

Historic Resource Nomination for
Tamarisk Gardens #5
(70-152 Frank Sinatra Drive, Rancho Mirage, CA 92270)
(1965, J. Don Hartfelder, AIA)



Prepared by Ronald W. and Barbara A. Marshall
Palm Springs Preservation Foundation
July 20, 2026

Historic Name: Tamarisk Gardens #5

Address: 70-152 Frank Sinatra Drive, Rancho Mirage, CA 92270

Community Name: Tamarisk Gardens

Architect: J. Don Hartfelder, AIA

Builder: Richard F. McCarthy, Jr.

Year: 1965 (per Historic Resource Survey)

Lot size: 1,940 square feet, 0.06 acres

Living area: 1,767 square feet

APN: 674-230-005

Building type: condominium residence, 2-bed, 2-bath

Legal description: LOT 5 MB52/36 TR 3129 & INT IN COMMON AREAS



Looking NNW, Tamarisk Gardens (center) is shown under construction circa 1964. Wonder Palms Drive (today Frank Sinatra Drive) is shown running east-west. Wonder Palms Hotel is at left north of Wonder Palms Drive, and Tamarisk Country Club is at right, north of Wonder Palms Drive.

ACKNOWLEDGEMENTS

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TAMARISK GARDENS #5

Historic Resource Nomination

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HISTORIC NAME

For Tamarisk Gardens #5, a condominium unit located at 70-152 Frank Sinatra Drive in Rancho Mirage, the “City of Rancho Mirage, Historic Context Statement and Resource Survey,” does not assign a “Resource Name” (i.e., historic name) notating that field as “Not applicable.” Rather than being a researched conclusion, this notation is likely due to the cursory nature of the wide-ranging survey.

Initially, for Tamarisk Gardens, unit numbers corresponded to the lot numbers in the grant deeds, i.e., the structure erected on lot 5 became unit 5. A few Tamarisk Gardens owners have nostalgically left their old unit numbers (in the range of 1 to 28) intact. This numbering system was almost immediately abandoned. A “reverse directory” from 1967 shows that the Tamarisk Gardens units were quickly assigned individual numbered mailing addresses on Wonder Palms Road (renamed Frank Sinatra Drive in 1971).

Further, while most historic names typically identify the first homeowners, e.g., the “John and Mary Smith Residence” or “Smith Residence,” for Tamarisk Gardens #5 this is problematic as it was initially owned by a corporate entity (specifically Brayton Realty Corporation). A surviving wayfinding sign (pictured below) does refer to the condominium units as “Bungalows,” but there is no evidence that this term was widely adopted, nor does it appear in Tamarisk Gardens HOA documents where the condominium units are referred to as “apartments.”

Accordingly, “Tamarisk Gardens #5” is asserted as the appropriate historic name. Further, we recommend this naming convention be followed should additional Tamarisk Gardens properties be submitted for historic designation.



An early Tamarisk Gardens wayfinding sign.

BACKGROUND / HISTORIC CONTEXT

Portions excerpted from the “City of Rancho Mirage, Historic Context Statement and Resource Survey,” (hereinafter referred to as the “historic resource survey”) are shown in italics.

According to the historic resource survey (pages 38 and 40), *“Five preliminary historic districts [including Tamarisk Gardens] were documented to offer a framework for future district designation under Chapter 15.27.110 (A) or (B) [of the city municipal code]. Each preliminary historic district is opined eligible for the NRHP, CRHR, and Local Register and summarized in Table 4.”* The survey further opines that Tamarisk Gardens #5 (identified with the 70-152 address) meets CRHR Status Code(s) *“3B/3CB/5B.”*

Tamarisk Gardens was discussed by the city’s Historic Preservation Commission (HPC) for “designation of both common areas (District) and individual attached homes” in September and December of 2018. In January of 2019, a request by the HPC for additional information from the applicant went unanswered and the matter was not revisited.

