

The Dr. Harry and Betty Garber Residence, 1972

2455 Southridge Drive
Palm Springs, California, 92264

Richard A. Harrison, AIA, architect



Nomination Application For City of Palm Springs Class 1 Historic Resource

**Prepared by
STEVEN KEYLON
For the
PALM SPRINGS PRESERVATION FOUNDATION
Final August 20, 2024**

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the following individuals and organizations for
their professional expertise and/or editing assistance:

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CLASS I HISTORIC RESOURCE NOMINATION

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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 February 2024, the PSPF board of directors assigned the task of writing the Garber Residence Class I Historic Resource nomination to Steven Keylon.

EXECUTIVE SUMMARY

SIGNIFICANCE:

The Garber Residence is a custom-designed residence at 2455 Southridge Drive in Palm Springs’ exclusive Southridge development. The house was designed in 1970 by architect Richard A. Harrison, collaborating with interior designer Arthur Elrod. The house was owned by the Garbers for the rest of their lives, and remarkably few changes were made to the house, and it was beautifully maintained, making it a nearly intact example of Harrison’s work. The Garber Residence exhibits numerous character-defining features that place it within the historical context of the Palm Springs Modern period. A period of significance for the house has been established as 1972, the year the house was completed.

DESIGNATION CRITERIA:

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.

As outlined in the analysis beginning on page 25, the Garber Residence qualifies as a City of Palm Springs Class 1 historic resource.

The house possesses exceptional historic significance and meets the following two of seven of the eligibility criteria outlined in Municipal Code Section 8.05.070(C,1,a): (iii): Exemplifying a particular period in local history, and (v) Presents the work of a master architect, landscape architect and interior designer, each whose individual genius influenced their age (i.e., peers, profession), and possess high artistic value.

Furthermore, the site possesses a high degree of historic integrity as outlined in Municipal Code Section 8.05.070 (C,1,b) in terms of Design, Materials, Workmanship, Location, Setting, Feeling, and Association.

The historic context within which the Garber Residence was evaluated as outlined in the Citywide Historic Context Statement & Survey Findings is The Post-World War II period 1945 – 1969. Its period of significance is associated with the timeframe in which architect Harrison designed the house (early 1970), to its completion in 1972.

APPLICATION



(to be completed by Planning staff:)

Date:
Case No.
HSPB No.
Planner:

CITY OF PALM SPRINGS
Department of Planning Services

HISTORIC RESOURCE DESIGNATION (HRD)

TO THE APPLICANT:

Complete all parts of this application. Denote "NA" for lines that are not applicable.
Submit the completed application with attachments to the Department of Planning Services at
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262 Phone: 760-323-8245 Fax: 760-322-8380

This application is for a proposed: (Check one) Historic Site / Resource Historic District:

Applicant's Name: BILL GRIMM AND DAVID BRINKMAN

Please Print

Owner Lessee Authorized Agent City Other

Applicant's Address: BILL GRIMM AND DAVID BRINKMAN

Number and Street Name or P.O. Box
2455 SOUTHRIDGE DRIVE PALM SPRINGS 92264

City State ZIP

Telephone Nos: 760-413-0044

Residence Cell Work

E-Mail address: drg Grimm@mdvip.com

Note: For Historic District applications: On a separate page, provide a list all sites / parcels within the proposed historic district boundaries with the following information provided for each parcel / APN.

Site Address: 2455 SOUTHRIDGE DRIVE, PALM SPRINGS, CA 92264

APN 510260024 Zone: _____ Section: _____ Gen'l Plan Land Use Desig. _____

Is the project located on the Agua Caliente Band of Cahuilla Indians Reservation? NO
(Refer to the Land Status Map under Tribal Resources on the Planning Department home page.)

Construction Date: 1972 Estimated Actual (denote source, i.e. bldg. permits)

Architect: RICHARD A. HARRISON Builder: _____

Present Owner: BILL GRIMM AND DAVID BRINKMAN

Present Owner Address: 2455 SOUTHRIDGE DRIVE, PALM SPRINGS, CA 92264

Original Owner: HARRY AND BETTY GARBER

Other notable past owners: N/A

Other Historic Associations: _____

Common Name of Property: GARBER RESIDENCE

Historic Name of Property: GARBER RESIDENCE

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: POST-AND-BEAM MIDCENTURY MODERN
(Refer to the Architectural Styles chapter of the Citywide Historic Context Statement, under Historic Resources on the Planning Home page (www.palmspringsca.gov)).

Period of Significance: Post-World War II Palm Springs (1945-1969)
(See the Citywide Historic Context Statement Document.)

Please list any informational reference sources used to complete this application:

PSMC 8.05.070 (C,1): Criteria for the Designation of Class 1 Historic Resources.

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.

Provide a written description of how the site qualifies as historic resource under one or more of the following criterion:

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

- i. The resource is associated with events that have made a meaningful contribution to the nation, state or community.¹
- ii. The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history.
- iii. The resource reflects or exemplifies a particular period of national, state or local history.
- iv. The resource embodies the distinctive characteristics of a type of construction, a period of construction or a method of construction.²
- v. The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value.
- vi. 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.
- vii. The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.

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

² Unlike the National Register criteria "type, period of method of construction relates to construction only" For design theme or characteristics use Criterion "iii" (period) or Criterion v (high artistic value).

FINDING 2: The site, structure, building or object retains most if not all of the following aspects of Integrity, as established in the Secretary of the Interior's Standards³: Design, Materials, Workmanship, Location, Setting, Feeling, Association.

PSMC 8.05.070 (C,2) Criteria for the Designation of Class 2 Historic Resources.

A site, structure, building or object may be designated as a Class 2 historic resource, or a Contributing Resource to a proposed historic district by the Palm Springs City Council provided the site, structure, building or object exhibits exceptional historic 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 (above).

PSMC 8.05.090 (C) 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.
(Identify list by address and APN number each site / parcel that meets the criteria outlined in Finding 1 above and document how each meets the criteria.)
- b. Identify non-contributing properties or vacant parcels to the extent necessary to establish appropriate, logical or convenient boundaries.
(Identify list by address and APN number each site / parcel within the proposed historic district that is considered non-contributing to the overall historic significance of the historic district.)

Please attach any additional information related to the application as necessary.

Questions: Contact the Palm Springs Planning Department at 760 323 8245.

³ Refer to the U.S. Department of the Interior Bulletin for How to Evaluate the Integrity of a Property.

Statement of Significance

Summary

The Garber Residence, 1972, was designed by master architect Richard A. Harrison.

Location

The Garber Residence is located at 2455 Southridge Drive in Palm Springs' exclusive Southridge development.



The Architect

Richard A. Harrison, AIA (1924-1995)

Richard A. Harrison, widely known as Rick Harrison, made significant strides in the field of architecture, notably in partnership with Donald Wexler during the 1950s. Together, they formed one of the most influential architectural firms in the desert, contributing to the development of what would later be recognized as the Palm Springs School of Architecture. However, Harrison's career is equally distinguished, marked by a series of noteworthy projects highlighting his unique artistic vision.

