 1955

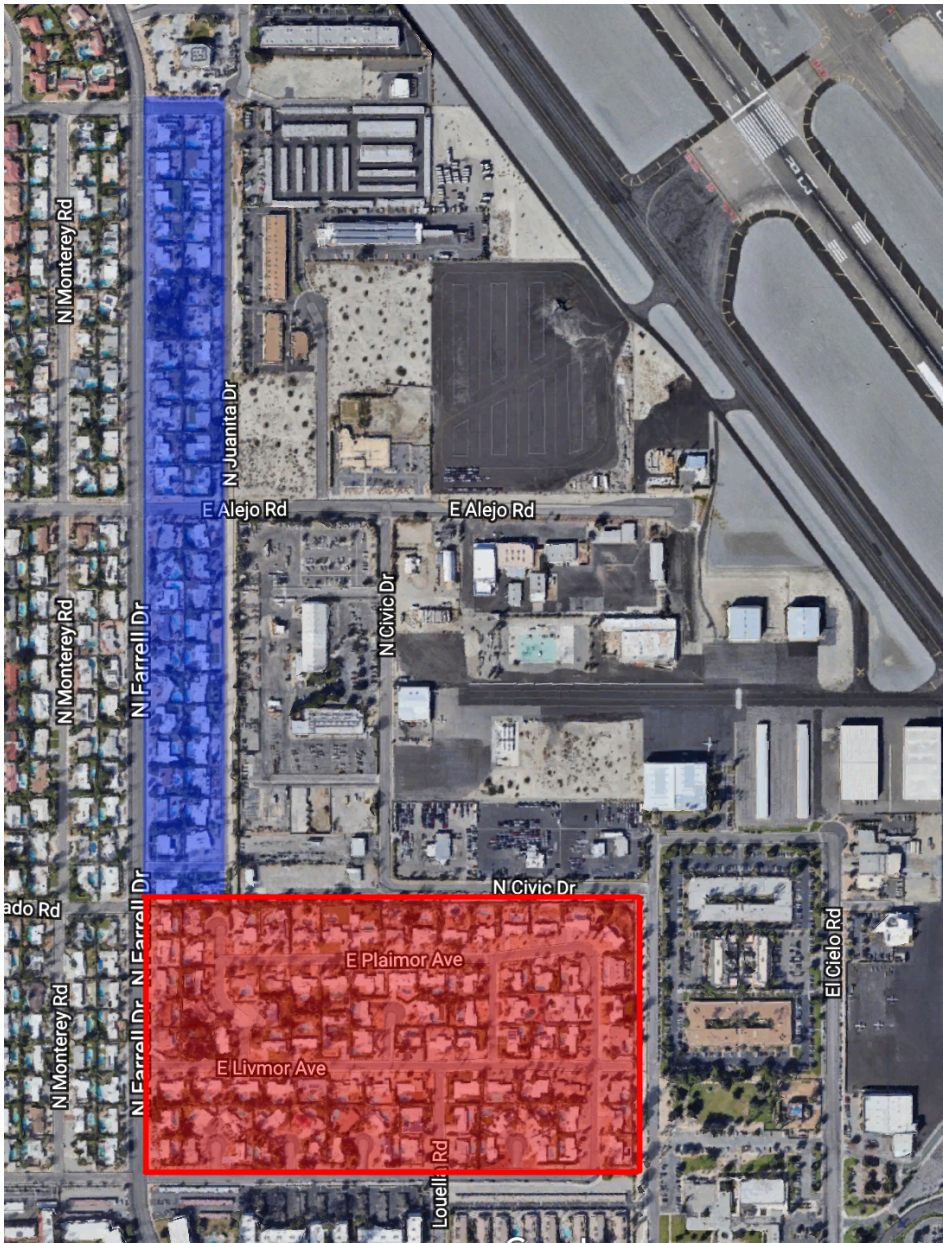
HISTORIC TIE DOWN

MAYOR FRANK BOGERT



- 1955
- 1956

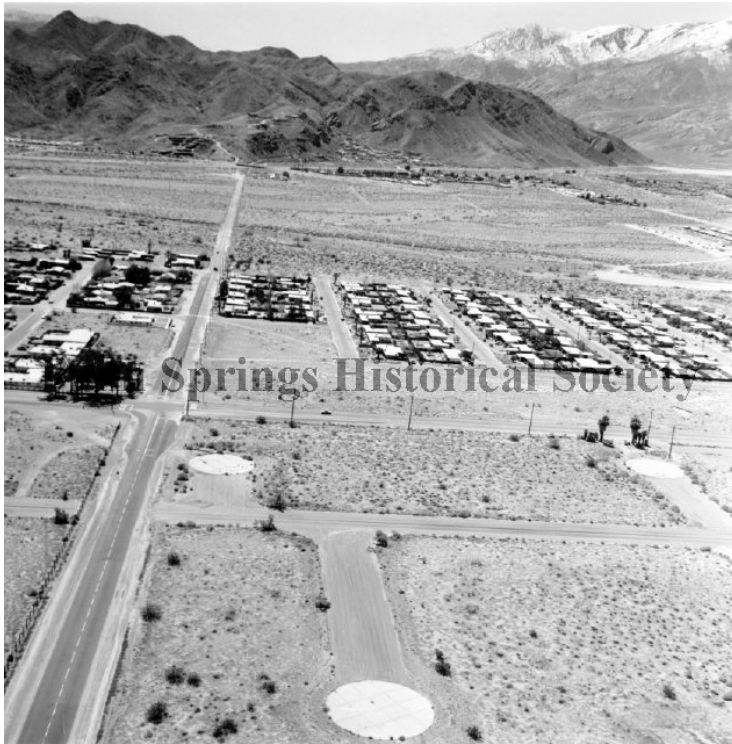
MODEL HOME



MEISELMAN HOMES (originally Alejo Palms Estates, includes other builders)



SUNMOR ESTATES



View of tie-downs, looking south



View of city hall, edge of Sunmor Estates at far right



Spunky always: Commanding officer of the 21st Ferry Group, Marylou Neale (left to right), WASP Vivian Eddy (executive officer of 21st Ferry), D. "Sedge" Sedgemore, Victory Squadron flight instructor, Air Force Col. Pat Godfrey, and 1st Lt. Don Wilkinson, pilot, stand behind a historic plaque.

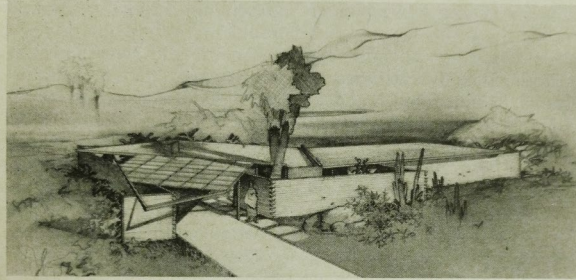
Robert Higgins

Robert ("Bob") Higgins, was a prominent builder in Palm Springs. He was responsible for several noteworthy residential and commercial projects. He purchased a Wexler & Harrison-designed (1952) home at 515 West Via Lola from Robert and Andrea (Leeds) Howard, and resided there for approximately two years until he sold it to Kirk and Anne Douglas. During his ownership of the property, he constructed the swimming pool, which remains in its current shape, an abstraction of the letter "K".

Higgins built the Williams, Williams & Williams-designed Howard Manor Hotel (1952) for Robert and Andrea Howard and Jack Wrather's William Cody-designed L'Horizon Hotel (1952). He also built a Wexler & Harrison-designed home for Robert and Andrea (Leeds) Howard at 375 West Via Lola (1957). He partnered with actor Alan Ladd for the hardware store located at 500 Palm Canyon Drive. He built several homes in the Sunmor residential neighborhood, including the home of Mayor Frank Bogert, and the model home located at 2821 Livmor Avenue. Robert and Patricia Higgins were prominent residents of Deep Well Ranch Estates for several years.

Your Desert Home Builder
of Modern & Fine Ranch Type Homes
Income - Units

Robert C. Higgins



William F. Cody, Architect A.I.A.