From page 151 of the historic resource survey:

Desert Modernism (1950-1980s)

Desert Modernism is a distinct subtype of International style of architecture that incorporated modern materials, techniques, and floor plans with the unique requirements of building within a desert environment. The typical characteristics of Desert Modernism included large expanses of floor-to-ceiling glass walls sheltered by deep overhangs extending from flat roofs and flowing interior floor plans that merged gracefully with the outdoors. Often oriented to the rear, where most decorative flourishes could be visible from the fairways of the country clubs, Desert Modernist houses were often built with a rear swimming pool, expansive views, and multiple points of outdoor access to a backyard. The front elevations were often constructed to be unassuming and often shielded for privacy, with only clerestories and obscured glass panels adjacent to the entries providing light. Most designs emphasized a strong interaction between the indoor and outdoor spaces and incorporated desert landscaping to further blend the design with the surrounding environment. Some Desert Modernist homes also incorporated Adobe, Pueblo, or Spanish styled elements to root the home with a sense of desert historicity and exploit the warm tones of these other styles. The basic character defining features of Desert Modernism are listed below.

- *Direct expression of the structural system, usually wood or steel posts and beams*
- *Horizontal massing*
- *Flat or shallow pitch roofs, often with deep overhangs*
- *Floor-to-ceiling glass*
- *Minimal use of solid load bearing walls*
- *Strong interior/exterior connection*
- *Open interior floor plan*

- *Painted with natural tones*
- *Flat roofs floating above glass walls and clerestories*
- *Exteriors clad in stucco, wood, slump stone, and coursed or uncoursed natural rock*

Property Types

Desert Modernist houses were generally constructed on large lots of land found within private country clubs, like the Thunderbird and Tamarisk Country Clubs. Buildings with Desert Modernist designs are almost exclusively regulated to single-family residences in Rancho Mirage. Some multi-family residences, commercial properties, and civic buildings like Tamarisk West, Provident Bank, and the Rancho Mirage City Hall are examples of the limited number of other types of properties also associated with the style.

An additional excerpt from the historic resource survey (pages 93 and 94) states:

Context Theme 5 Residential and Cooperative Communities, 1951 –1973

The development of country clubs in Rancho Mirage set the stage for the transition of the area from a desert retreat, catering to leisure activities for high profile seasonal elite, to an established Coachella Valley community filled with tight-knit residential communities. Subdivision development in the post-WWII era began with projects that were often immediately adjacent to, or bounded by, established country clubs,



The Tamarisk Country Club opened in 1952 and was the second 18-hole golf course in the desert after the Thunderbird Country Club which had opened just a year earlier. In a February 19, 2020 online article for *Club + Resort Business*, writer Rob Thomas reported, “Tamarisk [Country Club] became the desert’s Jewish club... Not all of the 65 founding members at Tamarisk were Jewish, and there was never a requirement that a member be Jewish. Among the members in the 1960s were the Marx Brothers, Jack Benny, Kirk Douglas, Clark Gable, Humphrey Bogart and Frank Sinatra.” In a May 7, 1965 article about Tamarisk Gardens, a *Desert Sun* reporter declared, “Right next door is the Tamarisk Country Club with restaurant, bar, 18-hole golf course, putting green and driving range.” (Circa 1952 photograph courtesy *Club + Resort Business* magazine)

advertising the ease of access to these clubs and the option to buy memberships. At the same time, smaller cooperative communities were also built within Rancho Mirage, each distinguished by exclusive-use community amenities like shared pools, gardens, and regular maintenance. These new co-op apartment communities appealed to middle class buyers who could own their own apartments, later reclassified as condominiums, at a fraction of the cost of a custom-built detached home, while still enjoying exclusive community-wide facilities, like clubhouses and pools.

The trend in cooperative housing communities was partially as result of the Federal government taking steps to foster ownership of cooperative forms of housing during World War II. In 1942, the Federal government extended the deductibility of mortgage interest and real estate taxes to cooperative homeownership. As during World War I, this was a war effort to combat material shortages that resulted in a reduced supply of single-family housing. Encouragement of multifamily housing had the needed result, and for the first time had an impact in the Southwestern United States where war industry expanded.

