

**George F. & Marcia Barrett  
Residence (aka "William  
Holden Estate")**

**1323 S. Driftwood Drive  
Palm Springs, CA 92264**

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



Prepared by  
Ron & Barbara Marshall  
for the  
Palm Springs Preservation Foundation  
November 2017

## ***Acknowledgements***

*The authors would like to thank the following individuals for contributing to this nomination:*

***Bob Crebo & Kathryn Tomasino, Bennion Deville Homes***

***Ron Duby***

***Hugh Kaptur***

***Susan Secoy-Jensen***

***Orange Coast Title Company of Southern California***

***Palm Springs Historical Society***

# **George F. & Marcia Barrett Residence (aka "William Holden Estate")**

## **CLASS 1 HISTORIC SITE NOMINATION**

### **TABLE of CONTENTS**

INTRODUCTION:	PAGE 3
EXECUTIVE SUMMARY:	PAGE 4
CLASS 1 HISTORIC SITE DESIGNATION APPLICATION FORM:	PAGE 5
STATEMENT OF SIGNIFICANCE:	PAGE 9
BACKGROUND/HISTORIC CONTEXT:	PAGE 21
EVALUATION for CLASS 1 SITE DESIGNATION:	PAGE 22
INTEGRITY ANALYSIS:	PAGE 23

### **APPENDICES**

I	Owners' Letter of Support
II	Assessor's Map
III	Barrett-to-Holden Grant Deed (which includes Legal Description)
IV	William Holden Obituary
V	Photographs of Selected Architectural Details
VI	Miscellaneous

## **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.”

On April 7, 2017 the PSPF board of directors, in consultation with the owners of the George F. & Marcia Barrett Residence, assigned the task of writing the residence’s Class 1 Historic Site nomination to board members Ron & Barbara Marshall.

The Owners’ Letter of Support is at Appendix I.

## EXECUTIVE SUMMARY

**SIGNIFICANCE:** The George F. & Marcia Barrett Residence (hereinafter referred to as the “Barrett Residence”) was constructed in 1955 at 1323 South Driftwood Drive in Palm Springs, California. City of Palm Springs building permit No. 7323 (dated February 14, 1955) lists a “7 Room Dwelling [of] Frame & Stucco, Tropicool roof, by plan,” and square footage as “4,155 house” and “450 carport.” The permit also identifies “G. F. Barrett” as the owner and “J. S. Pawling” as the contractor. As an important and largely intact example of a custom modernist structure, the private residence exhibits numerous stylistic markers that place it within the historic context of Palm Springs’ modern period. Additionally, the Barrett Residence’s association with actor William Holden is deemed significant.

**DESIGNATION CRITERIA:** The Barrett Residence has not previously been evaluated for Class 1 Historic Site eligibility but does appear on Architectural Resources Group’s *City of Palm Springs Historic Resources Survey* (2004) and Historic Resources Group’s *Citywide Historic Resources Inventory* (2015) (Draft).

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

8.05.020 (a) paragraph 2 - **Persons:** The Barrett Residence is “associated with [the] lives of persons who made meaningful contribution[s] to national, state or local history,” specifically actor William Holden (who owned the residence from 1966-1977). Therefore, the residence qualifies for listing as a Class 1 Historic Site under Criterion 2.

8.05.020 (a) paragraphs 3, 4 & 5 - **Design/Construction:** The Barrett Residence is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the modernist style including post-and-beam construction, overall horizontality, flat roofs, use of inexpensive mass-produced materials (like concrete block) and man-made materials suitable to the harsh desert environment (including steel, glass, concrete, etc.), deep eaves (to moderate the solar heat) and an architectural design that blurs the line between the indoors and outdoors. Therefore, for its distinctive characteristics and for its high artistic values, the residence qualifies as a Class 1 Historic Site under Criteria 3, 4 and 5.

**SUMMARY:** This evaluation finds the Barrett Residence eligible for listing as a Palm Springs Historic Site under 8.05.020 (a) paragraphs 2, 3, 4 and 5 of the local ordinance’s seven criteria. Additionally, the Barrett Residence retains the necessary degree of integrity (see Section 7, “Integrity Analysis”).



# CITY OF PALM SPRINGS

**Department of  
Planning Services**  
3200 East Tahquitz Canyon Way, Palm  
Springs, CA 92262  
Telephone: 760-323-8245  
Fax: 760-322-8360

## **HISTORIC SITE DESIGNATION**

---

The City of Palm Springs allows for the local designation of historic buildings, sites or districts within the City (Section 8.05 of the Palm Springs Municipal Code.) This application packet is to be completed in order to request a historic designation. For additional information, please contact the Department of Planning Services at 760-323-8245 or [planning@palmspringsca.gov](mailto:planning@palmspringsca.gov).

### **APPLICATION**

The completed application and required materials may be submitted to the Department of Planning Services. The submittal will be given a cursory check and will be accepted for filing only if the basic requirements have been met. A case planner will be assigned to the project and will be responsible for a detailed review of the application and all exhibits to ensure that all required information is adequate and accurate. Incomplete applications due to missing or inadequate information will not be accepted for filing. Applicants may be asked to attend scheduled meetings pertaining to their project. These will include the Historic Site Preservation Board (HSPB) and the City Council.

### **HISTORIC SITE PRESERVATION BOARD (HSPB)**

Once the application has been determined to be complete, the HSPB will review the application to determine whether the site meets the minimum qualifications for designation pursuant to Chapter 8.05 of the Palm Springs Municipal Code. If such determination is made, a public hearing will be scheduled for a future meeting.

A public hearing will be held by the HSPB to receive testimony from all interested persons concerning the Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the HSPB will make a recommendation to the City Council. Notice will be provided as indicated below.

### **CITY COUNCIL**

After receiving the recommendation of the Historic Site Preservation Board, a public hearing will be held by the City Council to receive testimony from all interested persons concerning the requested Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the City Council will then conditionally approve, deny, or approve the application as submitted. The City Council's decision on the application is final.

### **NOTIFICATION**

Prior to consideration of the application by the HSPB and the City Council, a notice of public hearing for an Historic Site Designation request will be mailed to all property owners within 400 feet of the subject property a minimum of ten (10) days prior to the hearing dates.



**Office Use Only**

Date:
Case No.
HSPB No.
Planner:

**CITY OF PALM SPRINGS  
Department of Planning Services**

**HISTORIC SITE DESIGNATION APPLICATION**

**TO THE APPLICANT:**

Your cooperation in completing this application and supplying the information requested will expedite City review of your application. Application submitted will not be considered until all submittal requirements are met. Staff may require additional information depending upon the specific project. Please submit this completed application and any subsequent material to the Department of Planning Services.

This form is to be used to nominate individual properties for Class 1 or 2 historic designations, or to nominate the formation of historic districts. Applicants are encouraged to review two bulletins from the US Department of Interior for additional information:

- “How to Complete National Register of Historic Places Registration Form” (National Register Bulletin 16A / <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>); and
- “How to Apply the National Register Criteria for Evaluation” (National Register Bulletin 15; <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>).

Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions in the Bulletins.

**1. Property Information**

Historic name: George F. & Marcia Barrett Residence  
 Other names: William Holden Estate  
 Address: 1323 South Driftwood Drive, Palm Springs, CA 92264  
 Assessor Parcel Number: 508-402-005-8 (See Appendix II)  
 Owner’s Name(s): Mark & Jane Garrison  
 Owner’s Address: 1323 South Driftwood Drive  
 City: Palm Springs State: CA Zip: 92264  
 Telephone:  
 Fax number: Not applicable  
 E-mail address:

---

## 2. Classifications

---

Ownership of Property. Fill as many boxes as apply.

- Private
- Public - Local
- Public - State
- Public - Federal

Category of Property. Fill only one box.

- Building (Note can include site)
- District
- Site (Exclusive of Structures)
- Structure
- Object

Number of Resources within Property. TOTAL must include at least One (1) in Contributing Column.

Contributing	Non-contributing	
1		Buildings
1		Sites (listed separately for clarification)
		Structures
		Objects
<hr/>		
2		<b>Total</b>

If the building or site is part of a larger group of properties, enter the name of the multiple-property group; otherwise enter "N/A".

N/A.

---

## 3. Use or Function

---

Historic Use or Function: Private residence

Current Use or Function: Private residence

---

## 4. Description

---

Architect: N/A (constructed by master builder Joe Pawling, see page 11)

Construction Date and Source: February 14, 1955 City of Palm Springs Building Permit No. 7323

Architectural Classification: International Style - Desert Regional Variation

Construction Materials:

Foundation:	Concrete slab on grade	Roof:	Composition
Walls:	Post-and-beam construction covered with slumpstone block parged with cement mortar, then stuccoed with cement mortar	Other:	N/A

Building Description: *Attach a description of the Building/Site/District, including all character defining features, on one or more additional sheets.*

---

**5. Criteria (Fill all boxes that apply for the criteria qualifying the property for listing.)**

---

**Events**

(1) Fill this box if the property is associated with events that have made a significant contribution to the broad patterns of our history.

**Persons**

(2) Fill this box if the property is associated with the lives of persons significant in our past.

**Architecture**

(3) Fill this box if the property reflects or exemplifies a particular period of national, State or local history, or

(4) Fill this box if the property embodies the distinctive characteristics of a type, period, or method of construction, or

(5) Fill this box if the property represents the work of a master, or possesses high artistic values, or

(6) Fill this box if the property represents a significant and distinguishable entity whose components lack individual distinction.

**Archeology**

(7) Fill this box if the property has yielded, or is likely to yield information important in prehistory or history.

Other Criteria Considerations (Check all the boxes that apply.)