Born in San Pedro, California, Richard Arnett Harrison was raised in Los Angeles, where he attended University High School, graduating in 1942. He initially worked for Pacific Aviation and subsequently spent three years in the Navy as an instructor in aeronautical engineering. After World War II, Harrison enrolled at

the University of Southern California (USC), earning a Bachelor of Architecture in 1952. During his time at USC, a hub for the post-and-beam architectural style and influenced by the Case Study House program from *Arts & Architecture* magazine, Harrison honed his expertise in this USC style, which he later brought to his partnership with Wexler, although he often did not receive due recognition for this contribution.

As articulated by Esther McCoy, the USC style is distinguished by its exposed wood post-and-beam structural system, which achieves aesthetic appeal through an asymmetrical yet balanced arrangement of modular, in-fill panels. This post-and-beam construction facilitated an open and flexible floor plan while fostering a strong connection to the outdoors. Patios adjacent to rooms, visible through expansive glazing, extended the living space and created transitional areas between the interior and exterior, embodying the style's emphasis on indoor-outdoor integration. In tribute to its Arts and Crafts origins, McCoy noted that a low-pitched gable with wide eaves and exposed rafter tails typically crowned the building. The commitment to site-specific design was equally important as any architectural feature, treating the existing topography as a partially completed canvas.¹

While still at USC in 1951, Harrison began working as a draftsman for the renowned desert architect William Cody. He contributed to significant projects, such as the working drawings for Cody's iconic L'Horizon Hotel. This experience was instrumental for Harrison, but it was his collaboration with fellow draftsman Donald Wexler that became a pivotal aspect of his career.

Harrison joined the American Institute of Architects (AIA) in 1957, with sponsorship from prominent local architects E. Stewart Williams and John Porter Clark. After amicably parting ways with Wexler in early 1962, Harrison embarked on a prolific and notable solo career. Although the split was reportedly due to differing professional interests—Wexler leaning toward commercial and civic projects, and Harrison favoring residential designs—Harrison's portfolio includes a surprising number of non-residential commissions.

Golf-related real estate developments were a significant aspect of Harrison's career. His designs for the Westward Ho Country Club (1962) in Indio, Canyon Country Club South clubhouse (1963), Palm Desert Country Club (1966, unbuilt), and Marrakesh Country Club (1971) established his reputation in the niche of golf clubhouse architecture in the Coachella Valley, mirroring the earlier success of William Cody. Additionally, he designed residential units for the pioneering golf developer Johnny Dawson's Seven Lakes Country Club in Palm Springs (1967-72).

Harrison's commercial architectural contributions include notable projects such as additions to the Sun Center, as well as the Patencio Building (1965), which, with its intriguing geometrical forms, is another standout project located on the bustling retail corridor of Tahquitz Canyon Way. Collaborations with architect Howard Lapham led to the creation of the Palm Springs National Bank (1964) on South Palm Canyon and the rustic modernity of the Smoke Tree Village shopping center (1964), designed to serve the growing South Palm Springs community.

Harrison also made significant contributions to religious architecture in the Coachella Valley. His design for the University Baptist Church in Palm Desert (1966) is particularly noteworthy, featuring bold geometric angles and a striking interplay of architectural solids and voids. Other religious projects include the Outdoor

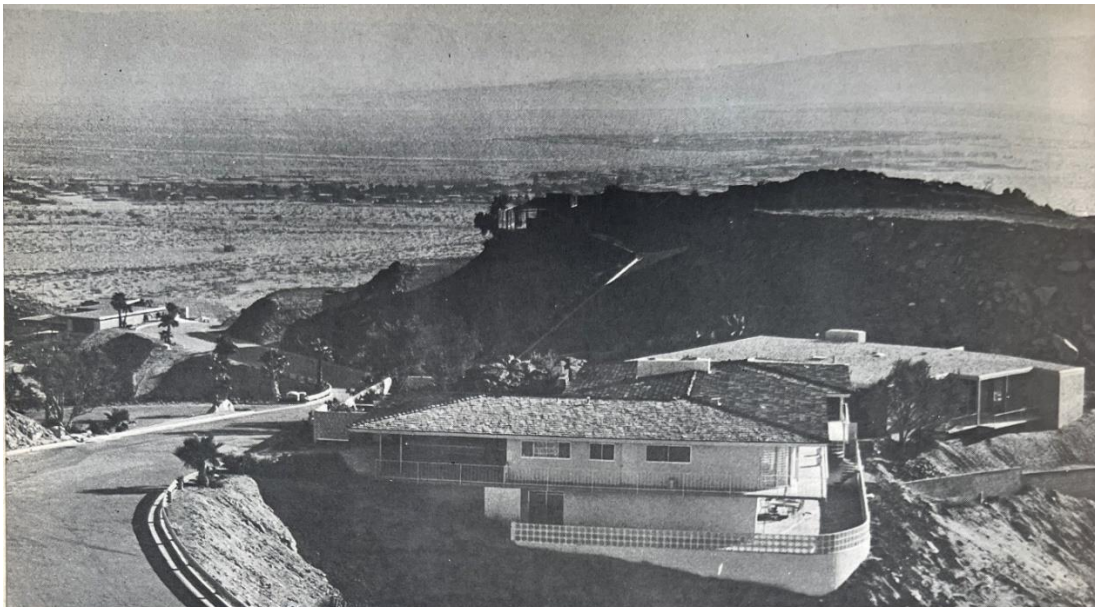
Chapel at Desert Memorial Park (1971), the Our Lady of Solitude Parish Center (1974), and the Palm Springs Church of Religious Science (1985).

In residential architecture, Harrison's work encompassed a variety of forms. Following his split with Wexler, he designed over 170 houses in south Palm Desert for developers Cliff Henderson and Adrian Schwilck. His multi-unit projects include the three-story Canyon View Condominiums (1966) for developer Roy Fey and the luxurious condominiums at Seven Lakes Country Club (1967-72). Harrison's design for the Albert Marx Residence (1967) within the exclusive Tamarisk Country Club and the Garber Residence (1972) near the top of Southridge, among other prominent architectural works, demonstrates his versatility and enduring impact on the architectural landscape.²

SOUTHRIDGE

In the 1960s, residential development in Southern California shifted toward the hillsides as the availability of flat, easily accessible land diminished. Engineering advancements facilitated the feasibility and cost-effectiveness of hillside development, while the panoramic views from these elevated locations significantly enhanced their attractiveness. Developers capitalized on this opportunity, with Southridge Estates in Palm Springs serving as a notable example. This development utilized the desirability of hillside living to create a prestigious neighborhood, catering to an elite clientele seeking exclusive and scenic residences.³

This was explained in dramatic text in *Palm Springs Life* in 1963: "Man's eternal desire to reach for the stars is reflected in his need to dwell on high ground. The magic combination of the most sun and the most water has attracted people from all over the world to sun flooded Palm Springs and with many of them comes their inborn need to reach for the heights."⁴

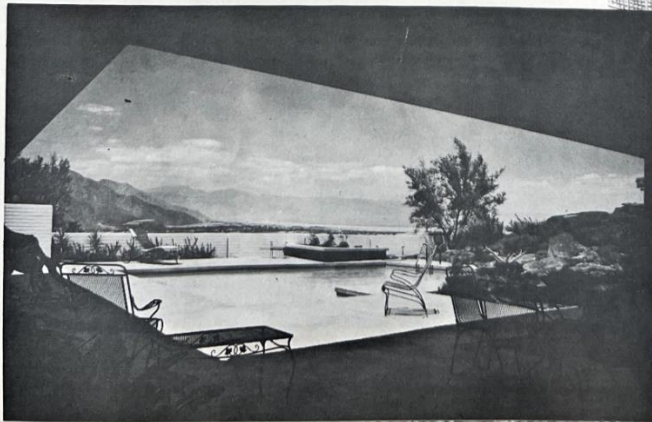


Casual elegance is yours at

SOUTHRIDGE

The gates of Southridge guard for all time the privacy of your property. Protected too are the sweeping panoramic views of the desert, mountains and city . . . the spacious homesites at Southridge are engineered to guarantee these magnificent vistas.