MR. and MRS. JACK WRATHER RESIDENCE and HOTEL

Built by

ROBERT C. HIGGINS

BUILDING CONTRACTOR

11 PALOMINO ROAD - PHONE 5407 or 2769
DEEP WELL ESTATES

Other Well-Known Buildings by Higgins

PLACE IN THE SUN
RANDOM HOUSE
CASTLE'S RED BARN

MEMBER BUILDING CONTRACTORS ASSOCIATION OF SOUTHERN CALIFORNIA

1952 MERCURY

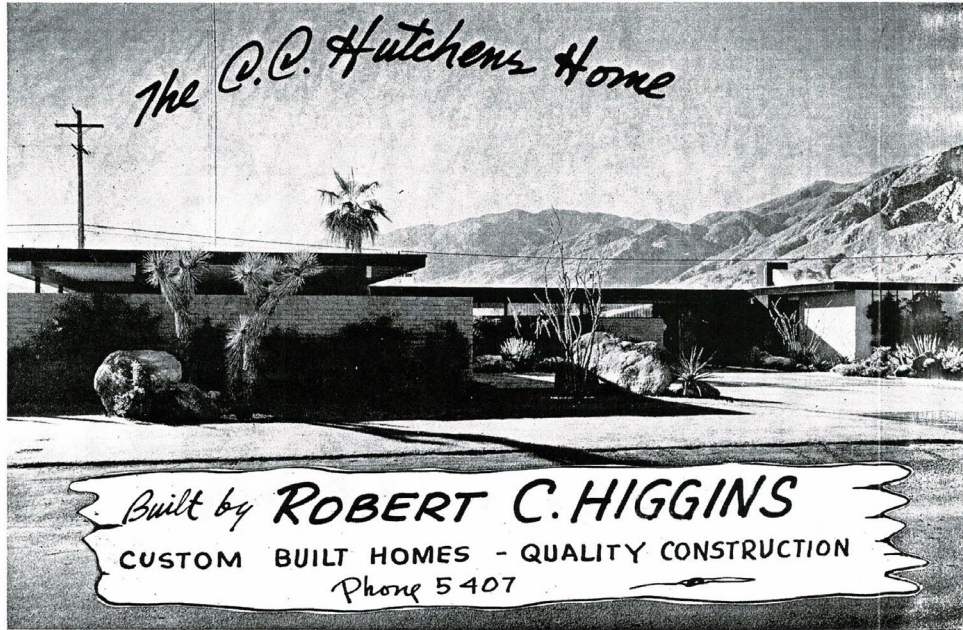
**DESIGNED FOR
DESERT LIVING**



*Mr. and Mrs. Robert Higgins, Deep Well Ranch
Estates, and their Monterey Convertible*