- the property is owned by a religious institution or used for religious purposes
- the property has been removed from its original location
- the property is a birthplace
- the property is a grave or cemetery
- the property is a reconstructed building, object, or structure
- the property is commemorative
- the property is less than 50 years of age or has achieved significance within the past 50 years

---

## 6. Statement of Significance

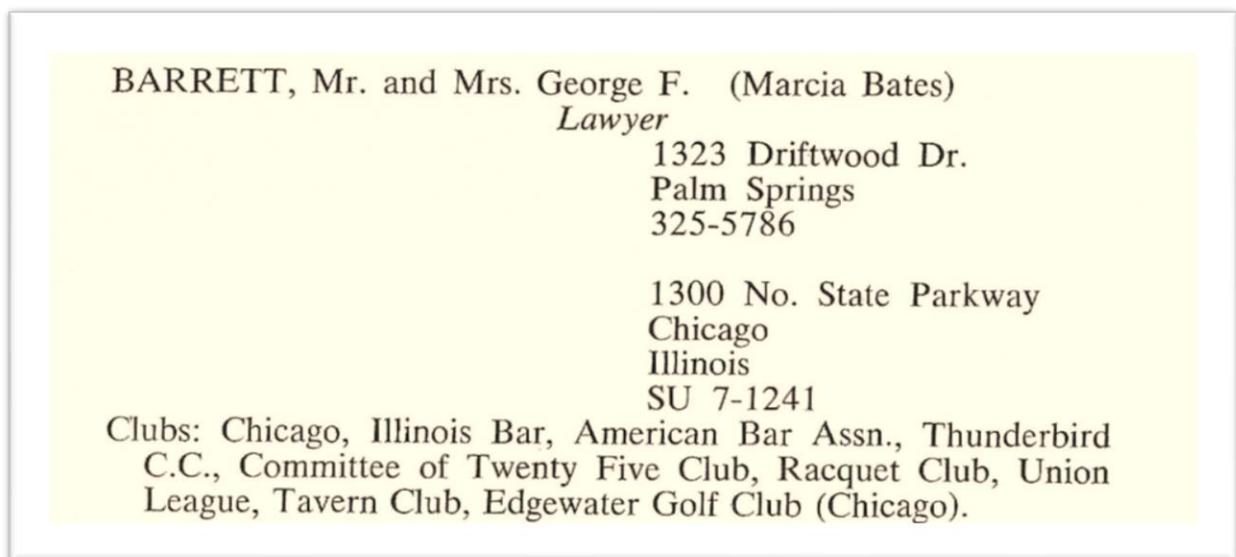
---

### Summary

The Barrett Residence at 1323 South Driftwood Drive was constructed on “lots 7, 8, 15, and 16 of DEEP WELL RANCH ESTATES NO. 7 as shown by map on file in Book 25, page 27 of maps, Riverside County Records” (see Appendix III).

### First Owners, George F. and Marcia Barrett

Local Records. George Francis Barrett, Jr. (November 17, 1907-December 2, 1980) served as Illinois Attorney General from 1941 to 1949. His father, George F. Barrett, Sr., was chief justice of the Cook County (Illinois) Circuit Court. Upon retirement, George and his wife Marcia moved to Palm Springs and involved themselves in local charities. There are several hundred mentions of George and/or Marcia Barrett in the *Desert Sun* newspaper between December of 1940 and April of 1978.



**The entry for the Barretts from the 1962 edition of *Personages* (the local social register) showing professional and club affiliations.**

Addresses associated with the Barretts from various editions of local telephone books include (by year(s) and address): 1951, 1952, 1953 and 1954 at 1647 South Calle Rolph; 1955, 1956, 1957, 1958, 1959, 1961, 1962, 1963, 1964, 1965 and 1966 at 1323 Driftwood Drive; 1967 at 71251 Sahara Road; 1968, 1969, 1970, 1971, 1972 and 1973 at 475 Vereda Norte; and 1975, 1976 and 1977 at 470 Camino Del Norte.

Additional research on George and Marcia Barrett was deemed of limited value as Criterion 2 of the local code (which recognizes properties “associated with the lives of persons who made a meaningful contribution to the national, state or local history”) is only asserted for actor William Holden (a later owner). While the Barretts were socially

prominent and accomplished individuals, they do not rise to the level of having made a “meaningful contribution” to the local history.

### **Second Owner, William Holden**

American actor William Holden was born “William Franklin Beedle, Jr.” on April 17, 1918 in O’Fallon, Illinois. Holden died on November 12, 1981 in Santa Monica, California.

While many local residences have brief and insignificant connections to their famous owners, internationally-renowned film actor William Holden owned the Barrett Residence from September of 1966 to March of 1977 (see Appendix III). During his ownership, Holden made a number of physical changes to the home reinforcing his association with the property. Further reinforcing his association with Palm Springs, Holden had a house built on nearby Southridge in 1977.

In view of Holden’s significant association with the property, and his meaningful contributions to the national history, Criterion 2 of the local code is asserted in this nomination. One of the most complete summaries of Holden’s impressive career can be found in his obituary published in the November 17, 1981 edition of *The New York Times* newspaper (see Appendix IV).

### **Additional Owners**

Primary sources show the chain of ownership for 1323 South Driftwood Drive as follows:

<u>Date</u>	<u>Owner(s)</u>
April 17, 2017	Mark & Jane Garrison (current owners)
June 3, 2014	Rodrigo Vargas
July 14, 2011	Mansion 617, LLC <sup>1</sup>
March 3, 2007	The Acme Springbok Trust <sup>2</sup>
February 28, 2007	Linda Wang Jackson & David F. Jackson
January 4, 2006	The Acme Springbok Trust
November 21, 2003	The Acme 1323 Trust <sup>3</sup>
November 18, 2003	David F. Jackson & Linda Wang Jackson
July 23, 2003	Acme 1323 Trust
September 23, 1999	David F. Jackson & Linda Wang Jackson
January 16, 1996	Steven B. Reid & Janet M. Reid
April 24, 1992	Luis Barrenechea <sup>4</sup>
April 20, 1992	Luis Barrenechea
March 6, 1992	S. M. Accommodator, Inc. <sup>5</sup>
December 23, 1986	Shammas Enterprises <sup>6</sup>
March 24, 1977	Felix Chevrolet Co. <sup>6</sup>
March 24, 1977	Eugene Grace
April 16, 1972	William Holden <sup>7</sup>
September 12, 1966	William Holden
January 20, 1954	George F. & Marcia Barrett
January 20, 1954	Deep Well Colony Estates, Incorporated

-----  
Notes:

<sup>1</sup>Address of record for Mansion 617, LLC was 617 N. June Street, Los Angeles, CA 90004 (this is the same address of record for Rodrigo Vargas).

Notes (continued):

<sup>2</sup>Linda Wang Jackson & David F. Jackson, Co-Trustees

<sup>3</sup>David F. Jackson & Linda Wang Jackson, Trustees

<sup>4</sup>Quitclaim Deed executed by actress Tippi (Hedren) Barrenechea who was married to steel industry executive Luis Barrenechea from 1985-1995. Hedren's association with the house is not significant enough to meet Criterion 2 of the local code.

<sup>5</sup>When recorded deed was to be mailed to Luis Barrenechea at 1323 Driftwood.

<sup>6</sup>Nicholas N. Shammass was a prominent Los Angeles civic leader and owner of several car dealerships, most notably Felix Chevrolet (known for its cartoon-based Felix the Cat logo).

<sup>7</sup>Quitclaim Deed executed by Ardis Holden (stage name Brenda Marshall) who was married to William Holden from 1941-1971.

## The Builder



**Pawling in 1954.**  
(*Desert Sun* newspaper)

Already an established builder by around 1950, Joe Pawling was the builder of two distinctive Wexler & Harrison-designed residences at 230 and 231 Lillianna Drive (1955, Wexler & Harrison). For his many houses in the Deepwell neighborhood, Pawling appears to have borrowed architectural details from his experience in constructing the Wexler & Harrison designs on Lillianna. Some of the features expropriated from Wexler & Harrison include the use of a distinctive rectangular fireplace, clerestory windows and slumpstone walls.

Pawling was a talented builder who arguably rises to the level of a “master builder” under Criterion 5 of the local code. Although Pawling is not as well-known as local builders like Alvah Hicks, or even Robert “Bob” Higgins, Pawling was responsible for a number of beautiful modernist residences throughout Palm Springs. He was a talented builder (described as a “young Frank Lloyd Wright” by one particularly enthusiastic client) whose skills and salesmanship allowed him to compete successfully with established architects and architectural designers.

The Barrett commission at 1323 South Driftwood Drive was an important one for Pawling. The January 1956 issue of *Palm Springs Villager* magazine featured a three-

page article entitled “Apricot Hall of the Desert Moon,” which beautifully illustrated the Barretts’ newly-built modernist home. In addition to a detailed description of the interior furnishings, the article by writer Edith Carlson goes on to say:

“The house, covering an area in excess of 4,000 feet, developed by Builder Joe Pawling from Mrs. Barrett’s original design, is cooled by two 5-ton refrigeration units, one for each wing, and heated by a central system. Construction is of frame and stucco, post-and-beam, with supplementary walls of slump stone.”

While the article identifies Marcia Barrett as the “designer” of the home, Pawling was likely left with the more demanding construction details. It can be further surmised that the Barretts gave general guidance regarding the home (i.e., physically very large, the number of bedrooms, placement of art walls, etc.).