You are invited to enjoy a drive up the private palm-lighted entrance to Southridge . . . Palm Springs' most prestigious homesites.



3333 East Palm Canyon Drive
Palm Springs, California
Telephone: 327-2666

Full-page advertisement for Southridge, "Palm Springs Life," August 1963.



From "Palm Springs Life," August 1963. The caption read "Southridge developers – Richard Rahn, seated, William Anable, left, and E. Alan Petty."

Conceived in 1959, Southridge was the idea of a group of unlikely partners. They included Richard Rahn, who had been a contractor in Palm Springs for the previous fifteen years; Alan Petty, a former schoolteacher, owner of the Herbert Burns-designed Desert Hills Apartment Hotel, and resident for fourteen years; and William Anable, an assistant in the tile business and Palm Springs resident for five years. They were joined by a limited partner, J. Overholtser, an Encino and Palm Springs investor.⁵

The partners bought approximately fifty acres, and in 1960, Tract 2082, with twenty-two parcels, was created. They planned a second phase that would include twenty-four more homesites, however, that was scaled back a bit. Tract 2082, subdivided in 1965, included twenty parcels.⁶ The lots varied in size and cost, from \$25,000 to \$65,000; the smallest lot was approximately 3,000 square feet.

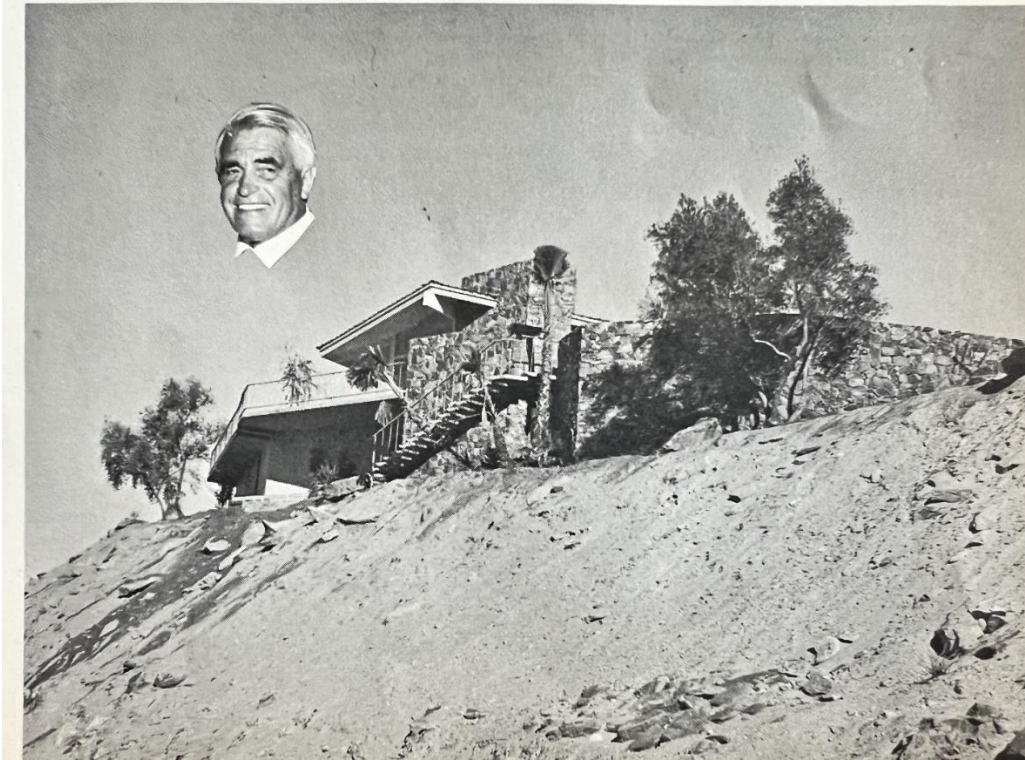
From Highway 111, an impressive thirty-three-foot wide curbed and lighted palm-lined roadway was created, leading to a gate with a guard house. "To insure privacy to the people who build in the Southridge development, the partners are installing a new electronic gate, which will open when a signal is activated from a car by the resident driver. Homeowners will also have keys which will be made available to guests they wish to have enter the development, and during the daylight hours a guard is on duty to work the gate."⁷ Once through the gates, one "begins the mile-long Palm lighted drive toward the crest of the hills, he is impressed

with the exciting change of scene with every gentle turn and slope. Broad views open up the wonder of the entire valley below unfolds ever changing patterns.”⁸

The developers created a comprehensive list of building restrictions to ensure the development would remain cohesive and appealing. Homes had to be a minimum of 1,800 square feet, and roofs could not be higher than the level of the lot behind it. “Colors and landscaping are kept to those favoring the entire project. The developers even ask that plantings which discourage flies and bugs be used throughout”⁹


It was noted at the time that “the breathtaking views are protected for all time; they can never be blocked. All utilities are underground, further the value of panoramic vistas from every angle.”¹⁰

The beautiful hilltop home of Industrialist Max Stoffel (insert), the first residence to be constructed in Southridge.



First house completed at Southridge. From “Palm Springs Life,” August 1963.

The developers retained designers and builders Ross Patten and Duke Wild for the Southridge development group, and several early houses were created by them. Other notable architects were William F. Cody, John Lautner, Hugh Kaptur, Charles Du Bois, and George MacLean. Southridge attracted a host of famous people, including actors Steve McQueen, William Holden, and Bob Hope.



SOUTHRIDGE

The gates of Southridge guard for all time the privacy of your property. Protected, too, are the sweeping panoramic views of the desert, mountains and city . . . the spacious homesites at Southridge are engineered to guarantee these magnificent vistas.

Available now are two prestigious new homes. Luxuriously furnished and on display daily.

You are invited to enjoy a drive up the private palm-lighted entrance to Southridge . . . Palm Springs' only hilltop homesites.

—OPEN EVENINGS—

3333 East Palm Canyon Drive, Palm Springs, California. Telephone: 327-2666

Desert Sun advertisement, November 22, 1963.

NOW OPEN!