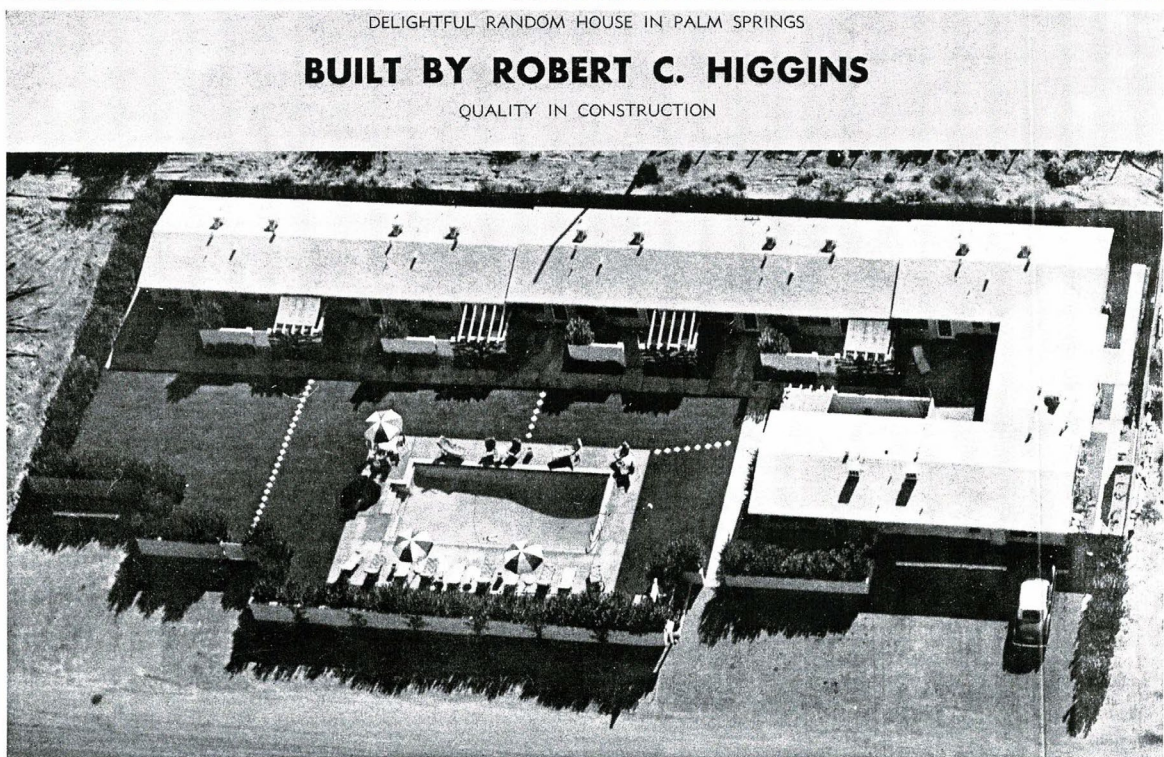
**PALM SPRINGS
LINCOLN MERCURY CO.**

Sunny Dunes at Palm Canyon Dr. — Phone 2301

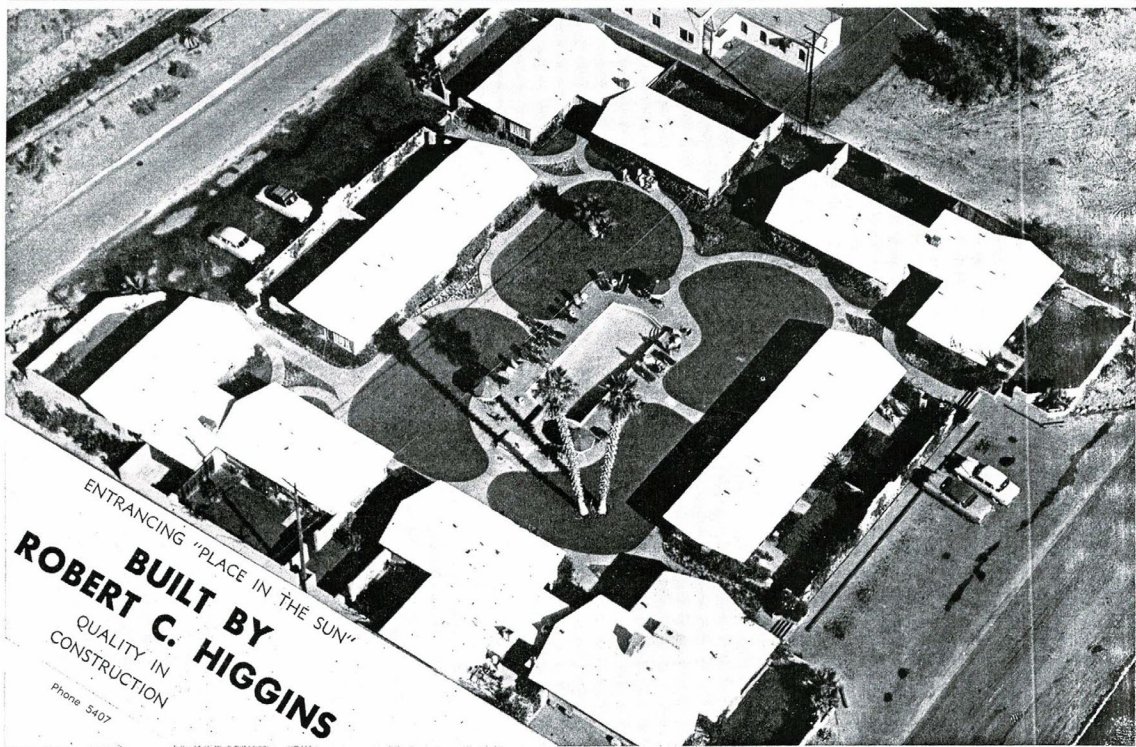


Palm Springs **BUILDERS SUPPLY**

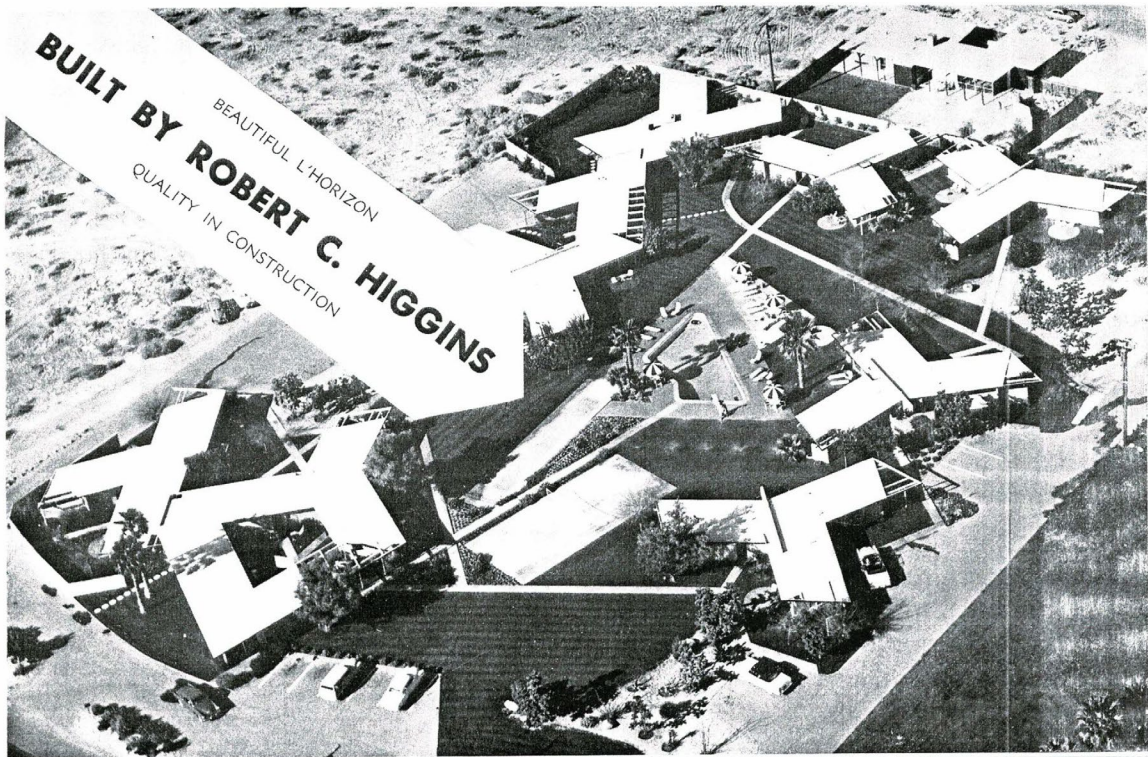
Palm Springs Villager, September 1955



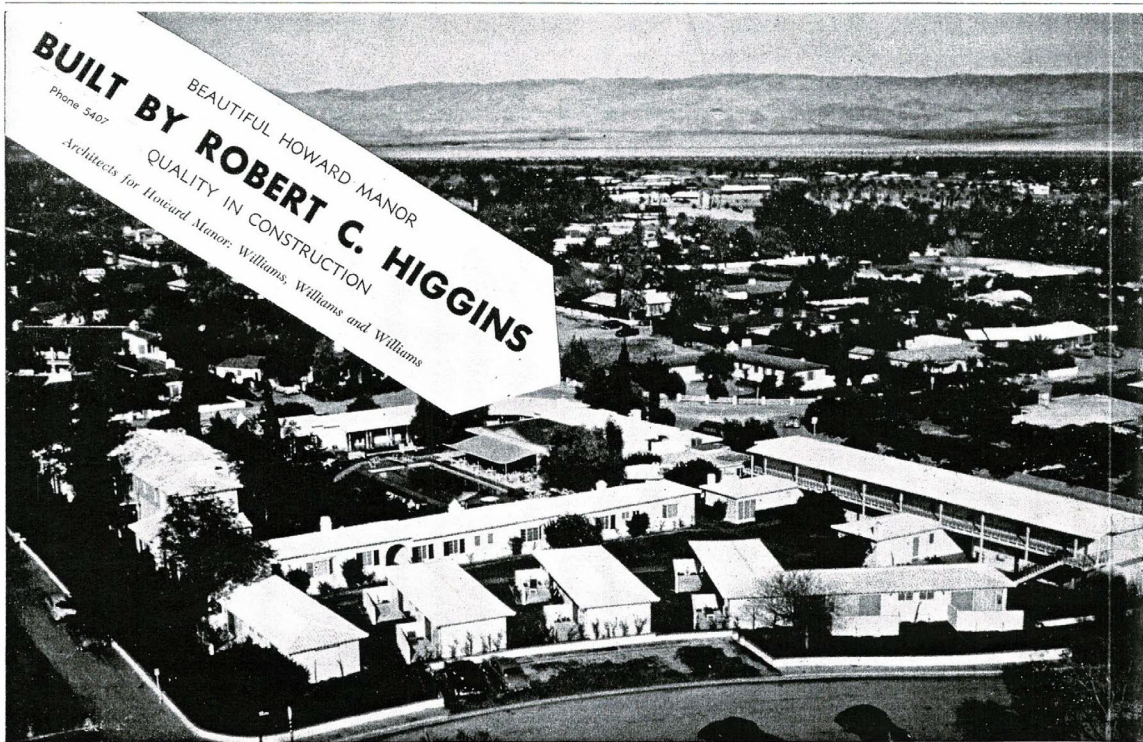
Palm Springs Villager, March 1955



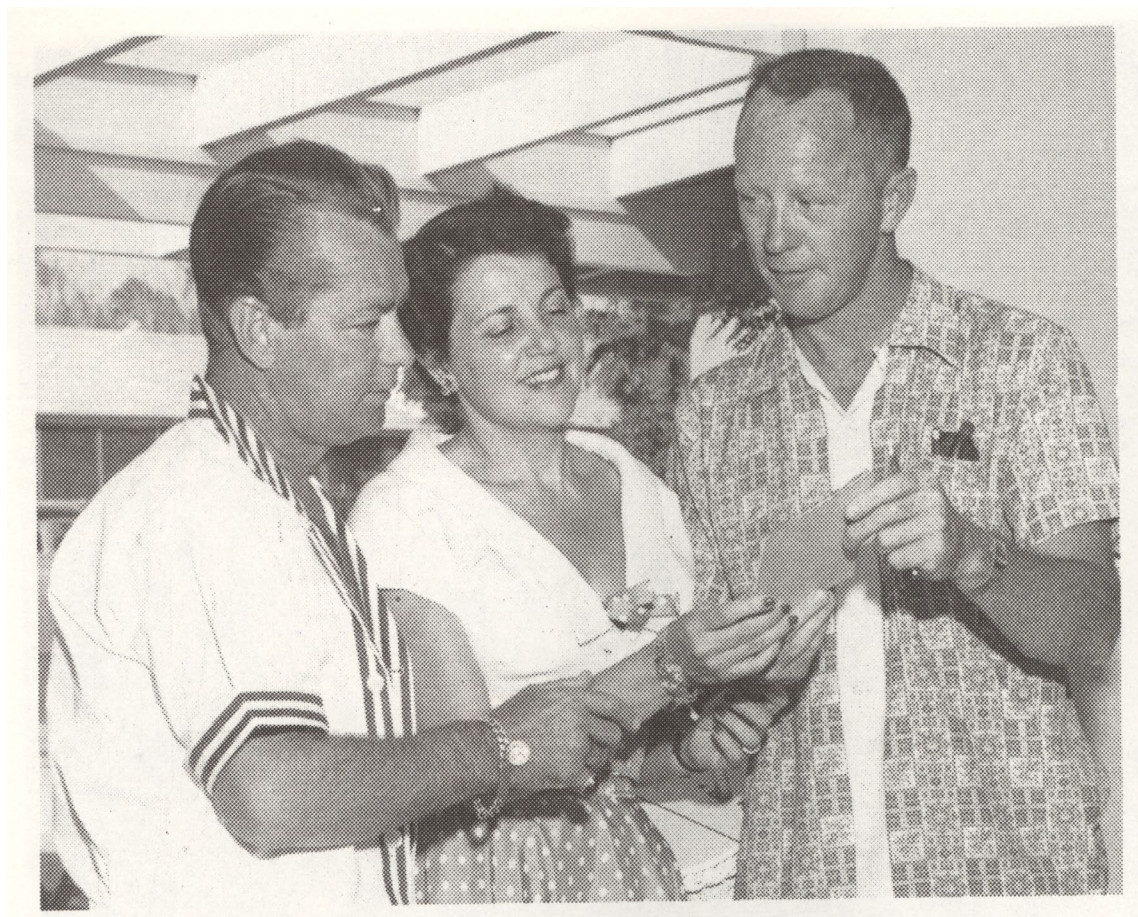
Palm Springs Villager, February 1955



Palm Springs Villager, January 1955



Palm Springs Villager, May, 1955



Alan Ladd, wife Sue Carol, and Bob Higgins

The Architects

The Sunmor Model Home, built in 1955, was one of several of Don Wexler and Richard Harrison's residential commissions since forming Wexler & Harrison Architects in 1952. Built by Bob Higgins, a locally recognized home builder, the house had 3 bedrooms, 2 baths, several closets, modern kitchen and appliances, forced air heating, and a prominent corner lot.

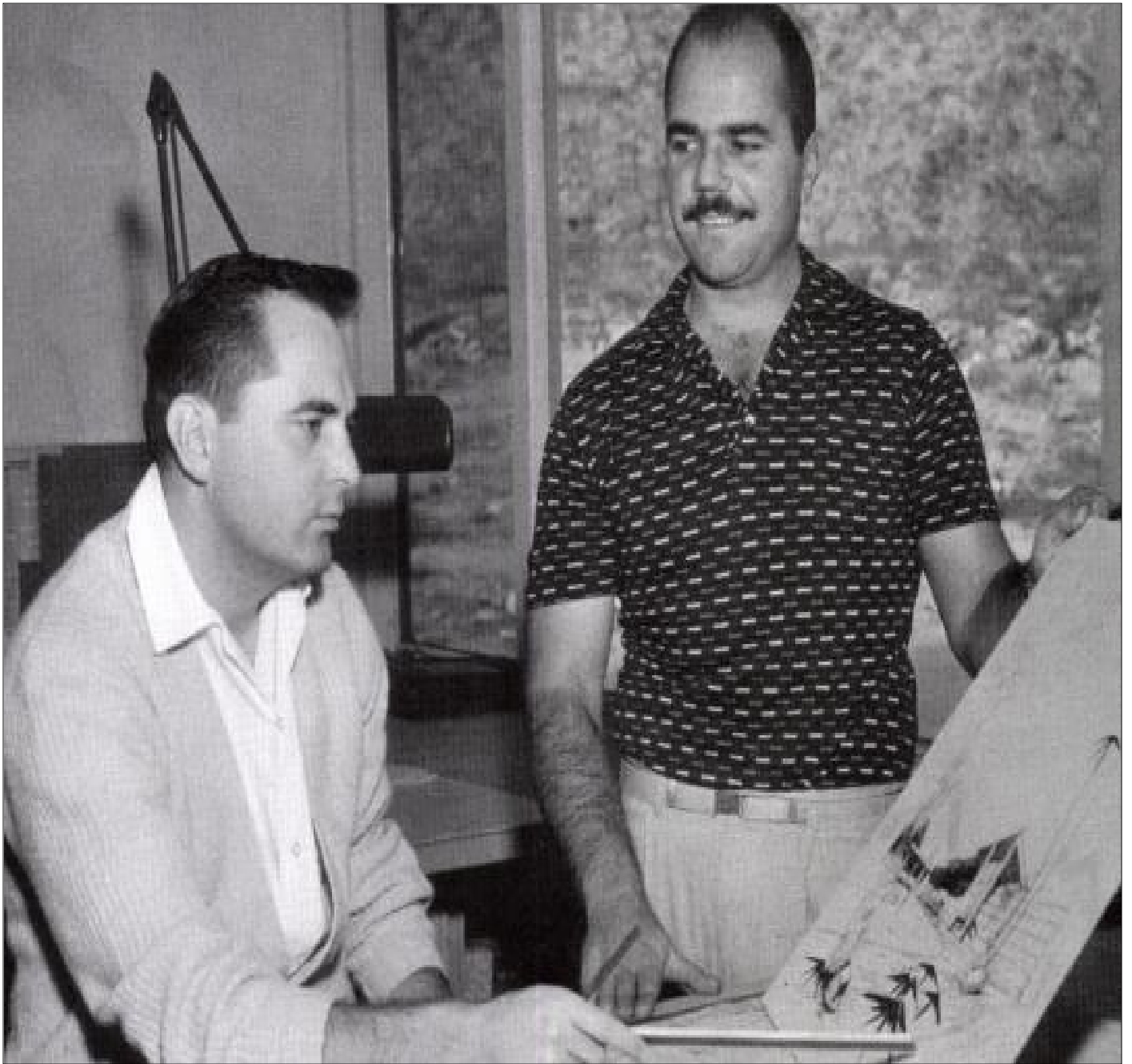
Wexler & Harrison Architects (1952-1961) was formed after completing apprentice requirements working for architect William Cody. They leased office space on the second level of the Town & Country Center at 174 North Palm Canyon Drive. Consequently, they would design a building for E.F. Hutton at the Town & Country Center in 1955. Among the firm's earliest important commissions was the Palm Springs Spa and Bathhouse project at the prominent intersection of Tahquitz-McCallum Way and Indian Canyon Drive. Over the years the Wexler & Harrison Architects would design homes, residential subdivisions, schools, banks, and offices.

Wexler & Harrison were essentially running two practices out of one office. By mutual agreement, the partners decided to part. The partnership dissolved amicably in 1961.

Richard A. Harrison (1921-1993) was educated at USC. He and his wife raised three children in Palm Springs at their Deepwell Estates home. Harrison was quite involved in housing and developer work. He opened his own office in 1961 at 577 Sunny Dunes, a building designed by Howard Lapham. Among Harrison's known projects as a sole proprietor are the Patencio Building, Seven Lakes Country Club development, alterations to the Frances Stevens Park and Art Center, Bermuda Dunes Cooperative Apartments, and the Julius Corsini School in Desert Hot Springs.