During his career as a builder Joe Pawling garnered significant local recognition. In an article entitled “L.A. Press Flown Down to See House of Tomorrow,” the November 24, 1956 edition of the *Desert Sun* newspaper reported on Pawling’s construction of a home at 295 Hermosa Place in Palm Springs. Pawling’s 1956 “House of Tomorrow” (which pre-dates Palmer & Krisel’s 1960 “House of Tomorrow” at 1350 Ladera Circle for Bob and Helene Alexander), received significant press and television coverage both locally and in Los Angeles. The *Desert Sun* reported that “the magnificent home, which brought all the press from Los Angeles to write such lavish stories about, is open to the public for another week...all visitors in Palm Springs will want to see this outstanding house, which has the newest and most unusual designs in desert living.” An earlier November 9, 1956 *Desert Sun* article was especially effusive opining “there’s a new house up on Hermosa Place that’s going to glorify desert living...It’s built of rocks and wood and glass and metals...and dreams.” The article went on to say that “Joe Pawling, who has lived in Palm Springs for 33 of his 35 years, designed and built this house, skillfully incorporating in it his love of the desert and his deep feelings for Palm Springs.” Pawling’s 1956 House of Tomorrow was demolished in November of 2000 and today is a vacant lot.

In an October 22, 2017 interview with the authors, architect Hugh Kaptur remembered Pawling fondly. Kaptur reminisced, “Joe was a good friend...and a great guy...and we worked together on many projects...he was already an established builder and a big deal when I arrived in late 1956.” One of the more notable projects Pawling and Kaptur collaborated on was the William Burgess Residence on Palisades Drive. Kaptur remembers Pawling as a “real speed demon” who received “so many speeding tickets” on his automobile trips to Sacramento (where he had a building project) he started to fly instead of drive.

Addresses associated with Joe Pawling from various editions of local telephone books (which frequently yielded conflicting information) include (by year(s) and address): 1947, 1948 at 334 Hermosa Place; 1948 and 1949 at 526 Paseo de Anza; 1949, 1950 and 1952 at 175 Tamarisk Road; 1950, 1951 and 1953 at 1324 San Lucas Road; 1954, 1955 and 1956 at 231 Lillianna Drive; 1957, 1959 and 1961 at 1045 Cahuilla Road; 1962, 1963, 1964 at 609 Bedford Drive; 1965 at 345 Glen Circle; and 1966 and 1967 at 330 West Stevens Road.

## The Architecture

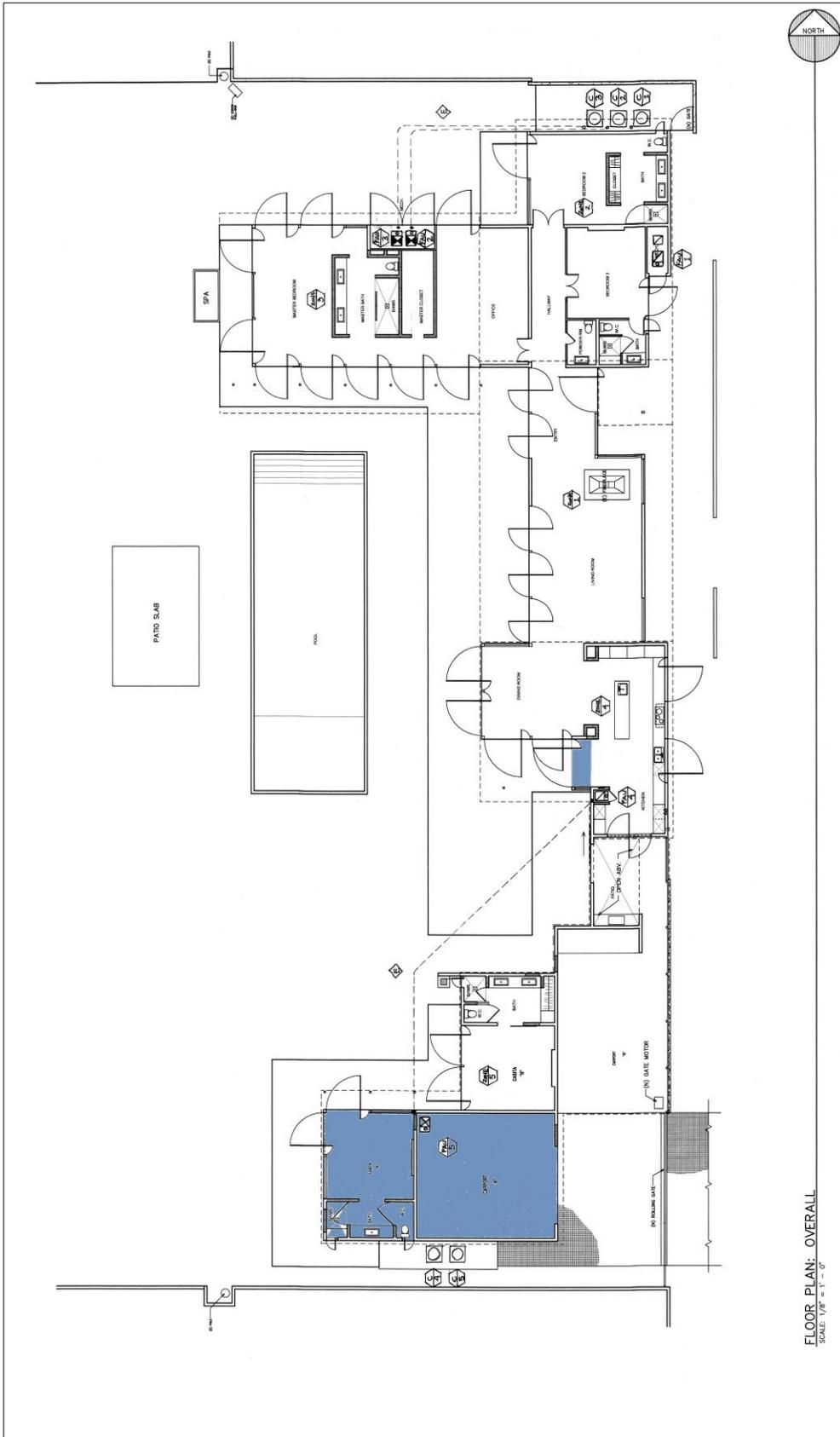
The Barrett Residence is a single-family, five-bedroom, five-and-a-half bath, 4,559 square foot structure per a March 11, 2017 realtor listing (this varies slightly from the Riverside County Property Information Center record, see Appendix II) with a multi-level flat roof. Looking at the residence in plan, the structure is generally symmetrical about an east-west axis and creates a flattened “U”-shape. The large rectangular pool is sited to compliment the U-shape and creates visual interest. The horizontality of the architecture is enhanced by its lavish siting as the structure elegantly rambles over the large, one-acre site.



**Post-and-beam construction.**



**The overall horizontality of the Barrett Residence is expressed here and on the cover image of this nomination.**

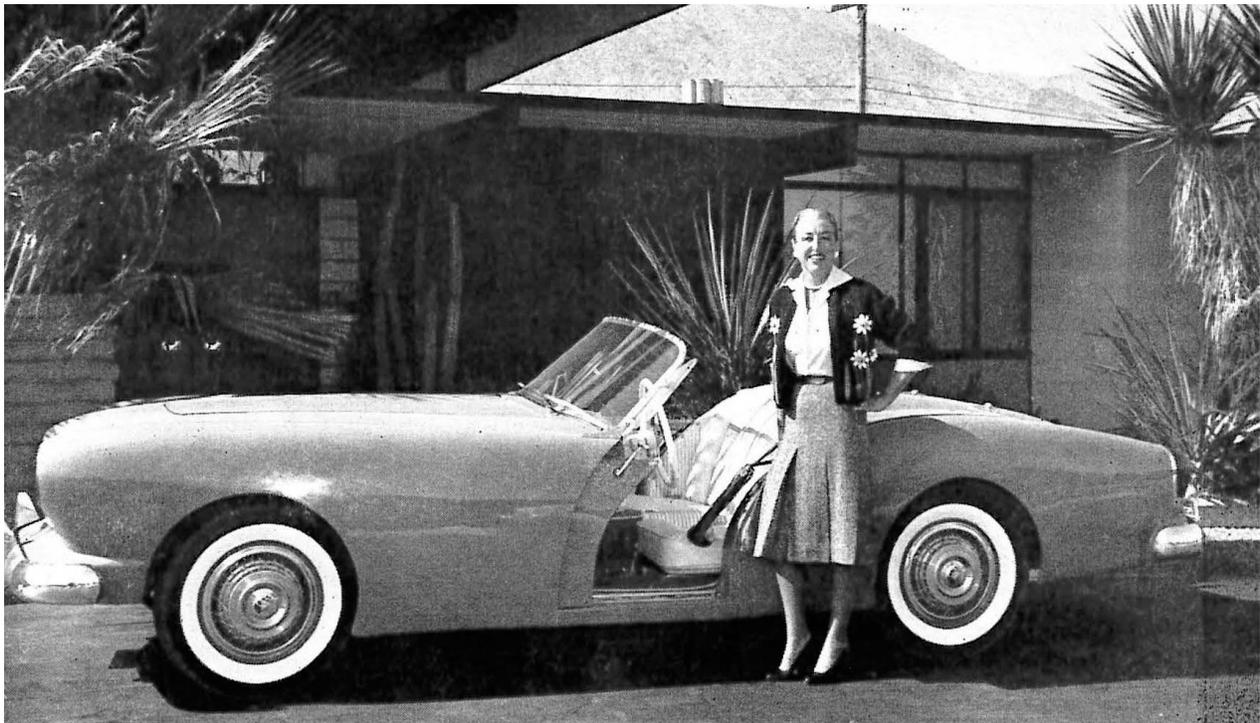


Floor plan of the Barrett Residence (Holden's 1967 additions are highlighted in blue).  
 (Courtesy Rodrigo Vargas Design)

The Barrett Residence deftly blurs the lines between the indoors and outdoors with high ceilings and liberal use of floor to ceiling glazing oriented towards the spectacular westerly views. A large rectangular fireplace is placed prominently in the living room and tongue-in-groove ceilings are found throughout the residence. As is usually found in skillfully designed houses, the residence is “well-zoned.” This translates into clearly defined and separated public (e.g., family and social areas) and private zones (e.g., sleeping areas) within the residence.