Southridge Unit 2

(TURN RIGHT OFF HIWAY 111 ON SOUTH RIDGE DR.
GO PAST TROPIC HILLS DEVELOPMENT ¼ MILE
TO SOUTHRIDGE—ON TOP OF THE MOUNTAIN)

Custom Viewsite areas with underground utilities
—where tranquility rules—Inquire about
attractive discounts now being offered.

RUSSELL WADE, Realtor

Call Anne Wertz, Southridge Office
3333 East Palm Canyon Drive 327-2666

The second phase of Southridge announced, Desert Sun, January 8, 1965.

ARCHITECTURE OF THE GARBER RESIDENCE

The Garber Residence is a roughly 2,700-square-foot custom-designed single-family residence. Designed by architect Richard A. Harrison on an eight-foot grid, the post-and-beam home features a large combination living-dining room with a fireplace, and an adjacent study. The house has two bedrooms and two-and-a-half bathrooms. The house utilizes simple materials to create an exceptional custom home: besides the dark brown-painted wood posts and beams, the house is built using 8"x6"x16" off-white split-face concrete block, heavily-textured off-white stucco, with anodized bronze-tinted aluminum-framed glass sliding doors, fixed glazed panels, and windows. While much of the house had a flat roof, the central volume over the spine of the house has a pitched roof, covered in terra-cotta barrel roof tiles. White dolomite stone veneer embellishes the fireplace. Preliminary plans featured a white crushed rock "Tropicool" roof on the pitched roof, but that was replaced during construction with barrel roof tiles. (Granada "Ramon" one-piece straight barrel (smooth) was indicated by architect Harrison on the as-built drawings).

CARPORT:

The house begins on Southridge Road, with a three-car covered post-and-beam carport. (4"x6" posts with 6"x14" beams; four 6"x14" posts from where the carport roof shades entry court below, these posts rest on top of the house or pass through the house?). The left wall of the carport is a heavy double wall of blocks; the back wall block has a closet; the right wall is open with a pony wall; with an 8"x6"x16" off-white split-face concrete block wall surrounding it. On the back wall of the carport, a decorative square panel of veneer tiles with circular patterns was created with marble chips in gold with white circles. (Similar to panels at J. W. Robinson's). There is a storage closet on the right behind doors, with utilities on the left of the decorative panel, behind doors. At street level is a block half wall, with a block planter in front. This leads to the stairs which take you down to the entry garden.

ENTRY GARDEN:

From the carport, on the right, is a stairway down to the entry court below. There is one flight of stairs, with a landing, and then another flight down to the entry court. The stairs are covered in square terrazzo tiles, which use a white cement ground, with a mix of large and smaller aggregate marble chips in browns, grays, and tans.

From the terrazzo tile steps, one descends to a terrazzo tiled landing, enclosed on two sides by an "L"-shaped planting bed against the glazed walls of the dining area and adjacent hallway. A rubber tree towers over small palms planted in a gravel bed.

From this landing, a narrow access path runs along the side of the house to the pool area. On the other side, the path is steep hillside.

An ornate wrought iron lantern hangs to one side of heavily carved wood double doors with brass casket handles.

Through the double doors is an 11'x8' foyer. Here, as in many of the house's public rooms, the flooring is a distinctive creamy-beige textured, rectangular glazed tile, emulating the off-white split-face brick used elsewhere on the house.

LIVING/DINING ROOM

From the foyer, one enters a very large, roughly 18'x39' combination living/dining room. Though still primarily a post-and-beam house, this room features a pitched roof and has triangular clerestory windows on each end. The beams for the flat roof run through this pitched volume. Except for a fireplace, the space is enclosed on two sides by sliding glass doors, offering expansive vistas across Palm Springs below. The creamy glazed tile surrounds a huge off-white wool rug in the living room. The room was designed around this carpet, and the tile was not installed underneath for economy.

Though the spectacular views command the eye, the living room's focal point was a large fireplace, a massive rectangular volume going from inside to out, the entire volume clad in dolomite stone veneer in shades of white, beige, tan, and gray. The squared chimney on the exterior is constructed of the off-white split-face concrete block.

The dining area features a wall clad in the same dolomite veneer as the fireplace, with a door to the kitchen.

KITCHEN

The roughly 14'x17' kitchen has a "U"-shaped working space, with woodgrain laminate cabinets below and a white Formica countertop. The upper cabinets are clad in a vivid orange Formica. There is room for a breakfast nook in the room.

There is a built-in desk with a large window facing the entry garden.

DEN

The comparatively small den (roughly fourteen by fifteen feet) is accessed via the living room through a large opening with an accordion wood-grained door. This cozy spot is entirely paneled in wood, with adjustable wood bookshelves on one wall. There is also a bar in this room, with a white Formica countertop.

BEDROOMS

Down a long hall are the two bedrooms. The first bedroom is just beyond the kitchen, and adjacent to the large storage room and laundry area on the other side of the hallway. This roughly 14'x16' bedroom has its own bathroom. At the end of the hallway, a door leads to the primary bedroom suite. This consists of a 16'x16' bedroom, a walk-in closet, and a primary bathroom.

OUTDOOR AREA AND LANDSCAPE

The largest outdoor area is at the north of the site. Here a large Kool Deck paved patio features a large 14'x28' swimming pool. Steel railing at the perimeter prevents people from dropping off the steep cliff below. From the northeast corner of this patio, stairs go up to Southridge Drive, through an arched opening. Palms, oleander, and a row of Italian Cypress are planted along Southridge.

Back down again, the patio continues along the western edge of the residence, coming to a point outside the dining and kitchen areas. A single Mexican fan palm is planted just beyond the concrete. The patio then comes back in again toward the master suite and wraps around to the south side of the residence, creating a walkway along the house in the service area. Various shrubs are planted in the area bordering the patio.