Donald Wexler (1926-2015) was educated at the University of Minnesota. Upon graduation he moved to Los Angeles where he worked for Richard Neutra, whose influence can be seen in Wexler's work. He and his wife raised three children in their Palm Springs home, which he designed, on East Verbena Drive. He is known for pioneering the use of steel in residential design. Wexler's designs for public buildings, including the dramatic Palm Springs Airport, served as both soaring and practical models for other municipalities to emulate. His Steel Development House Number 2 is listed in the National Register of Historic Places.

Both Richard Harrison and Donald Wexler are the recipients of stars on the Palm Springs Walk of Stars in recognition of their achievements in Architecture. These stars are only one of many honors and awards received for their extraordinary work within the architectural profession.



Architects Donald Wexler (left) and Richard Harrison (right).

Architecture

The Sunmor Model Home is a single-family residence, zoned R-1-A, originally consisting of an approximately 1,350-square-foot house and 440-square-foot carport. The size of the house and carport remain the same. A swimming pool was added in 2005. The Sunmor Model Home is a low-slung house designed by modernist architectural firm Wexler & Harrison and completed in 1955-1956. Post and beam construction, exposed tongue and groove ceilings, and walls of floor-to-ceiling glass bring the outdoors inside.

The period of significance relative to this historic property is 1955, as originally designed and constructed by the masterful team of developer, architect, and builder.

Changes and Additions to The Sunmor Model Home

The following additions and modifications have been made to the residence since it was originally constructed:

- A swimming pool was added.
- Interior remodel of two bathrooms and kitchen.
- Interior finishes were updated.
- A patio cover was added to the south elevation of the house, with a new concrete slab, BBQ and fire pit.
- Block walls with precision block replaced decayed wooden fencing.
- Exterior paint.
- Opaque glass and steel privacy wall added to front elevation.
- Relocation of laundry.
- Tankless water heater.
- New metal doors added to existing carport.