**Vintage photograph of the Barrett Residence from the January 1956 issue of *Palm Springs Villager* magazine taken at the pool looking southeast. Shown is the post-and-beam construction of the residence and furniture can be seen in the glassed-in dining room off the kitchen.  
(Courtesy Palm Springs Historical Society)**

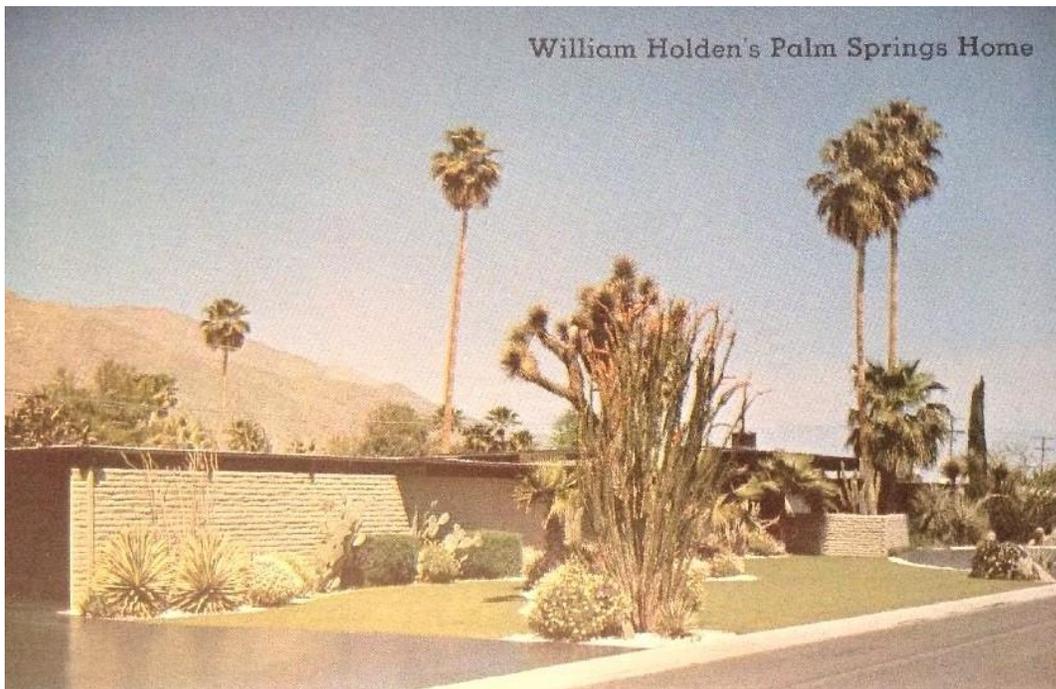


**Marcia Barrett at the front door of the Barrett Residence as featured in the December 1958 issue of *Palm Springs Villager* magazine. This interesting view shows the original front door hardware (the two bright dots above the car's engine) and part of the original slumpstone wall. (Courtesy Palm Springs Historical Society)**

The original entry sequence was simple and straightforward, with a small “J”-shaped slumpstone block wall (since demolished) oriented to the half-circle driveway (since abandoned and replaced with a rectangular patch of decomposed granite). In its place was constructed a more substantial block wall parallel to the street which hides the front door and creates more privacy. The result is an offset entry sequence that, while less straightforward, creates some mystery and a more dramatic sense of arrival which is further accentuated with a shallow pool and fountain adjacent to the doorway.

Use is made of man-made materials (concrete, glass and steel) throughout the residence. These are appropriate materials for the harsh desert environment and include inexpensive mass-produced materials like slumpstone. Deep eaves moderate the solar heat. Extensive glazing helps produce an architectural design that blurs the line between the indoors and outdoors.

No original blueprints of the Barrett Residence have been located and only a few vintage photographs of the residence exist. Nevertheless, the residence's purity of design and strong post-and-beam construction, make it a beautiful example of desert modernist architecture.



**A circa 1970 postcard of the Barrett Residence. Reverse of postcard reads in part “FS-1387 WILLIAM HOLDEN’S PALM SPRING RESIDENCE...This beautiful home provides a California desert retreat for one of America’s foremost actors.” Note the original slumpstone façade and half-wall. (Courtesy Western Resort Publications)**

In summary, the Barrett Residence exhibits many features which place it solidly within the modernist canon including post-and-beam construction, overall horizontality, a multi-level flat roof, inexpensive mass-produced materials, man-made materials suitable to the harsh desert environment, deep eaves and a design that blurs the line between the indoors and outdoors. Photographs of selected architectural details can be found in Appendix V.

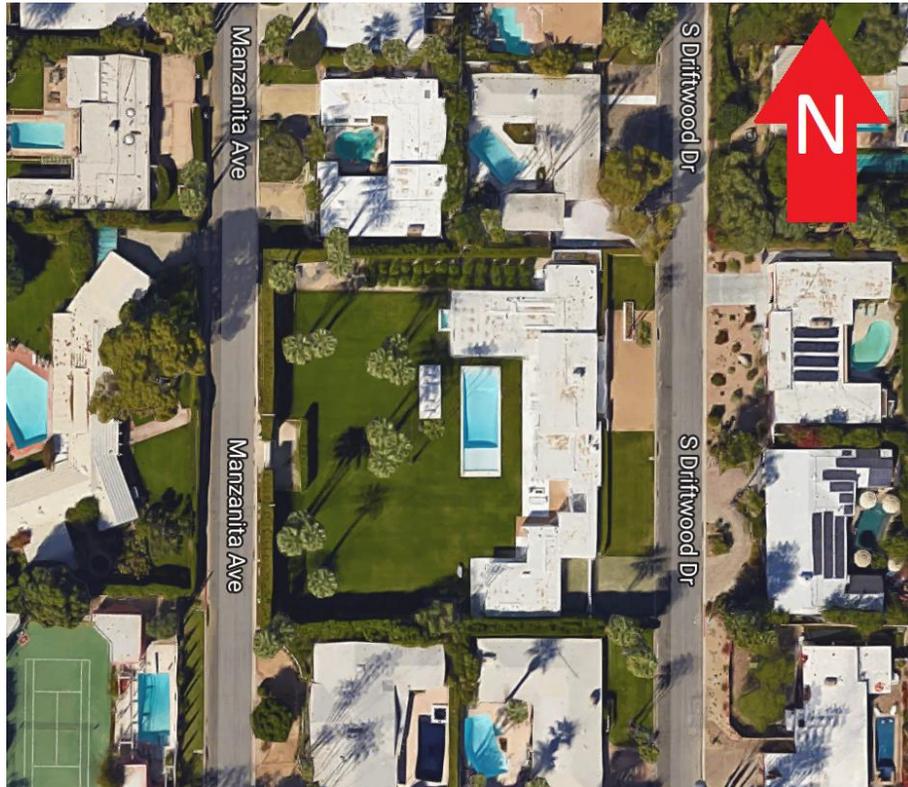
### **Local Context**

The Barrett Residence should not be viewed as part of Palm Springs’ modernist tract-house building boom which started in earnest with the arrival of George and Robert Alexander in 1955. Rather, the private residence should be evaluated as part of the trend of unique and custom modernist residences built and/or commissioned by affluent businessmen, Hollywood glitterati, etc.

### **Misattribution**

The design of the Barrett Residence has been misattributed to Palm Springs architect John Porter Clark largely as a result of a city of Palm Springs Historic Site Preservation Board (HSPB) working paper from 1987. Aside from this rather obscure HSPB document, no primary source information confirms this attribution. Unfortunately, the misattribution to Clark has been repeated over the years in realtor listings, etc., and still persists on archived websites.

## Site Description



**Aerial view of the Barrett Residence  
(north at top) showing surrounding residential structures.  
(Google Maps)**

Location. The Barrett Residence is located in Deep Well Ranch Estates. The residence is bounded by residential parcels to the north and south, South Driftwood Drive to the east, and Manzanita Avenue to the west. The topography of the lot is flat. The site includes numerous mature palm trees, fruit trees, an olive tree, ficus hedges, agave, etc. A full legal description of the property is provided at Appendix III.