Character-Defining Features of the Garber Residence

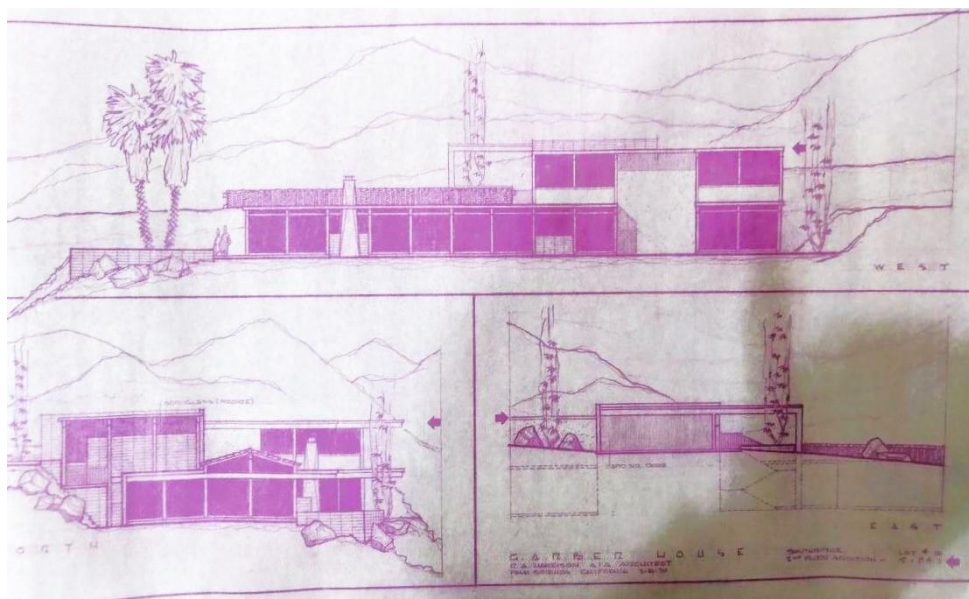
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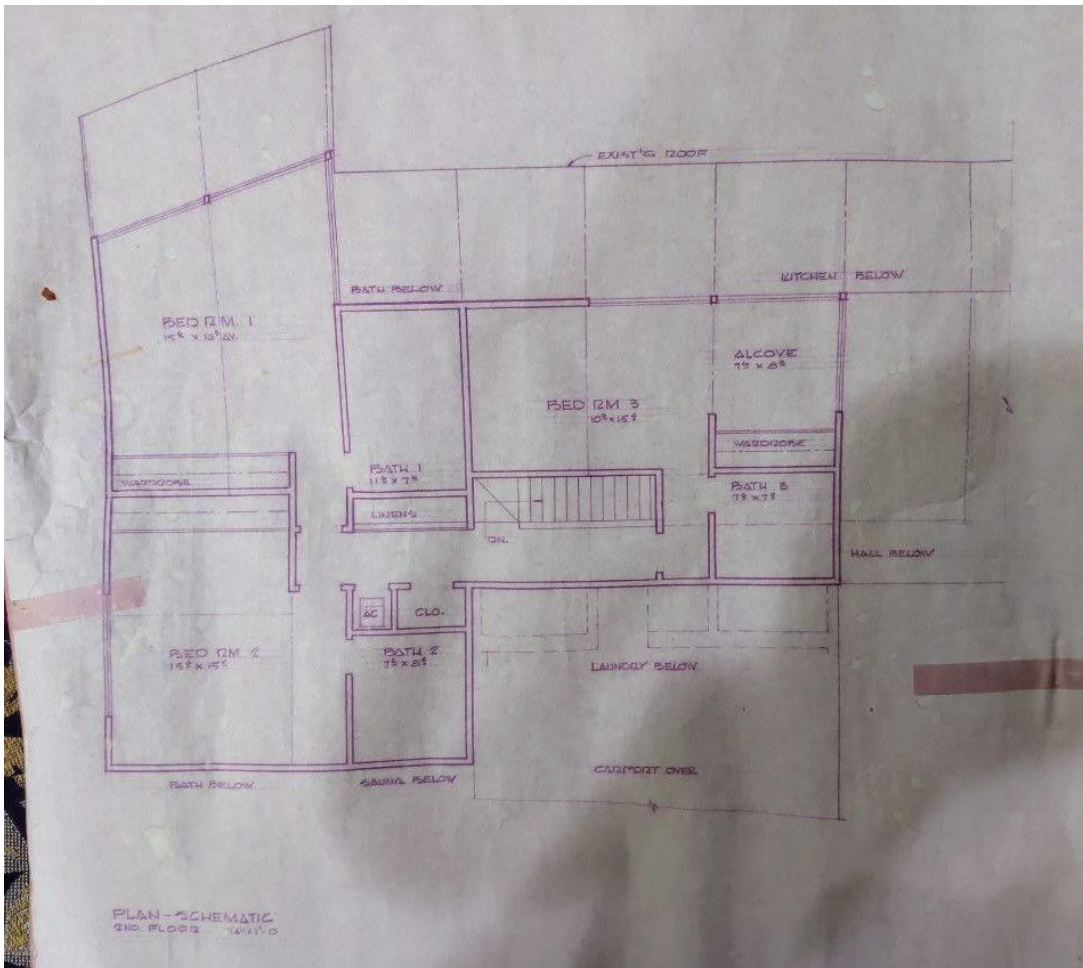
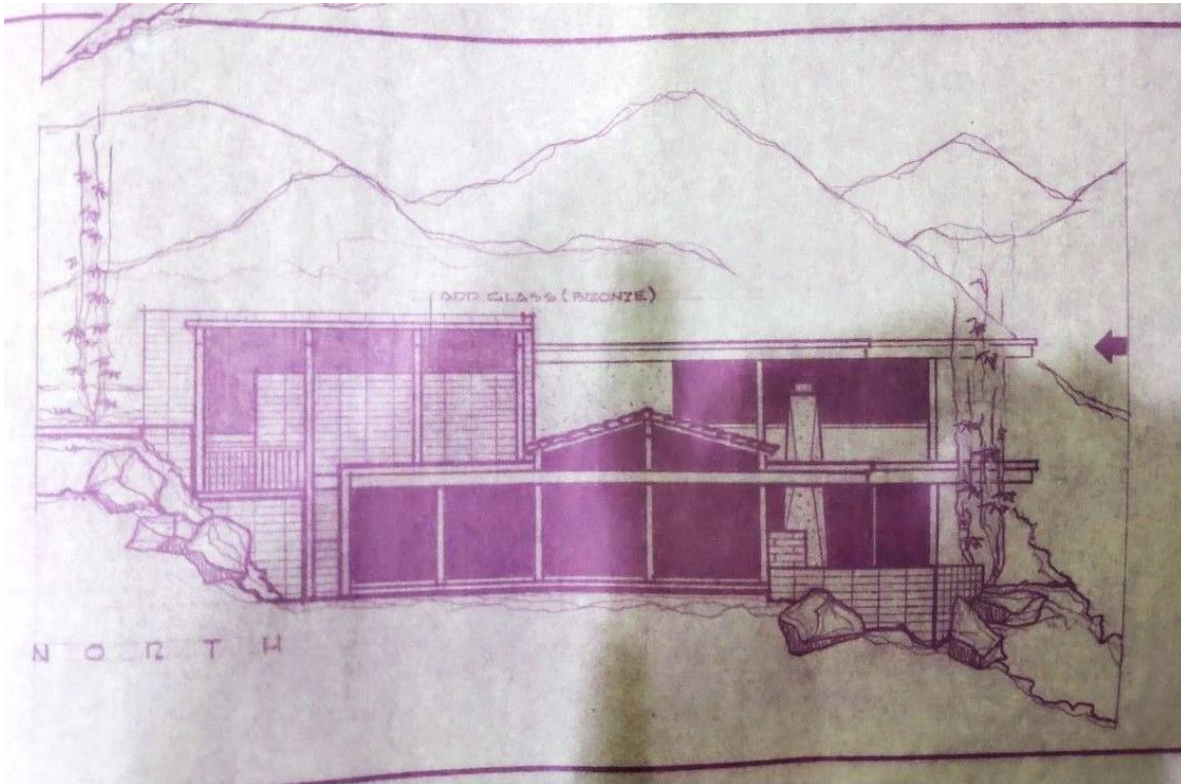
- Contemporary post-and-beam flat-roofed residence with a pitched roof volume over the living/dining room. This volume is covered in terra-cotta barrel tile.
- Off-white split-face concrete brick.
- Open carport.
- Heavily trowelled off-white stucco.
- Kool Deck patio with swimming pool.
- Anodized bronze aluminum sliding glass doors and windows.
- Dolomite stone veneer.
- Off-white large aggregate terrazzo tile.
- Decorative tiles with circular patterns of marble chips in gold with white.