Local Architectural Context

The Sunmor Model Home should be viewed within the context of the period Post World War II (1945-1969). The population growth accelerated in the 1950s, bringing a demand for civic necessities such as schools, libraries, museums, a city hall and police headquarters, as well as offices, stores, and housing. Palm Springs' growth as a tourist destination brought a demand for inns, resorts, and tourist attractions. Tourism also introduced a demand for affordable second homes for a growing middle class; the construction and financing methods for building such mass-produced housing tracts were already developing in suburban areas of larger cities, including nearby Los Angeles, and found a ready market in Palm Springs. Though Palm Springs was a smaller municipality, this economic climate provided many opportunities for locally-based architects, as well as several Los Angeles architects, to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents lead to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism", "Desert Modernism" or "The Palm Springs School."

The rise of celebrity status within Palm Springs continued during the 1950's and 1960's, with the proximity to Los Angeles and the movie studios. Many movie stars and influential persons within the film industry could venture to Palm Springs for a relaxing weekend, then easily be back to Los Angeles to continue work on films. The trend to purchase a residence in Palm Springs was rapidly occurring. The selection of desert modernism strengthened the movement of this new, influential style of design, and its status was elevated beyond the middle-class.

Site Description

The Sunmor Model Home is located prominently in the Sunmor Estates tract #1. The residence is bounded on the north by Livmor Avenue, to the east by Louella Avenue, west and south by residential parcels with homes.

Permit History

22June55 – Building Permit No. 7664 (5 room frame & Stucco dwelling – 2 car carport, compo roof). Tract: Sunmor Estates #1. Owner: Sands Properties Inc./Contractor: R. C. Higgins

24June1955 – Plumbing Permit No. 7051. Owner: Sands Properties, Inc.

1November1955 – Sewer connection. Owner: Sands Properties, Inc.

19November1955 – Electrical Permit No. 1529. Owner: Sands Properties, Inc.

11March1957 – Building Permit No. 9501 (addition of patio roof, frame construction, open ceiling, egg crating – 320 SF). Tract: Sunmor Estates #1. Owner: Sands Properties, Inc.

22March1978 – Permit No. 6271 (Water Heater). Owner: W.M. Sands.

9December1987 – Permit No. 11913. (Re-roofing) Owner: Sands Properties, Inc.

22April2003 – Electric Permit No. C5144 (replace electric service with new 125 amp. Service.) Owner: Ernie Etheridge.

5April2005 – Permit No. C11990. (Swimming Pool). Owners: Smith/Etheridge. No final inspection called, file closed 19July2006.

13September 2010 – Permit No. C27425. (7' ht. Steel and tempered glass wall, and 5' ht. precision block wall.) Owner: Susan Secoy Jensen

13October2011 – Permit No. C30463 (Final Swimming Pool, walls and gates) (Clean and prep existing roof and re-roof with fibertite roof system). Owners: Jensen

13November2012 – Permit No. 2012-2859 (Patio canopy and barbecue area). Owner: Susan Secoy Jensen

Background / Historic Context

The relatively short history of Palm Springs can be organized into several distinct periods, as defined by the Historic Resources Group's *Citywide Historic Context Statement & Survey Findings*. These include the following:

- Native American Settlement to 1969
- Early Development (1884-1918)
- Palm Springs between the Wars (1919-1941)
- Palm Springs during World War II (1939-1945)
- Post-World War II Palm Springs (1945-1969)

It is within the context of the period "Post-World War II Palm Springs" that the Sunmor Model Home will be evaluated.

Local Records

Building Permits (1955-2012) substantiate the history of the property.

One of the earliest mentions of the Sunmor Model Home, is from *Palm Springs Villager*.

EVALUATION:

(Only criteria 3, 4, and 5 are asserted)

ARCHITECTURE

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

The Sunmor Model Home was designed by locally prominent architects, Wexler & Harrison. The stylistic markers of the building place it directly in the historic context of Palm Springs' Modern Period. The Sunmor Model Home represents a prime and intact example of the significant modernist architecture for which Palm Springs is widely known. As such the Sunmor Model Home may be viewed as an important component of the historic trends that have come to define Palm Springs' image as a center of important midcentury architecture. This historic trend exemplifies a particular period of the national, state or local history. *The Sunmor Model Home qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 3.*

Criterion 4: *(That embodies the distinctive characteristics of a type, period or method of construction; or) Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. To be eligible under this Criterion, a property must clearly illustrate, through "distinctive characteristics" a pattern of features common to a particular class of resources. "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.*

The Sunmor Model Home (1955) is eligible under the theme of Modern architecture because it possesses distinctive characteristics that embody the Mid-Century Modern Style such as overall horizontality, expression of structure, expansive amounts of glass, use of organic materials, etc. Additionally, the Sunmor Model Home is eligible under this criterion because it represents an important example of building practices in Palm Springs at midcentury. *The Sunmor Model Home qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 4.*

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

5a: Work of a Master: A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill. The property must express a particular phase in the development of the master's career, an aspect of his work, or a particular idea or theme in his craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion 5, although it might meet other Criteria.

The Sunmor Model Home exemplifies Wexler & Harrison's early residential work. The concepts of simple materials, an open floor plan, the use of large glass areas that create transparency through the home, lack of ornamentation, and simple geometry are displayed here. Outdoor spaces contribute as much to the design as indoor spaces, and thin projecting overhangs for shade are evidence of the architect's guiding principles that have been retained throughout the years, and remain timeless design.

5b: Properties possessing high artistic values: High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture.

The design of the Sunmor Model Home provides shelter and shade from the harsh desert sun, and allows fresh air to circulate throughout the expansive site and building. This convergence of interior and exterior space was a common practice in mid-century modern design.

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

7. Integrity Analysis (using U.S. Secretary of Interior Standards)

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the local registry, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. The definition of integrity includes seven aspects or qualities. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

LOCATION

Location is the place where an historic property was constructed or the place where an historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

The Sunmor Model Home is located prominently in the Sunmor Estates #1 tract. The overall site remains intact. ***The Sunmor Model Home remains in its original location and therefore qualifies under this aspect.***

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing. ***The Sunmor Model Home's essential characteristics of form, plan, space, structure, and style have survived mostly intact. Similarly, the structural system; massing; arrangement of spaces; pattern of fenestration; and the type, amount, and style of detailing have survived with a large portion intact. Wexler & Harrison Architects designed the house based upon an eight-foot structural grid to utilize economical materials and methods of construction. Stucco and board & batten exterior siding is original, and in very good condition. Windows, sliding glass doors and hardware are original and in very good condition. The modern design of the fireplace and metal chimney flue are original and in very good condition. These character defining features remain intact. The original color palette was harmonious with desert earth tones, and is reflected by the current color palette.***

Though minor uninhabitable additions have occurred since the original construction of the Sunmor Model Home, the additions are seamlessly integrated with the original architecture, and have been done using the same architectural vocabulary, and quality of construction, as the original structure. Examples include the patio cover, BBQ, fire pit, opaque glass and steel privacy wall, and metal privacy gates at the carport. In 1957, a patio cover was added to the residence. Lack of documentation cannot determine the exact date that it was removed. Recent owners added a perforated metal patio cover with frame construction, similar to the original patio cover. All uninhabitable minor additions are reversible, per the Secretary of the Interior's Standards. The historic resource remains intact.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. The views of the mountains remain as stunning as originally designed. The landscape organically engages with the interiors of the structures, as originally intended. ***The setting of The Sunmor Model Home continues to reflect the architects' original design relationship of site and structure.***

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of particular types of materials and technologies. *The Sunmor Model Home's materials successfully represent the best of mid-century modern design, with high quality but simple stucco, wood and glass.*

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both

technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. ***The workmanship of The Sunmor Model Home is comprised of high-quality finishes and materials, stucco, glass detail, and wood detailing including exposed tongue and groove ceilings. The residence continues to express a high degree of period workmanship.***

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. ***The Sunmor Model Home is sited on a prominent corner lot which takes advantage of panoramic mountain views to the west and south. Accordingly, the residence retains its original integrity of feeling.***

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and man-made elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. ***The Sunmor Model Home is an important example of a modern, private residence in Palm Springs. Accordingly, it continues its association with a pattern of events that have made a meaningful contribution to the community. It represents the movement in Palm Springs to offer modern design to the masses at an affordable price.***

INTEGRITY SUMMARY: The Sunmor Model Home appears to be in excellent condition partially due to the use of construction materials suitable for the harsh desert environment. This integrity analysis confirms that the building and site of The Sunmor Model Home still possess several aspects of integrity. ***In summary, the residence still possesses a high degree of integrity sufficient to qualify for designation as a Class 1 Historic Site.***

Bibliography

Attached is a list of books, articles, and other sources cited or used in preparing this application and other documentation that may be relevant.