### **Permit History**

The Barrett Residence building permit history is fairly complete though some permits contain illegible information. The most notable permits are as follows:

- Building Permit #7323 issued 2-14-55 for a “7 Room Dwelling, Frame & Stucco, Tropicool roof, by plan.” The square footage is listed as “4,155 house” and “450 carport.” G. F. Barrett is listed as the owner and J.S. Pawling as the contractor.
- Electrical Permit #6005 issued 2-15-55 for “Temporary Service”
- Plumbing Permit #6713 issued 3-8-55 (work included cesspool, floor drain, gas piping, sewer piping, water heater, and water piping)

- Electrical Permit #6053 issued 3-8-55 for "1 Outlet, 1 Fixture, and 1 1½ to 2 Horsepower Electric Motor"
- Building Permit #7393 issued 3-8-55 for "Pool 20x40' Gunite"
- Plumbing Permit #6898 issued 5-5-55 (work included cesspool and sewer piping)
- Plumbing Permit #7551 issued 11-23-55 (illegible)
- Electrical Permit #6071 issued 12/3 [sic] (work included outlets, fixtures, electric motors)
- Plumbing Permit #7845 issued 2-3-56 (work included cesspool and sewer piping)
- Plumbing Permit #7851 issued 2-7-56 (illegible)
- Plumbing Permit #9469 issued 3-26-57 for "Cesspool Pumping"
- Plumbing Permit #238 issued 1-18-58 for "Cesspool Pumping"
- Plumbing Permit #295 issued 1-31-58 (work included cesspool and sewer piping)
- Plumbing Permit #303 issued 2-3-58 for "Cesspool Pumping"
- Building Permit #B09817 issued 3-14-67 for "Addition of Garage and Storeroom to existing dwelling and addition to dining room, 616 sq. ft. Gar. & Storeroom, 48 sq. ft. din. room." William Holden is listed as owner. The contractor is listed as W. A. Foster who went on to become mayor of Palm Springs.
- Plumbing Permit #B5741 issued 3-17-67 (work included lavatory, toilet, shower, water heater and water piping)
- Electrical Permit #A02014 issued 3-24-67 (work included outlets, light fixtures, and 220 volt outlets)
- Sewer Permit #A5990 issued 4-3-67 (work included bathtubs, lavatories, toilets, laundry tray, showers, sinks, automatic washer, dish washer, garbage disposal)
- Building Permit #B789 issued 8-8-69 to "Const. 200 Lin. Ft. of Slump Concrete Block Wall 6' High at rear of reduced front yard set back (both lots), A.M.M. approved 8-8-69 for 20' front yard set back for purposes of fence const."
- Mechanical Permit #M4730 issued 7-29-77 for "2 To and incl. 15 h.p., or to and incl. 500,000 B.t.u."
- Building Permit #B19325 issued 11-8-90 to "Run new gas line from meter to existing pool heater"

- Building Permit #B20627 issued 5-2-91 to "Tear off existing roof and built-up to prevent ponding. Then reroof with 5-ply built-up roof per UBC 32."
- Building Permit #B26314 issued 1-13-94 to "Construct storage room at north side of dwelling." (It appears this was not constructed.)
- Building Permit #B26392 issued 1-31-94 to "Construct storage room at north side of dwelling." (Corrected by Building Permit #B26408, see below.)
- Building Permit #B26408 issued 2-2-94 to "Correct error in fees, verbage [sic] and valuation on permit #26392. Permit should read: Remodel and add interior hallway in existing storage room for office/den use. Not to be used as a sleeping room. Title 24 requirements to be incorporated into new habitable area."
- Building Permit #C11689 issued 3-3-05 for "100' of city standard block wall 6' high, down to 4 1/2' at side yard wall." Permit stamped "No final called, permit expired, file closed."
- Drawings for "Sitting Area 293SF Addition." Drawings are stamped "Approved Apr 13, 2005," and a Building Permit #C12193 is cited. The proposed sitting area addition was located at the west end of the master bedroom. (This was returned to its original footprint during an extensive remodel, see Building Permit #C30303 below.)
- Building Permit #C30011 issued 8-16-11 to "Remodel existing pool, add spa, add tanning ledge, add steps, split drains, new equipment and gas line."
- Building Permit #C30303 issued 9-22-11 for "Non structural demo to prepare for remodel." The Building Permit Application notes that a "Demo Plan" was submitted.
- Building Permit #C30435 issued 10-11-11 to "Construct approx.. 35 L.F. of 6' high block wall per city detail."
- Building Permit #C30650 issued 11-8-11 as "Supplemental to permit C30011. Add water feature. Replace patio footing and post per Engineered detail."
- Building Permit #2012-58 issued 1-30-12 to "Remodel existing residence. new fixtures, appliances, electric, mechanical, plumbing."
- Building Permit #2012-728 issued 3-21-12 to "reroof with R16029 foam...and coat with CRRC coating #0709-0007"
- Building Permit #2013-670 issued 4-23-13 to "Renew expired permit #'s C30011, C30435, C2012-58, C2012-728 and call for final inspection."
- Building Permit #2013-2192 issued 8-8-13 to "Upgrade electric service to 400 amp."
- Building Permit #2013-3730 issued 12-30-13 to "renew permit #'s 2013-670, 2012-728, 2012-58, C30435 and C30011" (permit is annotated "Finaled 5/5/14")

## Changes to the Barrett Residence

Due to the lack of early documentation on the Barrett Residence, an analysis of changes to the residence is largely just informed speculation (i.e., based on the few vintage photographs and the general language used in building permits). Although the Barrett Residence was extensively featured in a January 1956 *Palm Springs Villager* magazine article, only one photograph was shown of the exterior.

As might be expected with a large “trophy” residence that has seen a series of owners, the Barrett Residence has undergone many changes over its 60+ years of existence. Permits indicate virtually no changes to the residence during its ownership by the Barretts.

During William Holden’s ownership (from 1966-1977) significant changes to the residence’s footprint were made. In 1967, Holden added a 616-square foot garage and storeroom at the south end of the home and a very small (48-square foot) breakfast nook adjacent to the kitchen (see building permit #B09817).

In 1994, owner Luis Barrenechea connected the storeroom (added by Holden in 1967) with an interior hallway allowing the storeroom to be used for “office/den use” (see building permit #B26408).

In 2005, owner David Jackson added a 293-square foot “sitting area” to the west end of the master bedroom (see building permit #C12193). (Note: This addition was later removed by owner Rodrigo Vargas sometime between 2011 and 2013 likely under building permit #C30303 for “non-structural demo to prepare for remodel”).

In 2011, owner Rodrigo Vargas started an extensive remodel of the interior, demolished the slumpstone “J”-shaped wall at the entrance and added a water feature, installed two concrete block walls and metal gate in front of the residence, parged and stuccoed the slumpstone façade of the residence and replaced sliding glass doors throughout the residence with pivoting glass doors, including the replacement of some solid walls with pivoting glass doors (see building permits #C30435, #C30650, and 2012-58). The Vargas modifications are addressed at length in this nomination in Section 7, “Integrity Analysis.”

## BACKGROUND / HISTORIC CONTEXT

The relatively short history of Palm Springs can be organized into three more or less distinct periods that include Prehistory, the Settlement Period, and the Modern Period. It is within the context of the last period that this building will be evaluated.

**Modern Period (1925-1960s):** This period can be considered to have begun with the construction of the area’s first “modern” structure, Rudolph Schindler’s Paul and Betty Popenoe Cabin in 1922. With this building the area’s predominant architectural style, which was based on well-established Mexican and Spanish Colonial motifs, began to change. Incorporation of the town of Palm Springs followed in 1938. During the post-WWII era, Palm Springs’ economy prospered through tourism. Hollywood celebrities

discovered the desert oasis and patronized its hotels, inns, nightclubs and restaurants; celebrity-seeking tourists soon followed, transforming Palm Springs from a sleepy village into an increasingly cosmopolitan environment that saw the construction of schools, hospitals, an airport and other important public works projects. The commercial core along Palm Canyon Drive (originally Main Street) flourished. In the 1950s the downtown core was expanded by the construction of the cross-axis of Tahquitz-McCallum Way that extended from the center of the original settlement to the airport, spurring new development along the way. Early private residential development also expanded into new sub-divisions composed of midcentury modern second homes in the flat lands surrounding the town's original core. Palm Springs' Hollywood associations certainly imparted an air of sophistication to the city. By 1964, the city had built a reputation for cutting edge architecture with architectural practitioners like John Porter Clark, Albert Frey, E. Stewart Williams, William F. Cody and Donald Wexler.

## **EVALUATION:**

(Only Criteria 2, 3, 4 and 5 are asserted.)

**Criterion 2:** Significant Persons. This criterion recognizes properties associated with the lives of persons who made meaningful contributions to the national, state or local history. While certainly socially prominent individuals, George F. & Marcia Barrett arguably do not rise to the level of locally "important" persons (e.g., compared to a Frank Bogert or Ruth Hardy). Likewise, while a prominent individual in Illinois, George F. Barrett's contribution to California's history is negligible. However, the Barrett Residence's later connection to actor William Holden (who owned the residence from 1966-1977 and made a significant contribution to the national history), qualifies the residence under Criterion 2. Hence, the residence qualifies for listing as a Class 1 Historic Site on the local registry under Criterion 2.

## **ARCHITECTURE (Criteria 3 – 6)**

**Criterion 3:** *(That reflects or exemplifies a particular period of the national, state or local history).* Built in 1955, the Barrett Residence exhibits many stylistic markers which place it directly in the historic context of Palm Springs' Modern Period. The private residence represents a prime and largely intact example of the significant modernist architecture for which Palm Springs is widely known. As such the residence 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, i.e., an historic trend that exemplifies a particular period of the national, state or local history. The residence 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 Barrett Residence is eligible under the theme of Modern architecture because it possesses distinctive characteristics that make up the many qualities of the style including post-and-beam construction, overall horizontality, a multi-level flat roof, inexpensive mass-produced materials (like concrete block), man-made materials suitable to the harsh desert environment (steel, glass, and concrete) and an architectural design that strives to blur the line between the indoors and outdoors. As such, the residence is eligible under this criterion because it represents an important example of building practices in Palm Springs at midcentury. The residence 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:** It is noteworthy that the city's qualifying criteria recognizes the work of "master builders." Joe Pawling certainly deserves recognition along with the city's other notable builders (e.g., Alvah Hicks, Bob Higgins, Boris Gertzen, etc.). Associated with the architectural firm of Wexler & Harrison early in his career, Pawling went on to have an independent career as a builder and designer that garnered him significant recognition and acclaim.