CHANGES OVER TIME

The Garber Residence is almost completely intact, having had only one prior owner.

In 1983, architect Rick Harrison returned to design a proposed second story for the house, which would include three bedrooms and three bathrooms. The addition would have been over the existing first-floor bedrooms and part of the kitchen. The addition was never constructed. Harrison's drawings are below.







COZY PARTY — Betty and Harry Garber (left) welcome neighbor Dolores Hope to a holiday party at their Southridge home for Eisenhower

Medical Center doctors and board of directors.

FIRST OWNERS: HARRY AND BETTY GARBER

From the *Desert Sun*, June 16, 2013, B10:

“Harry Garber, MD passed away at home on May 21, 2013, with his loving wife of 67 years holding his hand, and Jeanne Meunier, who had taken superb care of him for 3½ years, close by. Harry was born in Chicago on April 21, 1923, to Morris and Yetta Garber, who had immigrated to the United States from Poland. Harry came from humble beginnings. His father was a baker, and the family lived in a 4-room apartment. Harry and his two younger siblings slept in one bed. Their uncle, who was a pharmacy student, slept at the foot of the bed. He used to say, “Harry, be a doctor.” However, his parents had other plans for him. They wanted him to be a rabbi. Therefore, he started Hebrew School at age six, and later studied at the Yeshiva, first in Chicago and then in New York. From a young age, Harry’s teachers discovered he had a beautiful voice, and he sang in the synagogue choir, where the boys were the altos and sopranos, and the men were the tenors and basses. When Harry was 17, he started to take voice lessons. There he met Betty Jeanne Goldman, age fourteen. He was impressed with her beautiful coloratura soprano voice. Little did he know that five years later she would become his wife. In 1941, World War II began, and Harry joined the Navy Air Corps. After a year of flying open cockpit bi-planes, he was transferred to the V-12 pre-med program, because the country needed doctors. He went to Northwestern University and received a Bachelor of Science degree. He then went to the University of Illinois Medical School, where he received his MD degree. The war ended, and he and Betty were married on December 31, 1945, the day Harry was discharged from the Navy. While going to medical school, Harry also studied to be a cantor in the synagogue. He continued to study voice, became a cantor and

then achieved his ambition to sing solo roles in the Lyric Opera of Chicago. He also did concerts for Columbia Musical Artists and traveled around the Midwest doing programs for Community Concerts, while practicing medicine at the same time. Dr. Garber also spent two years in the Army during the Korean War and practiced Obstetrics and Gynecology in Yokohama, Japan, where he delivered over 300 babies. He then practiced medicine in the Chicago suburbs for seventeen years. In 1970, Harry, Betty and daughter Hilary moved to Palm Springs where Harry practiced Obstetrics and Gynecology until the year 2000. Harry, with hard work and a lot of drive, accomplished all the things he wanted to do. He was a Board Certified Obstetrician and Gynecologist, a Fellow of the American College of Obstetricians and Gynecologists, and a Fellow of the American College of Surgeons. He also was a Full Professor at the University of Southern California and drove into Los Angeles every Friday morning to teach the gynecology students. He is survived by his wife Betty, daughter Adrienne Garber, son Dr. Elliott Garber, son Darryl Garber, MD, daughter-in-law Lisha Garber, daughter Hilary Harrington, and son-in-law John Harrington. He is also survived by his brother George Garber, brother Sam Garber, sister-in-law Marietta Garber, four grandchildren, and two great-grandchildren. He was pre-deceased by his sister Lillian Feder and daughter-in-law Jan Garber.”

In a *Desert Sun* article from 1987, Betty Garber was described as a “cute coed” at Northwestern who was enrolled in the School of Speech, whose classmates included Charlton Heston and Patricia Neal. The article continued:

Young Harry was a pre-med student. Well, Betty got pregnant as brides often do Harry went on to the University of Illinois School of Medicine, and Betty graduated from Northwestern six weeks before the baby was born “It wasn’t so fashionable to be pregnant at Northwestern 39 years ago,” Harry said. Afterward, Betty published an article in *American Baby* magazine called “Baby Goes to College.” Now, of course, Harry is a gynecologist and Betty is a marriage and family therapist (By the way she got her doctorate at Pepperdine).¹¹

The *Desert Sun* article pointed out that:

Both are at Eisenhower Medical Center Their three children are Hillary, that baby who went to college. Adrienne and Darryl, now a pathologist at EMC. Sixteen years ago the Garbers built one of the first hilltop homes in the Southridge area of Palm Springs. Bob and Dolores Hope are the Garbers’ closest neighbors. Matter of fact, it was they who called the fire department when the Hopes’ home burned down several years ago.

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)

EVALUATION:

CRITERION 1 – Significant Events - The resource is associated with events that have made a meaningful contribution to the nation, state or community: The Garber Residence is not affiliated with significant events and does not qualify under Criterion 1.

CRITERION 2 – Significant Persons - The resource is associated with the lives of persons who made a meaningful contribution to national, state, or local history: The Garber Residence was built for Harry and Betty Garber. Neither individual rise to the level of a significant person. **The Garber Residence is not affiliated with significant persons and does not qualify under Criterion 2.**

CRITERION 3 - The resource reflects or exemplifies a particular period of national, state, or local history: The Garber Residence, designed in early 1970 and completed in 1972, exhibits many stylistic markers that place it directly in the historical context of Palm Springs’ “Post-World War II Palm Springs” period. Though that period ends in 1969 in the Historic Resources Group City Survey from 2015, the Garber Residence was designed just a few months after the end of 1969 and fits into this historic context. This custom-designed residence represents a prime example of significant Postwar architecture for which Palm Springs is internationally known. The home was designed by a top-notch architect for a spectacular lot at the exclusive Southridge development. This custom contemporary post-and-beam structure uses simple materials to create an elegant and luxurious residence. While modern in spirit and function, with off-white split-face concrete block and bronze-anodized sliding glass doors, Harrison used materials and textures like heavily trowelled stucco and red clay roof tiles that honored the Spanish Colonial roots of early Palm Springs. The Garber Residence may be viewed as an essential component of the historical trends that have come to define Palm Springs’ image as a center of notable Modern architecture and landscape architecture, i.e., a historical movement that exemplifies a particular period of the national, state, or local history. **As a remarkably intact example of this period, the Garber Residence qualifies for listing as a Class 1 Historic Resource on the local registry under Criterion 3.**

CRITERION 4—The resource embodies the distinctive characteristics of a type, period, or method of construction: The Garber Residence was built using simple but high-quality materials and conventional building methods. Because this Criterion looks for distinctive, unique, or unusual methods of construction, **the Garber Residence does not qualify for listing as a Class 1 Historic Resource on the local registry under Criterion 4.**

Criterion 5: The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his or her age; or that possesses high artistic value.