Books

Bogert, Frank. *Palm Springs First Hundred Years*. Palm Springs Heritage Associates, 1987

Bricker, Lauren. *Steel and Shade – The Architecture of Donald Wexler*. Palm Springs: Palm Springs Art Museum, 2011

Harlan, James R. *The Alexanders a Desert Legacy*. Palm Springs Preservation Foundation, 2011

Hess, Alan. *The Desert Modernists: The Architects Who Envisioned Midcentury Modern Palm Springs*. Palm Springs: Modernism Week and Desert Publications, 2015: pp. 119-121.

McGrew, Patrick. *Donald Wexler: Architect*. Palm Springs: Palm Springs Preservation Foundation, 2009.

Other Documentary Sources

Architectural Resources Group. *Palm Springs Citywide Historic Resources Survey*. San Francisco, 2015. 2821 E. Livmor is included in list of contributing structures.

My desert.com “A closer look at seven historic Palm Springs neighborhoods”, Judith Salkin, June 19, 2011.

City of Palm Springs Building Permits, as listed in nomination.

Desert Sun newspaper. February 21, 1958 (When History Records Names of Builders of City, Meiselman Will be High on List).

Palm Springs Villager magazine (December 1954 – November 1955).

Proposal to the Palm Springs Historic Site Preservation Board: *Review and Mitigation of an Historic Site on Property Approved for Development by Palm Springs City Council. Location 2705 East Tahquitz Canyon Way, Palm Springs*. James H. Toenjes, June 13, 2006 (Tie down "hardstand")

Paul Kaplan Group. *Jack Meiselman-Prominent mid-century builder in Palm Springs*. Palm Springs, June 23, 2017.

Other Sources Consulted

- City of Palm Springs (Planning and Building Departments)
- Palm Springs Historical Society
- Palm Springs Air Museum
- Sunmor Estates website
- Sunmor Estates Home and Garden Tour Brochure, February 15, 2015
- Riverside County Assessor's Office

Geographical Data

Acreage of Property: 0.27 acres 11,856 SF

Property Boundary Description: Real property in the City of Palm Springs, County of Riverside, State of California, described as follows:

Parcel 1, as shown by parcel map no. 8336 on file in book 33 page 52 of parcel maps, records of Riverside County, California. Excepting therefrom that portion lying within Lot 20 of Merito Vista, as shown by map on file in book 12 page 94 of maps, records of Riverside County, California.

Prepared By

Name/title: Susan Secoy Jensen (susan@secoyarchitects.com) Organization:

Submitted on behalf of the Palm Springs Preservation Foundation

Street address: 1775 East Palm Canyon Drive, Suite 110-195

City: Palm Springs

State: CA

Zip: 92264

Telephone: (760) 837-7117

e-mail address: info@pspreservationfoundation.org

Consultant's Qualifications:

Susan Secoy Jensen received her Bachelor of Architecture from Kent State University in 1986, and her Master's Degree in Architecture and Urban Design from UCLA in 1994. Graduate studies included historic preservation studies in Mexico City, and adjacent communities. She has been actively engaged in the architectural profession, specializing in historic preservation and modern design, since then. Secoy Jensen has been a licensed architect in the State of California since 1991. She possesses an in-depth knowledge of procedures and standards utilized in the identification, evaluation, registration, and treatment of historic properties. She has owned and managed Secoy Architects, Inc. since 1996, specializing in modern and adaptive reuse projects.

Memberships and Professional Affiliations:

Palm Springs Preservation Foundation, Board of Directors & Advisory Board

Palm Springs Historical Society

American Institute of Architects (AIA), member since 1991

Architecture and Design Council of the Palm Springs Art Museum

City of Orange Design Review Committee, member and Chair

City of Orange, Old Towne Preservation Foundation

NCARB certified

Lambda Alpha International former member of Executive Board

Palm Springs Architectural Advisory Committee, former member and Chair

June 22, 2019

City of Palm Springs
Historic Site Preservation Board
3200 Tahquitz Canyon Way
Palm Springs, CA 92262

Dear Honorable Board,

As the current owner of the Sunmor Model Home at 2821 Livmor Avenue, I enthusiastically support the Class 1 Historic Site designation of my property by the city of Palm Springs. I have asked the Palm Springs Preservation Foundation to assist me in the preparation of the required nomination paperwork.

If you have any questions please feel free to contact me at csurrency64@gmail.com.

Sincerely,



Catherine Bodziner

502-14

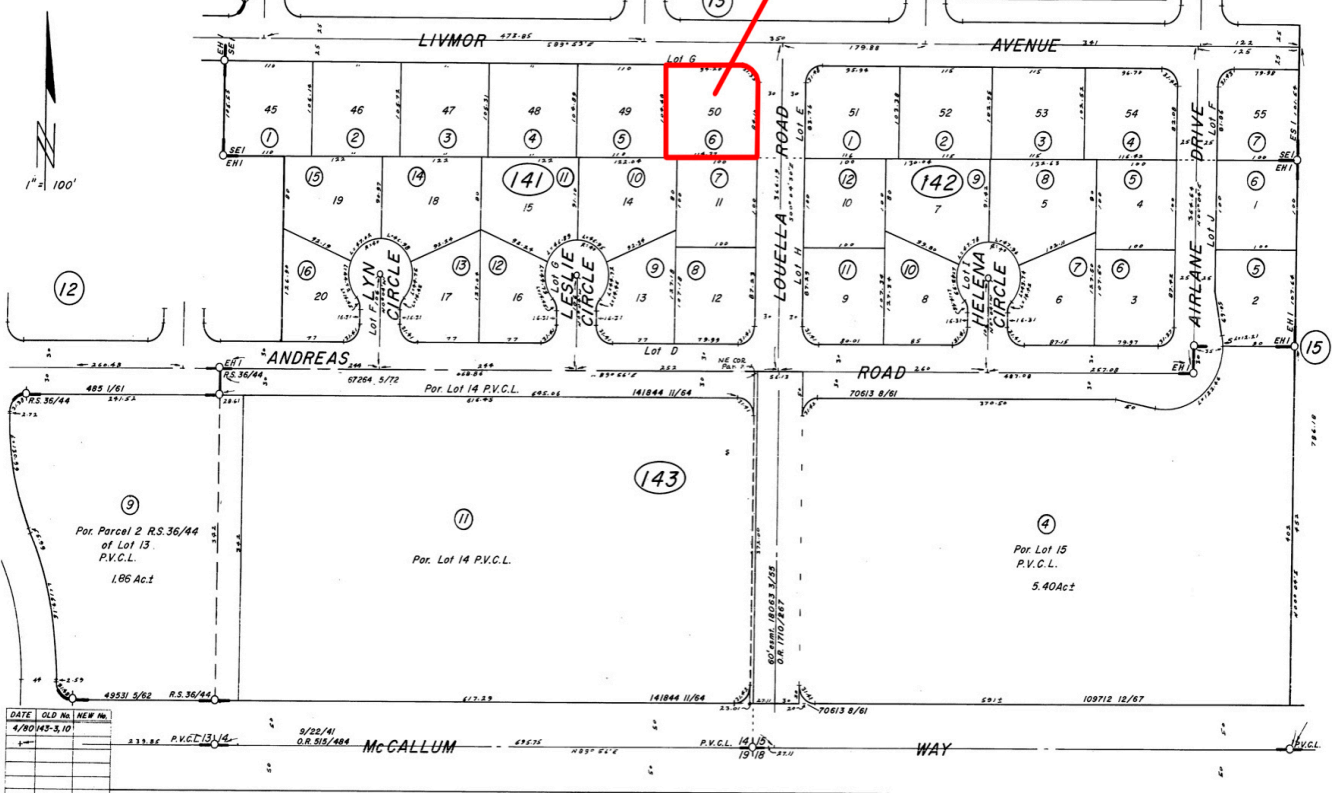
29-30-8

T.R. A. 011-003

POR. S1/2 NE1/4 SEC. 13, T. 4 S, R. 4 E

SUNMOR MODEL HOUSE

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



DATE	OLD No.	NEW No.
4/90/45-5,10		

M.B. 14/652 SD Palm Valley Colony Lands
 M.B. 28/58 Sunmor Estates No. 1
 M.B. 34/17 Enchanted Homes Unit No. 1
 R/S 36/44
 APRIL 1969

ASSESSOR'S MAP BK. 502 PG. 14
 RIVERSIDE COUNTY, CALIF.