**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. As an example of the maturing modernist movement, the Barrett Residence certainly articulates the best of residential "lifestyle" modernism to a level of excellence and confidence that, in total, they could easily be considered an aesthetic ideal. For its high artistic values, the residence 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 Barrett Residence 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 Barrett Residence's essential characteristics of form, plan, space, structure, and style have survived largely intact since the Holden modifications of 1967 (which fortunately were sympathetic with its original post-and-beam construction). Similarly, the structural system; massing; arrangement of spaces; pattern of fenestration (with the exception of some added pivoting glass doors); and the type, amount, and style of detailing (excepting the original slumpstone) have survived 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. ***In addition to the "Design" elements above, while the power lines have been buried and the landscaping has matured, the setting of the Barrett Residence continues to reflect the builder's 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. ***In addition to the demolition of the “J”-shaped slumpstone wall, between 2011 and 2013, the concrete slumpstone block walls at the Barrett Residence were parged and then stucco-finished with cement mortar. This is the most noticeable change to the exterior. While the slumpstone block is still intact, covering it seems to have been an arbitrary aesthetic choice (quite simply choosing smooth concrete over bumpy concrete). Nevertheless, the materiality (i.e., concrete) is unchanged and many significant homes in the city have had wood exteriors replaced with stucco which is arguably a far more fundamental change of materials. In conclusion, these changes do not constitute a significant loss of the physical elements that expressed the design during the building’s period of significance; the particular pattern and configuration that today forms the residence survives intact.***

## 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 Barrett Residence is comprised of integral ornamental detailing reflected in concrete, glass and steel. The residence continues to express a high degree of contemporary 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. ***As discussed earlier in this nomination, the Barrett Residence is lavishly sited on an oversized “through lot” which takes advantage of panoramic, mountain views to the west. The large, low residence rambles over the site framing a large pool. The overall effect is a striking midcentury “Palm Springs look.” Accordingly, the residence and contributing structures retain their 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 Barrett Residence is an important example of a custom-designed modernist private residence in Palm Springs. Accordingly, it continues its association with a pattern of events that have made a meaningful contribution to the community.***

INTEGRITY SUMMARY: The Barrett Residence 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 Barrett Residence still possess all seven aspects of integrity. ***(The paring of the original slumpstone walls is addressed in the "Materials" section of this Integrity Analysis). While the original sliding glass doors of the Barrett Residence were replaced with pivoting glass doors around 2011, this more effectively achieves the goal of blurring the indoor-outdoor transition (and was not an option available to the builder in 1955). There were several additions to the structure made in March of 1967 by actor William Holden. These included the addition of a garage, storeroom and a small breakfast nook. These modifications were all sympathetic and consistent with the post-and-beam construction. As these modifications are now almost 50 years old, they have become an important part of the history of the house and further reinforce Holden's association with the property. In summary, the residence and site both retain a degree of integrity sufficient to qualify for designation as a Class 1 Historic Site.***

---

## 8. 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

Architectural Resources Group. *City of Palm Springs Historic Resources Survey*. San Francisco, 2004.

Harlan, James R. *The Alexanders: A Desert Legacy*. Palm Springs Preservation Foundation, 2011, pages 48-51.

Historic Resources Group, LLC. *Citywide Historic Resources Inventory*. Pasadena, 2015 (Draft).

McGrew, Patrick. *Donald Wexler: Architect*. Palm Springs Preservation Foundation, 2010, page 34.

National Park Service. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, Washington, D.C.

### Magazines and Other Documentary Sources

*Chicago Daily Tribune* newspaper. March 2, 1937 (George Barrett, a G.O.P. Leader, Dies Suddenly); and October 28, 1955 (They Were There and Arden Shore Plans Annual Dinner Dance).

Hugh Kaptur. Personal interview with the authors. October 22, 2017.

*Los Angeles Times*, February 23, 2010 (Onetime William Holden home in Palm Springs for sale for \$5.5 million).

*Palm Springs Villager* magazine. (There are 63 mentions of the Barretts in the *Palm Springs Villager* magazine. These selected citations are intended to illustrate their involvement in the Palm Springs community.) February 1951 (Village Life); April 1951 (Business Circles); December 1955 (The Artist: Earl Cordrey); January 1956 (Apricot Hall of the Desert Moon); September 1956 (Viewing the Village); March 1959 (Thunderbird Country Club); January 1960 (Club Notes); March 1961 (Socialife by Shar Cracraft); March 1962 (Fashion Pace Setters of the Desert); March 1964 (Noel F. Birns); December 1964 (The Little Season – parties, paintings and people); December 1964 (Art, Fashion, Parties and Golf); and February 1966 (Annual Luncheon Fashion Show).

*Palm Springs Villager* magazine. The Pawlings appeared in the *Palm Springs Villager* magazine real estate and social pages on October 1950 (Realty Sales); December 1950 (Realty Sales); January 1951 (Village Life); August 1953 (Village Life); August 1954 (Village Life); February 1955 (Village Life); May 1956 (Village Life); November 1956 (Village Life); December 1956 (Always Something Doing); and January 1957 (Village Life).

“Staying Power.” *Palm Springs Life*, March 2017.

*The Desert Sun* newspaper. (There are several hundred mentions of the Barretts in the *Desert Sun* newspaper. These selected citations are intended to illustrate their involvement in the Palm Springs community.) December 6, 1940 (Gay Events Set Busy Pace for El Mirador Guests); December 13, 1940 (Leave After Visit); February 7, 1952 (Many Parties Planned); March 23, 1953 (Enjoy Better Living In Harry A. Dart’s Deep Well Colony Estates); February 24, 1955 (Home Building Booms In Desert District In Week); March 17, 1955 (Dwellings, Pools Feature Building in Desert Area); October 12, 1955 (Around Town With Hildy Crawford); April 18, 1956 (It’s G.O.P. From Coast To Coast); May 16, 1958 (Around Town With Hildy Crawford); May 20, 1958 (Barretts Are Hosts At Fabulous Oriental Party); May 10, 1960 (Around Town With Hildy Crawford);

December 5, 1966 ('67 Personages Off Press, Includes Many New Names); May 6, 1969 (The Sundial); December 11, 1972 (Mr. and Mrs. Hammes Will Sponsor "Golden Sun Gala"); March 23, 1974 (Museum Sets A Goal: \$1 Million To Go); April 15, 1976 (Art: Therapy For The Mind); and April 14, 1978 (Mark Your Calendar).

*The Desert Sun* newspaper. (There are over 700 mentions of William Holden in the *Desert Sun* newspaper, most are minor and relate to his film work.) November 28, 1958 (Beedles Leave PD for Holiday); January 22, 1966 (William Holden); November 21, 1967 (W. F. Beetle Service To Be Private); July 8, 1970 (Actor's Residence Ransacked); May 7, 1971 (Postponed); December 3, 1976 (Sensational View Lots); and November 27, 2012 (Ex-"West wing" star's foreclosed home is sold).

*The Desert Sun* newspaper. (There are over one hundred mentions of the Pawlings in the *Desert Sun* newspaper. These selected citations are intended to illustrate their involvement in the community.) May 5, 1952 (Joe Pawling Elected Civic League President); March 23, 1953 (Around Town With Hildy Crawford); March 30, 1953 (\$300,000 in New Homes Built in Deep Well Tract); May 6, 1954 (Show Place); July 15, 1954 (Five Dwellings, Two New Pools, Begun in Village); September 9, 1954 (Pawling To Develop New Subdivision Near Sunrise); September 9, 1954 (Building Activity In Palm Springs Continues Brisk); September 16, 1954 (Local Construction Men Offer Material And Labor); September 23, 1954 (New Home); October 14, 1954 (Happy Birthday); February 24, 1955 (Booms In Desert District In Week); April 28, 1955 (Cocktail Party to be Benefit); May 5, 1955 (Expect Crowd At Benefit Cocktail Party Saturday); October 15, 1955 (Around Town With Hildy Crawford); November 22, 1955 (Around Town With Hildy Crawford); January 25, 1956 (Around Town With Hildy Crawford); February 15, 1956 (Cocktail Party Precedes Ball); November 9, 1956 (Joe Pawling Home Offers Artistry); November 9, 1956 (House Tour To Benefit WAIF Group); November 16, 1956 (On The Edge); November 23, 1956 (Home Tour); November 24, 1957 (L.A. Press Flown Down to See House Of Tomorrow); June 5, 1957 (Ken Herman...announced sale of the "\$250,000 House of Tomorrow"); and May 3, 1963 (Deep Well Sells Its Self).

*The Desert Sun* newspaper. March 11, 2017 (Retreats: Coachella Valley Homes, page 20).

*The Seattle Times* newspaper. January 28, 2011 (Time for a cast change at the old Holden house).

#### Other Sources Consulted

- City of Palm Springs (Planning and Building Departments)
- Palm Springs Historical Society
- Riverside County Assessor's Office

---

## 9. Geographical Data

---

Acreage of Property: 42,253 sq. ft. (0.97 acres)  
Property Boundary Description: See Appendix II

---

## 10. Prepared By

---

Name/title: Ronald W. & Barbara A. Marshall  
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

---

## 11. Required Documentation

---

Submit the following items with the completed application form. **Do not mount any exhibits on a board.**

1. **Attachment Sheets.** Include all supplemental information based on application form above).
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed district's boundaries.
3. **Photographs:** Eight (8) sets of color photographs showing each elevation of the property and its surroundings.
4. **Non-owner's Notarized Signature:** If the applicant is not the owner, a notarized affidavit shall be provided (see following page).
5. **Site Plan:** One 1/8" to 1/4" scale drawing of the site, and eight reduction copies (8 1/2 x 11 inches) The site plan shall show all of the following: Property boundaries, north arrow and scale, all existing buildings, structures, mechanical equipment, landscape materials, fences, walls, sidewalks, driveways, parking areas showing location of parking spaces, and signs. **Indicate the square footage and use of each building and the date(s) of construction.**
6. **Public Hearing Labels:** Three (3) sets of typed self-adhesive labels of all property owners, lessees, and sub-lessees of record. **The labels shall include the Assessor's parcel number, owner's name and mailing address of each property with 400 feet from the exterior limits of the subject property.** Additionally, all Assessor Parcel Maps clearly indicating the 400-foot radius and a certified letter from a title company licensed to conduct business in Riverside County, California shall be submitted.