High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. Master architect Richard A. Harrison is one of the Coachella Valley’s most admired and influential architects, primarily for his work in partnership with Donald Wexler. Harrison’s own architectural

training at USC immediately following World War II instilled in him the “USC Style,” site-specific post-and-beam architecture, a style which he mastered. The Garber Residence features Harrison’s signature post-and-beam construction but deviates a bit by using materials associated with Palm Springs’ earlier Spanish Colonial Revival roots in a wholly contemporary way. **Therefore, for its distinctive characteristics representing the Midcentury Modern style, as a master architect's work, and its high artistic values, the Garber Residence qualifies as a Class 1 Historic Resource under Criterion 5.**

Criterion 6: (That represents a significant and distinguishable entity whose components may lack individual distinction). This Criterion was created to address the resources contained within a potential historic district, and as such, it does not apply to this nomination. **Hence, the Garber Residence does not qualify under Criterion 6.**

Criterion 7: (That has yielded or may be likely to yield information important to the national, state or local history or prehistory.) The Garber Residence is not likely to yield information important to the national, state or local history or prehistory. **Hence, the Garber Residence does not qualify under Criterion 7.**

SUMMARY: This evaluation finds The Garber Residence eligible for listing as a Palm Springs Historic Resource under 8.05.070 C.1. a., paragraphs 3 and 5 of the local ordinance’s seven criteria.

Integrity Analysis (using US 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.

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 Garber Residence has been meticulously maintained by its original owners, Harry and Betty Garber. The applicants are the second owners of the house and are restoring systems while preserving the original historic fabric and character, to ensure the home's integrity will remain intact for further generations.***

MATERIALS

Materials are the physical elements that were combined or deposited during a period 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 types of materials and technologies. ***The Garber Residence's materials represent the best Midcentury Modern design, with high-quality but simple off-white split-face concrete brick, terrazzo, heavily trowelled stucco, red clay roof tiles, bronze-tinted aluminum, and glass. These original materials survive entirely intact.***

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a 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 Garber Residence displays architect Rick Harrison's meticulous attention to detail in methods of workmanship. While most of the home's materials are humble and not extraordinary, decorative features like the geometric aggregate wall tiles, glazed tile flooring, distinctive stone veneer, and hand-trowelled heavy stucco display the work of talented artisans.***

LOCATION

Location is the place where a historic property was constructed or the place where a historic event occurred. The relationship between the property and its location is often important to understand 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 Garber Residence remains in its original location and, therefore, qualifies in this aspect.***

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 Garber Residence was built in the exclusive Southridge development. Southridge was developed so homesites would take advantage of their spectacular views sweeping over the valley floor and the mountains beyond. Strong architectural guidelines have ensured that only the finest structures and landscapes are built and meticulously maintained. Thus, the setting remains intact.***

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period. 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 nineteenth century. ***The Garber Residence's design is evocative of the transitional period in which it was designed and built. Harrison mastered the post-and-beam style while at USC and working in partnership with Donald Wexler. Here, he begins exploring materials associated with Palm Springs' earlier Spanish Colonial history and incorporating them into his signature modernist aesthetic. The Garber Residence has a scale and presence which still blends well into this unique collection of top-rate, one-of-a-kind custom residences by the all-star architects of the period. Accordingly, the Garber 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 eighteenth 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 the eligibility of a property for the National Register. ***The Garber Residence is an important example of a custom-designed Midcentury 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. As a prime contributor to the famed Southridge development, it is an important landmark that helps to tell the history of the Midcentury Modern phase of the development of Palm Springs. Also, its association with master architect Richard Harrison reinforces that history.***

INTEGRITY SUMMARY: This integrity analysis confirms that the site, structures, and landscape of the Garber Residence still possess seven aspects of integrity. ***The Garber Residence is an elegant custom-designed residence by master architect Richard A. Harrison. The Garbers commissioned the home and lived in it for the remainder of their lives, making remarkably few changes, and maintaining it to an excellent standard. It is a key contributor to the exclusive and important Southridge development. In summary, the Garber Residence still possesses an exceptionally high degree of integrity sufficient to qualify for designation as a Class 1 Historic Resource.***

APPENDIXES

OWNER LETTER OF SUPPORT

May 21, 2024

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

Dear Honorable Preservation Board,

As the current owners of the Garber Residence, designed by architect Richard Harrison of Harrison and Wexler, at 2455 Southridge Drive, Palm Springs, we are thrilled to support the Class 1 Historic Site designation of our property by the City of Palm Springs. We engaged the Palm Springs Preservation Foundation, primarily Vice President Steven Keylon, to advise and assist us with the preparation of all required nomination paperwork and are grateful for all their work on our behalf.

Please contact us with any questions or concerns at 760-413-0044.

Sincerely,



William Grimm, DO



David Brinkman



General Information

Property ID Number (PIN/APN)	510260024
Property Address	2455 SOUTHRIDGE DR
Property Type	Single Family Dwelling
Tax Rate Area (TRA)	011-003 PALM SPRINGS
Approximate Lot Size	47,480 SqFt / 1.090 acres
Legal Description	LOT 6 MB 052/046 TR 2928

Building Permits

Date	Owner	Permit Type	Description of Work
09-18-70	Dr. and Mrs. Garber	Building	Grading permit per plan on file in Dept. of Plan & dev. 150 cu yds.
09-18-70	Dr. and Mrs. Garber	Building	Const 120 lineal ft. of retaining wall (Raised foundation for carport) Also: approx. 58 ft. of retaining wall at NW corner of bldg. site.
10-06-70	Dr. and Mrs. Garber	Building	Const 5 room masonry, wood frame and stucco dwelling with attached carport. (Split-level design on hillside lot).
10-16-70	Dr. and Mrs. Garber	Building	Const conc. gunite swimming pool in the north side yard. Size: 16 & 19 W. x 34 ft. [Palm Pools contractor]
11-05-70	Dr. Garber	Plumbing	1 Private Sewage Disposal System
01-26-71	Harry Garber	Electrical	90 outlets including switch & light outlets; 28 light fixtures; 1 meter loop; 1 temporary service; 2 - 220 volt outlets; 2 - all fixed appliances 110 volt.
01-27-71	Dr. Harry Garber	Plumbing	2 bathtubs; 4 lavatories; 1 laundry tray; 2 showers; 2 sinks; 1 garbage disposal; 1 dishwasher; 1 auto. washer; 1 water piping; 2 water heater; 5 gas outlets; 1 permit fee.
04-30-71	Dr. Garber	Mechanical	2 – over 100,000 b.t.u.; 2 – to and incl. 15 h.p., or to and inclu 500,000 b.t.u.
10-27-71	Dr. H. Garber	Building	Construct 8' high X 42' retaining wall on common property line
05-10-72	Dr. Garber	Certificate of Occupancy	Signed by Harold A. Betz, Chief Building Inspector.
01-18-06	Harry & Betty Garber	Building	Clean and prepare existing roof and reroof with fibertite roof system per Manufacturers specs and UBC. 1 layer Denz Deck and fibertite roof systems.
07-20-17	Betty Garber	Building	Replace 2 furnaces and coils

Chain of Title

Primary sources show the chain of ownership for the Garber Residence as follows:

February 11, 1970	Southridge Development Company, a limited partnership, to Harry Garber and Betty Garber, husband and wife.
December 19, 2023	Elliott Mitchell Garber, Successor Trustee of Garber Family Trust – Survivor Trust dated November 24, 1981 to David J. Brinkman and William J. Grimm, as trustees of the Brinkman Grimm Trust dated December 9, 2021.