Assessor's Map

B

RECORDING REQUESTED BY:
Orange Coast Title Company

WHEN RECORDED MAIL DOCUMENT AND TAX
STATEMENT TO:

Catherin Bodziner and Duff Linde
125 W. Mason St. Apt#10
Santa Barbara, CA 93101

APN: 502-141-006-1
TITLE ORDER NO.: 210-2002778-10
TRA: 011-003
ESCROW NO.: 14136-PD

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: \$ 957.00 County**
XX computed on the full value of the interest of property conveyed, or
___ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
___ OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Stephen Patrick Yinger, a Married Man
as his Sole and Separate Property

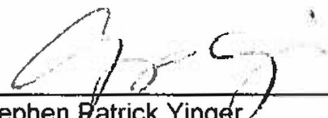
HEREBY GRANT(S) to Catherine Bodziner, an unmarried woman and Duff Linde, a single man
as tenants in common

All that real property situated in the City of Palm Springs, County of Riverside, State of California, described as:

LOT 50 OF SUNMOR ESTATES NO. 1, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 28, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly Known As: 2821 East Livmor Avenue, Palm Springs, CA 92262

May 10, 2019


Stephen Patrick Yinger

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, Riverside
COUNTY OF Riverside
On May 16, 2019, before me, Breanna Meza, a Notary Public
personally appeared Stephen Patrick Yinger

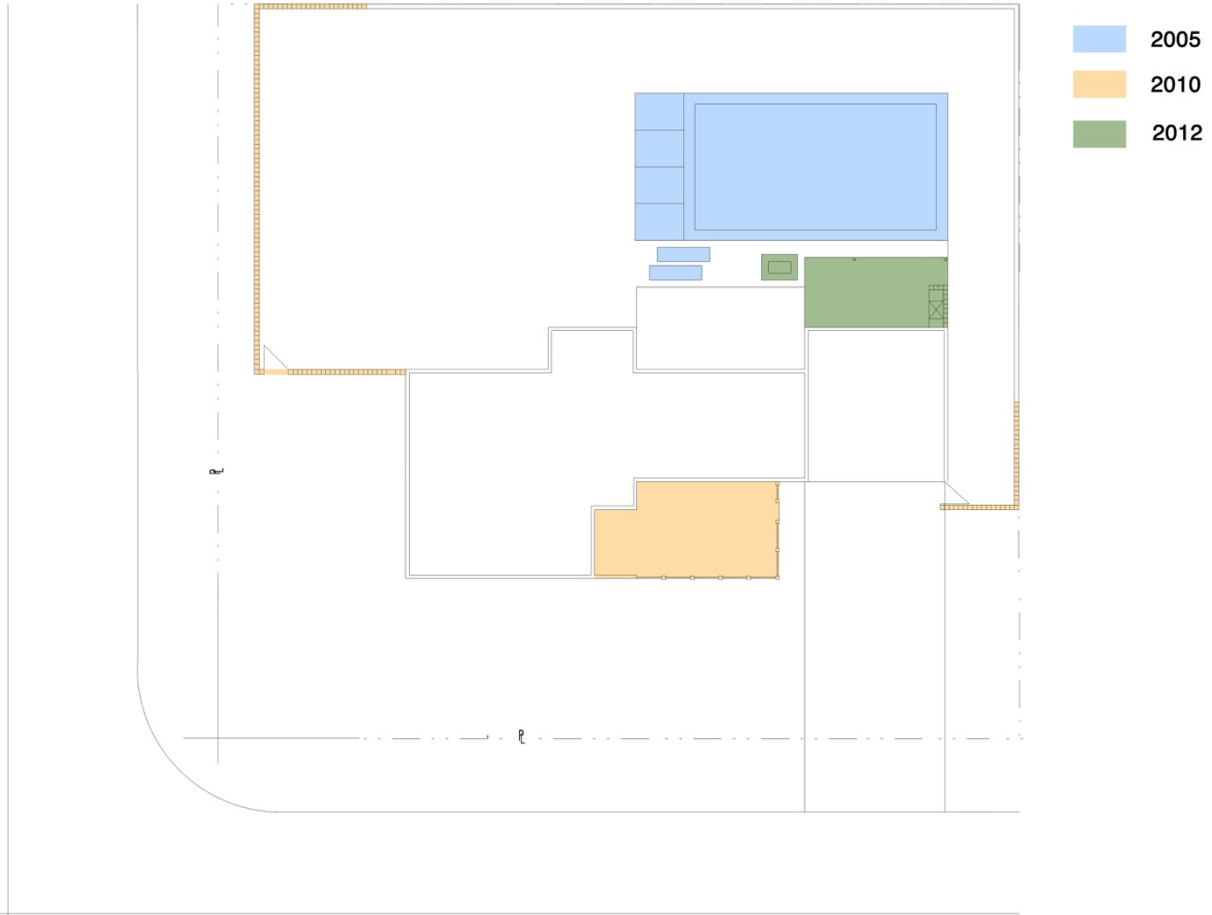
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

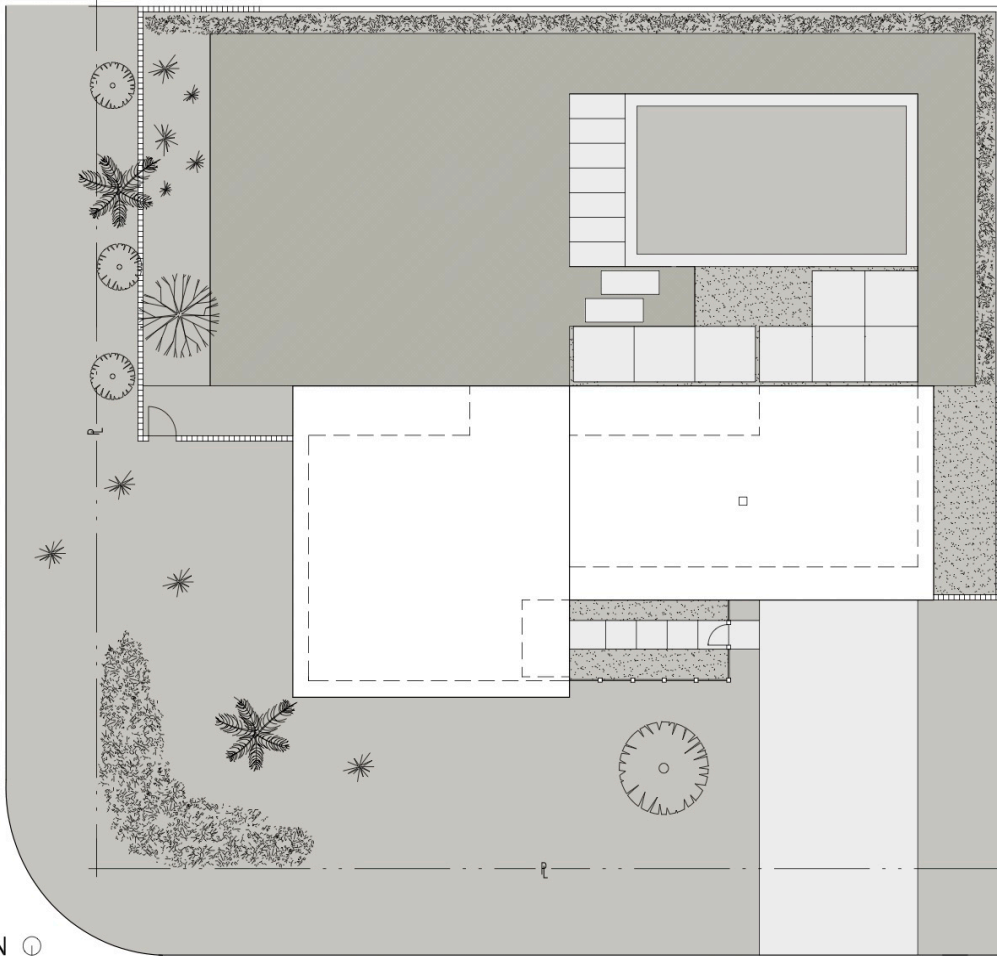
Signature Bm (SEAL)