Note: If any property on this list is owned by the United States Government in trust for the Agua Caliente Indian Tribe or individual allottee, copies of notices with postage paid envelopes will be submitted to the Bureau of Indian Affairs to notify the individual Indian land owners of the public hearings.

**Appendix I: Owners' Letter of Support**

October 24, 2017

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

Dear Honorable Board,

As the current owners of the George F. & Marcia Barrett (aka William Holden) Residence at 1323 South Driftwood Drive, we enthusiastically support the Class 1 Historic Site designation of our property by the city of Palm Springs. We have asked the Palm Springs Preservation Foundation (specifically board members Ron & Barbara Marshall) to assist us in the preparation of the required nomination paperwork.

If you have any questions please feel free to contact us at (843) 343-8887 or by email at [jane@janegarrison.com](mailto:jane@janegarrison.com).

Sincerely,



Jane Garrison



Mark Garrison



Appendix III: Barrett-to-Holden Grant Deed (which includes Legal Description)

96013 RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME William F. Holden  
ADDRESS c/o Andrew G. HICKOX  
CITY & STATE 1777 N Vine St., Room 214  
Hollywood 28, California

RECEIVED FOR RECORD  
SEP 28 1966  
AT 9:00 O'CLOCK A.M.  
At Request of  
SECURITY TITLE INSURANCE CO.  
Recorded in Official Records  
of Riverside County, California  
L. W. [Signature]  
Fees \$ [Signature] Recorder

Title Order No. 152848 Escrow No. 4846

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Grant Deed**

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE CO.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
GEORGE F. BARRETT, and MARCIA BARRETT, husband and wife,

hereby GRANT(S) to WILLIAM F. HOLDEN, a married man, as his sole and separate property,

the following described real property in the  
county of Riverside, state of California:

Lots 7, 8, 15, and 16 of DEEP WELL RANCH ESTATES NO. 7 as shown by map on file  
in Book 25, page 27 of maps, Riverside County Records.

SUBJECT TO:

(1) Taxes for the fiscal year of 1966/67, a lien not yet payable.  
(2) Covenants, conditions, restrictions, reservations, rights of way or easements of record.

MAIL TAX STATEMENT TO:  
SAME AS ABOVE

Dated: September 12, 1966

*[Signature]*  
(GEORGE F. BARRETT)

*[Signature]*  
(MARCIA BARRETT)

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On September 12, 1966 before me, the undersigned, a Notary Public in and for said County and State, personally appeared GEORGE F. BARRETT and MARCIA BARRETT.

known to me  
to be the person whose name is subscribed to the within instrument and that they executed the same.

*[Signature]*  
PHILIP B. CLARK  
My Commission Expires Sept. 8, 1967  
Name (Typed or Printed)  
Notary Public in and for said County and State

FOR NOTARY SEAL OR STAMP

PHILIP B. CLARK  
NOTARY PUBLIC  
PHILIP B. CLARK  
LOS ANGELES COUNTY

L. I. (G. S.) (Rev. 12-15-64) 8 pt.

MAIL TAX STATEMENTS ARE DIRECTED ABOVE

End Recorded Document - W.D. Bolash, County Recorder

352848 #2

A grant deed dated September 12, 1966 recording the transfer of 1323 Driftwood from the Barretts to William Holden.

## Appendix IV: William Holden Obituary

From the November 17, 1981 edition of *The New York Times* newspaper

### **WILLIAM HOLDEN DEAD AT 63; WON OSCAR FOR 'STALAG 17'**

(by Linda Charlton)

William Holden, the film star who won an Oscar in 1953 for his role in "Stalag 17" and who represented the manly, straightforward, romantic figure during a career of more than 40 years, was found dead yesterday in his apartment in Santa Monica, Calif.

Mr. Holden, who was 63 years old, was found by an apartment manager. The police said he had apparently died of natural causes and had been dead for possibly two or three days. His permanent home was in Palm Springs but he maintained an apartment in Santa Monica.

His performance as Gloria Swanson's ill-fated lover in "Sunset Boulevard" in 1950 was perhaps his best known; it won him a second Oscar nomination. His role in "Network" in 1976 won him a third. His most recent movie was "S.O.B.," a farce, in which Vincent Canby, reviewing the film in *The New York Times*, said he was "especially fine." The movie was released last July.

Mr. Holden was for many years a sort of grownup boy-next-door type, but his acting developed a fine cynical edge in such films as "The Bridge on the River Kwai" and "Sunset Boulevard" as well as "Stalag 17."

"I'm a pretty fair interpreter of a certain kind of contemporary character," he said in an interview in *The [New York] Times* in 1976. "I'm not a classic actor, dealing in tragedy. Most actors have a specific corridor, and within the limits of that corridor they travel the course of their career.

"For me, acting is not an all-consuming thing, except for the moment when I am actually doing it. There is a point beyond acting, a point where living becomes important. When you're making a movie, you get up in the morning and you put on a cloak; you create emotions within yourself, send gastric juices rushing up against the lining of your stomach. It has to be manufactured."

Indeed, there was a seven-year period in the late 1950's and early 60's when Mr. Holden made no movies in Hollywood; he moved abroad to Switzerland, Hong Kong and Kenya. He became a conservationist and a founder of the Mount Kenya Safari Club. He invested in hotels in Africa, where he said he was happiest. However, he did return to Hollywood in 1965 to make "Alvarez Kelly." The actor, whose original name was William Franklin Beedle Jr., was born April 17, 1918, in O'Fallon, Ill. His father was a chemist and his mother a teacher. The family moved to California when he was very young, and he attended public schools in Monrovia and Pasadena. At junior college he took a course in radio drama, and made his first stage appearance at the Playhouse Theater. A talent scout, impressed by his performance in the role of Madame Curie's grandfather, persuaded Paramount to give him a small part in "Million

Dollar Legs" in 1939. It was then that he took the name William Holden, which he made his legal name in 1943.

It was also in 1939 that he had his first major role - and the title role - in "Golden Boy," opposite Barbara Stanwyck. Mr. Holden's performance established him immediately as star. From then on, he made more than 50 movies; most but not all were successful, and he tried to set certain standards both for himself and for the movies in which he agreed to appear. He was handsome but not in a classic matinee-idol style; he was the decent average man, only a bit better than average. He became one of the most popular male movie stars ever, respected by the critics and by directors. The director Billy Wilder said that he was "the best movie actor of his generation."

Eight months after his marriage to the actress Brenda Marshall in 1941, Mr. Holden enlisted in the Army Air Forces; he served more than three years. After his discharge, there was a 17-month hiatus when he had no parts, but he then appeared in 13 movies in three years. His roles were varied, moving him out of what he called, with dislike, his "Smiling Jim" slot. They included a psychopathic gangster in "The Dark Past" in 1948 and, in 1950, the young writer who becomes the emotional property of an aging actress in "Sunset Boulevard." *The Times* wrote then that he was "doing the finest acting of his career."

Mr. Holden also had the gift of a light touch, which was displayed in such films as "Born Yesterday" and "The Moon Is Blue." The role in "Stalag 17" for which he won the Oscar was that of a cynical, hard-bitten prisoner of war who inevitably becomes a hero. For many years Mr. Holden was also an offscreen symbol of normality in Hollywood - the nice guy with a long marriage to one woman, the solid citizen with two children who enjoyed working around his home. He was regarded as cooperative with the press and with the studios where he worked, although he was on occasion suspended for refusing scripts he believed to be below his standards.

A sort of wholesome charm was his trademark, but in later years his roles - such as that of Pike Bishop, an outlaw, in the violent film "The Wild Bunch" - acquired a new, hard-bitten dimension. Mr. Holden also became a much more private person, refusing in interviews to talk about his politics, his family, or why he lived abroad when he did. He said in 1971 that he had always resented the "ground rules of 30 years ago, when you did anything to get your name in the paper with Hedda Hopper or Louella Parsons."

Mr. Holden was separated in 1963 from his wife, with whom he had two sons, Peter and Scott; they were later divorced. In recent years, Mr. Holden's frequent companion was the actress Stefanie Powers.

His most notable movies included "Our Town" (1940); "Apartment for Peggy" (1948); "Union Station" (1950); "Executive Suite" (1954); "Sabrina" (1954); "The Country Girl" (1954); "The Bridges at Toko-Ri" (1955); "Love is a Many-Splendored Thing" (1955); "Picnic" (1956); "The Key" (1958) and "The World of Suzie Wong" (1960). He also starred in the television mini-series "The Blue Knight," about police officers, and in a television movie, "21 Hours at Munich."

**Appendix V: Photographs of Selected Architectural Details**

(Additional documentary photographs and information are included in a supplemental compact disc.)