HISTORIC PHOTOS



Early 1971 Harry Garber looking at early construction



April 1971 – House during construction



November 1971 – House during construction



1972 – Newly completed house showing bedroom windows and western façade.



Early 1973 – The completed house with Palm Springs in the distance.



Early 1973 – From the carport looking over the roof of the house.



Early 1973 – The northwest corner of the house.



Early 1973 – View from the street showing portion of carport and red-tiled roof.



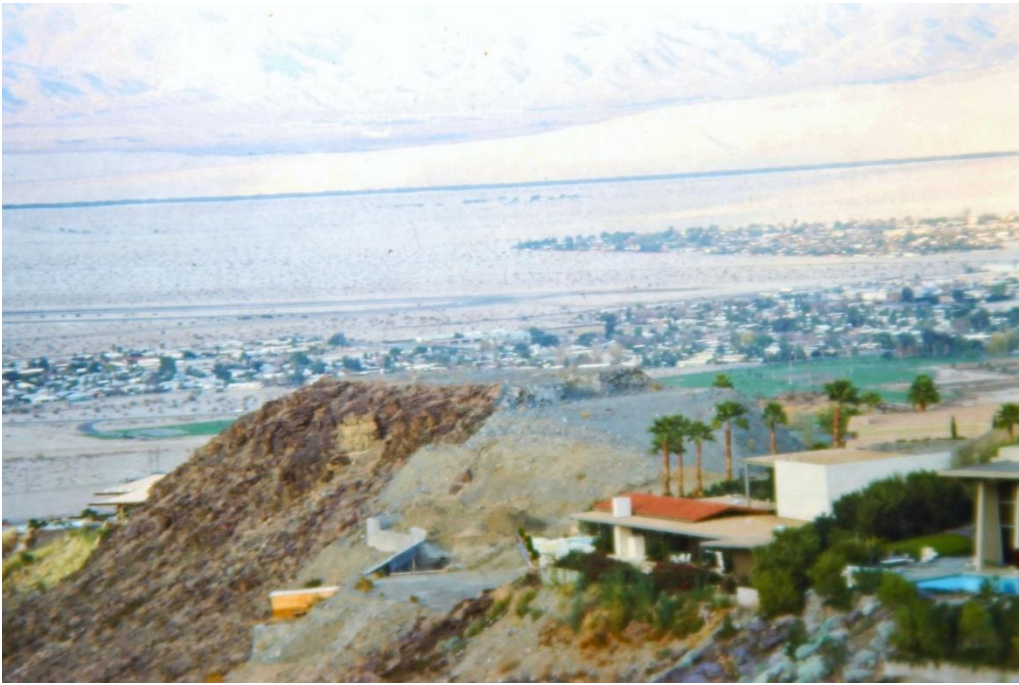
December 1975 – Garber Residence at far left, showing construction of the John Lautner-designed Bob Hope House.



December 1975 – The Bob Hope House under construction, with Garber Residence in foreground at left.



December 1975



December 1975



December 1976. The Hugh Kaptur-designed William Holden residence is seen under construction in the foreground.

Contemporary Photos

Photos by Author, April 2024.



Looking west from Southridge Drive, showing carport and entry stairs.



Post-and-beam carport with storage closets at rear.



The rear wall of the carport features a geometric decorative panel created using tiles made from marble chips.



Detail of marble chip decorative tiles.



The stairs leading from carport area below to entry. Post-and-beam over off-white split-face concrete block. Floor is terrazzo tile.



View northwest over the house from the entry stairs.



View over the house from the top of the entry stairs.



View north over the house from the top of the entry stairs.



The entry stairs seen from the entry area at front door.



Stairs leading from street and carport to entry area garden.



Detail of the off-white split-face concrete block



Detail of the entry stair terrazzo tiles.



The entry area at the front door.



The double door entry to the house.



View of dining area from entry hall.



The living room



The dining area.



View of dining area into kitchen, with hallway to bedrooms at left.



The primary rooms feature creamy glazed ceramic tile flooring. A large section has no tiles placed, and is covered by a large off-white rug in the same dimensions.



View from living/dining area toward entry hall



Looking toward hallway to bedrooms and the kitchen. The wall in the dining area is clad in Dolomite stone veneer.



Woodgrain cabinets in kitchen with original hardware.



Upper cabinets are clad in tangerine laminate.



Desk area in kitchen looks over entry garden.



Enormous walls of glass overlook pool area, with den showing beyond.



Wood paneled den.



View from pool of house and carport above.



South facing façade shows post-and-beam house with pitched roof volume.



Looking northwest from pool area to valley below. The restored chaise lounges are original to the house.



View of house from pool area.



West façade showing Dolomite stone veneer on fireplace, with chimney constructed using the same off-white split-face block as the house.



Door hardware detail, bronze-anodized sliding glass door.



Pitched clay tile-roofed volume of living room, with bronze-anodized sliding glass doors.



West-facing façade.



Exterior wall showing kitchen area.



Bedroom exterior.



Looking toward bedroom from service area.



The long corridor leading from entry area toward pool area.



Looking toward entry stairs from corridor.



Pool and house seen from street.



Arched wrought iron gate leads from street level to pool.

¹ “Writing our own program: The USC experiment in modern architectural pedagogy, 1930 to 1960.” Howell-Ardila, Deborah. University of Southern California ProQuest Dissertations & Theses, 2010. 1484253. pages 13-14

² Adapted from the chapter on Harrison in Steve Treinen’s upcoming book *Canyon Country Club: The History and Design of Palm Springs’ Garden of Eden*, which will be released in 2025 by PSPF.

³ Palm Springs *Historic Resources Inventory & Context Statement*. Historic Resources Group, 2015.

⁴ “Southridge: Casual Elegance, Hilltop Living,” *Palm Springs Life*, August 1963, 13-16.

⁵ “Southridge Provides New PS Landmark,” *Desert Sun*, October 27, 1961, 7

⁶ “Southridge: Casual Elegance, Hilltop Living,” *Palm Springs Life*, August 1963, 13-16.

⁷ “Southridge Provides New PS Landmark,” *Desert Sun*, October 27, 1961, 7

⁸ “Southridge: Casual Elegance, Hilltop Living,” *Palm Springs Life*, August 1963, 13-16.

⁹ “Southridge: Casual Elegance, Hilltop Living,” *Palm Springs Life*, August 1963, 13-16.

¹⁰ “Southridge: Casual Elegance, Hilltop Living,” *Palm Springs Life*, August 1963, 13-16.

¹¹ “Allene Arthur: The subject of parties is strictly academic” *Desert Sun* 10 February 1987, B1-2