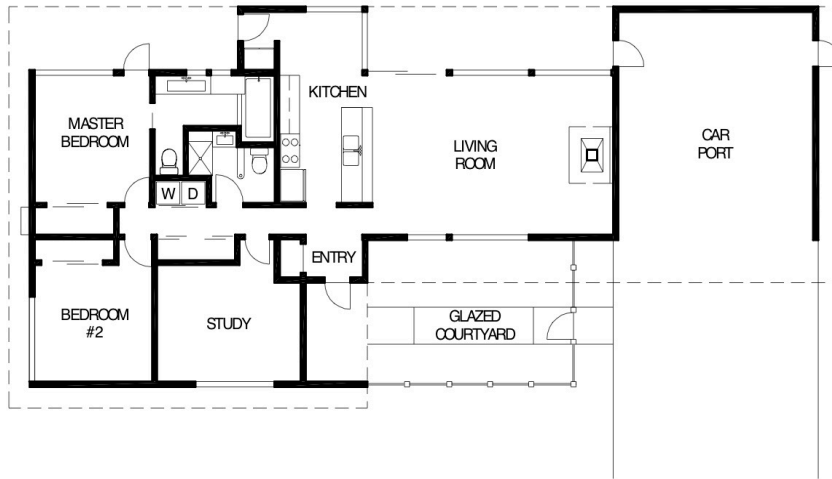


Changes to House:

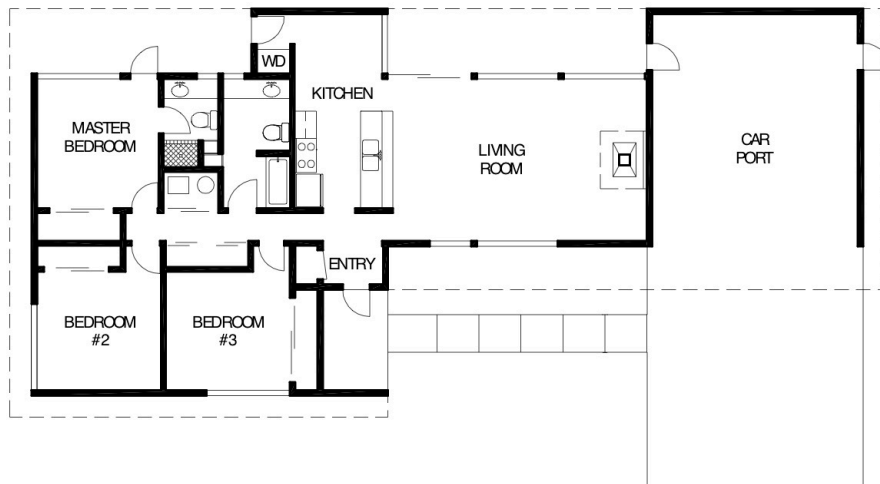
- New Pool 2005
- New steel and opaque glass privacy wall, new precision block site walls 2010
 - New patio cover, fire pit and barbeque 2012



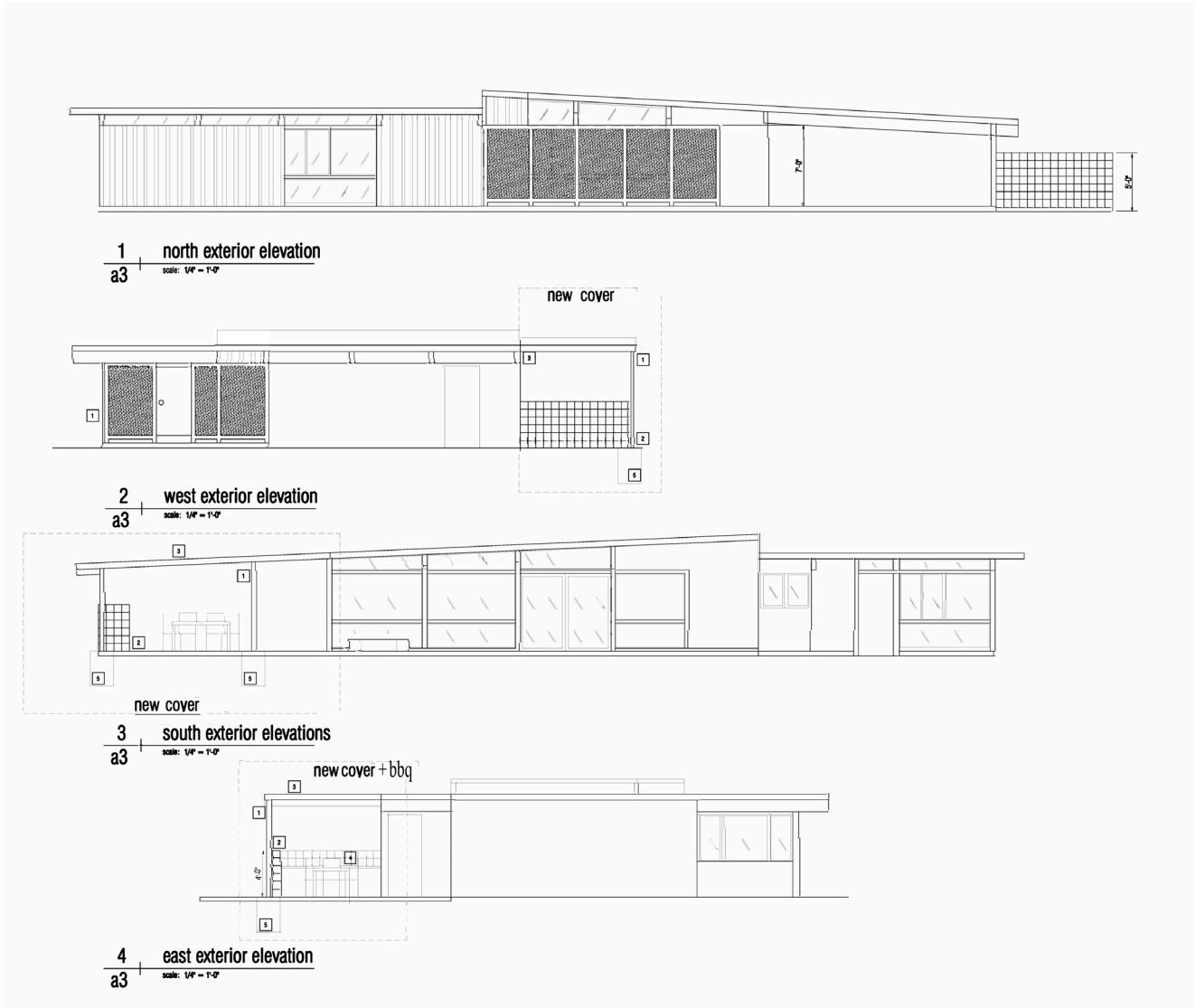
SITEPLAN ①



FLOORPLAN: POST-REMODEL



FLOORPLAN: PRE-REMODEL



Exterior elevations showing steel and opaque glass panel, patio cover and BBQ addition



rear yard view looking northeast



View of interior living room with backyard pool



View from kitchen to living area and rear yard



View through main living area from rear yard



View of front elevation prior to remodel (2010)



View of front elevation (preserved) with new opaque glass privacy wall



View of rear elevation (without patio cover) looking west



View with patio cover looking northwest



View with patio cover looking west



View of front elevation, looking west