**The Barrett Residence from the street looking to the southwest. A concrete block wall creates privacy and the long, low planter reinforces the horizontality of the design. The metal entry gate is seen just to the left of the palm trees.**



**The multi-level flat roof provides visual interest and helps demarcate common areas from private areas by creating different ceiling heights. Also shown are clerestory windows and the post-and-beam construction.**



**The offset entryway and adjacent pool and fountain.**



**The large rectangular fireplace in the living room and tongue-in-groove ceilings.**



**Clerestory windows in the living room (looking towards the west).**



**The “transparency” of the architecture and the blurring of the indoor-outdoor transition.**

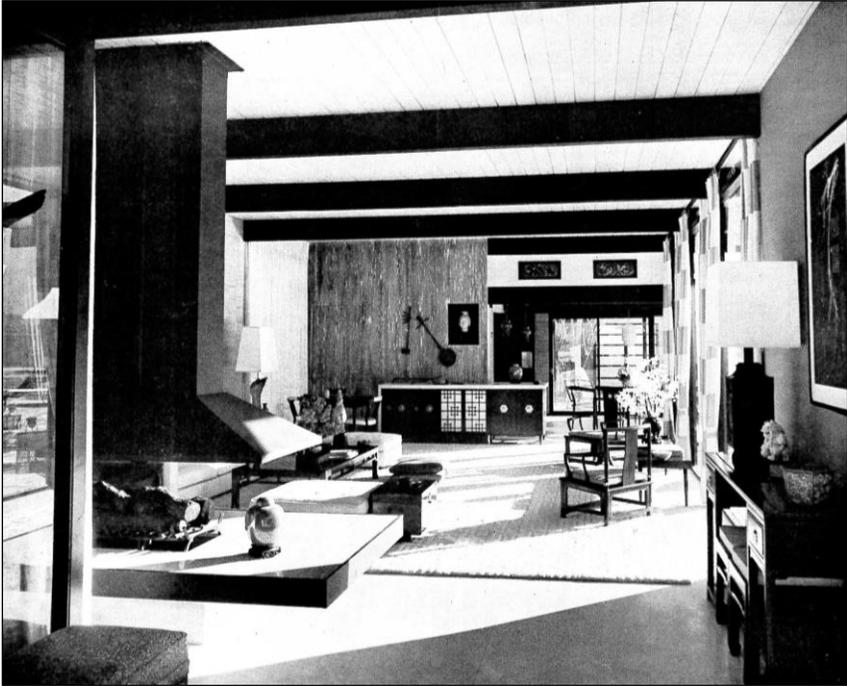


**One of the many pivoting glass doors.**



**The expansive lot frames views of the San Jacinto mountains to the west.**

**Appendix VI: Miscellaneous**



**The Barretts' oriental-themed modernist interior (from the January 1956 issue of *Palm Springs Villager* magazine). (Courtesy Palm Springs Historical Society)**



**Three guests at one of the Barretts' "fabulous" oriental parties at 1323 South Driftwood Drive (from the May 20, 1958 edition of the *Desert Sun* newspaper).**



**George Barrett poses in front of 1323 South Driftwood Drive for a fashion shoot that was featured in the April 1959 issue of *Palm Springs Villager* magazine. He is described as “wearing a Mexican hand woven ‘manta’ cloth custom designed shirt in gold, black and white and matching black linen golf shorts.” Also featured is his custom Kaiser Darrin convertible. (Courtesy Palm Springs Historical Society)**

**Deep Well  
Sells Its Self**

FOR many reasons—individual home designs, free from prevailing winds, excellent school facilities and more, much more—for instance this custom built house by **Joe Pawling** excels for its spaciousness and modern decor—one of the few three bedroom, two bath floor plans that provides outside entrances to every room for your poolside convenience. Now available at a price of \$45,000. Worthy of your immediate inspection. Realtor.

**Mildred E. Jackson**  
296 S. Palm Canyon Ph. 324-3301

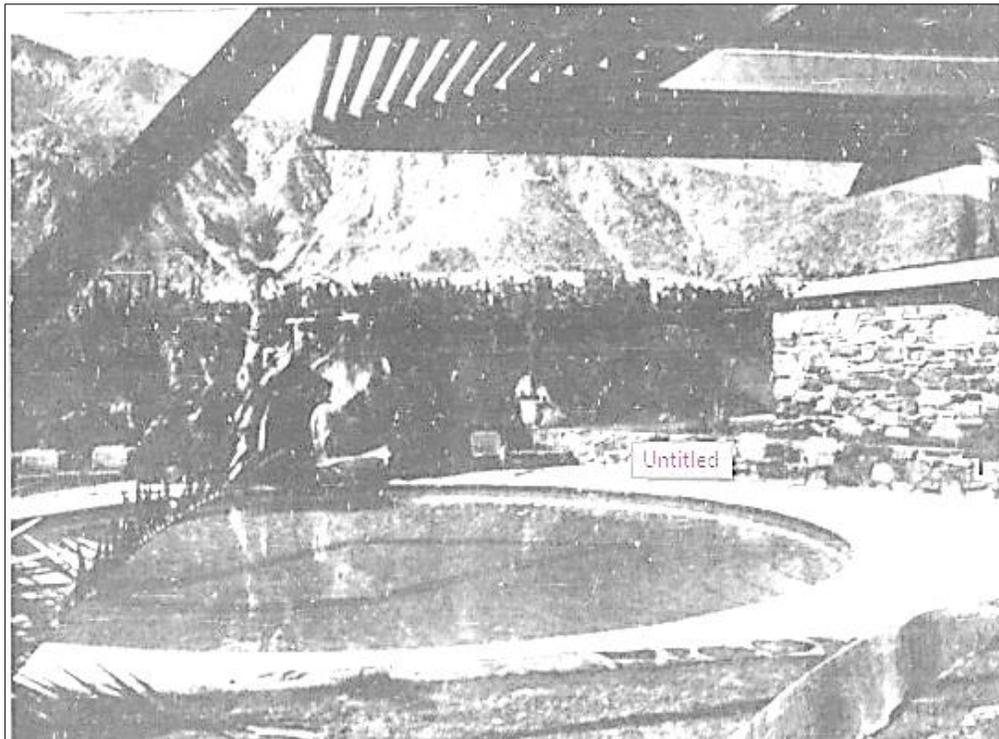
**Pawling built several houses in the Deep Well Estates neighborhood (this advertisement appeared in the May 3, 1963 edition of the *Desert Sun* newspaper).**

## Show Place

Joe and Joyce Pawling are just getting settled in their ultra-modern new home . . . in Lilliana Gardens . . . and it is a real showplace . . .

The five-bedroom house is built around a courtyard . . . with a waterfall and two palm trees . . . The color scheme is yellow and charcoal . . . and there is a hanging fireplace in the living-room . . . Small wonder that Joyce is really delighted with it . . .

The architectural firm of Wexler & Harrison designed the Pawling Residence at 231 Lilliana Drive (from the May 6, 1954 edition of the *Desert Sun* newspaper).



Pawling's "\$250,000 House of Tomorrow" at 295 Hermosa Place (demolished in 2000) received "a great deal of publicity for Palm Springs when [actress] Jane Russell...held a month's preview for the benefit of the Waif [sic, WAIF] Charity organization...Thousands of visitors from Southern California and across the nation visited the home" (from the June 5, 1957 edition of the *Desert Sun* newspaper).

**Home Tour**  
SEE THE  
**Magnificent Home  
of Tomorrow**  
EXQUISITELY FURNISHED  
**295 HERMOSA PLACE, PALM SPRINGS,  
CALIFORNIA**

**Fashion Shows Daily**  
BEAUTIFUL MODELS — FAMOUS DESIGNERS

**Opening Nov. 17th  
for 10 Days Only**  
10:00 A.M. TO 8:00 P.M.

Builder—**JOSEPH PAWLING**  
Designer—**ARTHUR ELROD**

FEATURES:

- \* Waterfalls in Living Room
- \* Sliding Glass Ceiling—Push Buttons
- \* Sunken Tile Swimming Pool
- \* Tropical Gardens
- \* Custom-Built Kitchen—Glow Ceiling
- \* African Marble Floor—Dining Room

Sponsored by Palm Springs Chapter  
**WAIF**  
(Orphans for Adoption)  
**TOUR \$1.00**  
The Admission  
Courtesy of Arthur Elrod, Ltd.

Pawling's "House of Tomorrow" at 295 Hermosa Place was decorated by the famous Arthur Elrod (from the November 23, 1956 edition of the *Desert Sun* newspaper).

**Around Town**  
with Hildy Crawford

They'll be coming around the mountain for Western Week . . . which starts on Monday . . . and Villagers and visitors alike are expected to go Western . . . wearing Western clothes . . . There is a lot of leeway permitted . . . Those with fancy costumes will wear them . . . and those who haven't may parlay jeans and neckerchiefs into costumes . . . pretty girls will be wearing fantastic creations like ermine shorts with jeweled belts, pretty shirts and flower-trimmed hats . . . and this should happen oftener . . . It's the kind of thing you expect to see only in Palm Springs . . .



They opened the doors at Don the Beachcomber Thursday night . . . and had to jump back out of the way . . . to let the crowd in . . . Sunny Sund, Ed Bachtold and Pat O'Dea should be very pleased . . . with the way the Villagers turned out . . . to welcome them back . . . There were about 100 more than last year . . . That same tropical atmosphere with the mist rising outside the windows . . . and that same wonderful food . . . that keeps luring people back . . . Rumakts and spareribs, chicken almond and pressed duck and won ton . . . If you need reminding . . . The Arnold Rumwells were there with their daughter Miriam . . . at a table with Howard and Kay Morris . . . Al and Nellie Hunt came in with a

whether it will have to be operated on . . . The cartilage was injured when a car door banged his knee several weeks ago . . .

Ginny Simms arrived with her parents Mr. and Mrs. D. D. Simms and an aunt Mrs. Gladys Gehrke of Fresno . . . Ginny was talking about the new house she is building here . . . She is so thrilled about it that it isn't going up fast enough to suit her . . . but she says she considers **Joe Pawling** "a young Frank Lloyd Wright" . . .

The Racquet Club's Tex is back . . . This is unconfirmed but he thought his Mexican films might be shown tonight on T . . . Try Channel 5 between 7 and 8 and see . . . The film title is "Flight to Adventure" . . .

One particularly exuberant client called Joe Pawling "a young Frank Lloyd Wright" (from the October 15, 1955 edition of the *Desert Sun* newspaper).



The Barrett Residence was featured in the Fall 2015 issue of *California Home + Design* magazine.