In the post war era, several post war cooperative developments were already pioneered before California adopted its condominium laws in 1963 and early efforts by developers had individual owners granted their own deed to their apartment. The use of the phrase “own your own” in these communities appealed to older, wealthier buyers who wanted control over their real estate investment without the responsibility of individual upkeep and maintenance activities. As such, this concept was both an appeal to the benefits of cooperative apartments of the past that were common in the east and looked forward to as condominium ownership became available in California after the adoption of a statutory framework. These changes after World War II created a niche for developers to exploit.

The passage on June 10, 1961, of Section 234 of the National Housing Act, or Horizontal Property Act (HPA), laid the groundwork for the development of joint home ownership and gave rise to the advent of condominiums in the United States. Between 1955 and 1961, multifamily housing increased from 8.4% to 26.3% of all housing in the United States. At the same time single-family housing during this period fell by 37 percent. The passage of the 1961 Act, however, resulted in a surge of condominium development, which was a new housing concept compared to its predecessors (apartments, cooperatives, and townhouses).

Cooperative housing communities in Rancho Mirage typically sold modest sized single-family residences or apartments, usually all constructed by the same cooperation [sic] and/or architect, with some aspect of shared community fees and ownership. This usually came in the form of shared facilities. Single-family residences or condominiums with added amenities were designed to be individually owned with some shared upkeep expenses for communal facilities. Communities with apartments, like Desert Braemar, allowed residents to sign protracted leasing agreements.

More traditional single-family residence subdivisions constructed during the country club era outside of the early clubs in Rancho Mirage varied in size and scope. Some were solely residential tracts, designed to attract wealthier clientele inclined to design their own custom homes within private gated neighborhoods. These communities often did not come with shared facilities and were largely or completely inhabited by members of nearby country clubs. Some early residential subdivision communities established in Rancho Mirage were also constructed under unique circumstances or were never fully realized, with only a handful of model homes completed.

Another excerpt from the historic resource survey (page 101) states:

Tamarisk Gardens

Richard McCarthy Jr. [a more complete biography of McCarthy follows], primarily known as a developer of luxury homes in Pasadena, commissioned Huntington Beach-based architect J. Donald “Don” Hartfelder [a more complete biography of Hartfelder follows] in 1964 to construct a compact resort-style community of 28 duplex [more accurately “fourplex” or “quadplex”] condominiums sited between the Wonder Palms Hotel and the Tamarisk Country Club on the north side of what was then Wonder Palms Road. A graduate of the USC School of Architecture, Hartfelder primarily practiced in Los Angeles and Orange Counties and, although he specialized in medical buildings, his time at USC and works throughout Southern California informed his modernist aesthetic, including his design of the Tamarisk Gardens.



Abutting Tamarisk Gardens to the west was the Wonder Palms Hotel (later demolished and replaced by a condominium complex). Advertisements for Tamarisk Gardens assured new buyers that one of the advantages of living in the complex was that they had access to the hotel's many amenities. A May 7, 1965 *Desert Sun* article told readers this was a "unique attraction of the new development," and included a "24-hour switchboard and message center...hotel room service, breakfast, lunch, dinner, party catering, cocktail or large dinner; hotel maid service; private meeting rooms; private dining rooms; restaurant." (Postcard from 1948 courtesy Pomona Public Library, Frasher Foto Postcard Collection)

Completed in 1965, Tamarisk Gardens featured a central pool, interior courtyards, planned gardens, and an entertainment porch. The condos were built as two-bedroom, two bath, 1,800 square-foot units with marble fireplaces and open-plan living rooms. At the exterior, the condos featured flat roofs, floor-to-ceiling windows, low elevations, and simple lines, with stucco-clad walls. As such, the homes blend with the surrounding landscaping, using muted colors on the exterior, apart from colorful recessed front doors, illustrating elements of Desert Modernism. Like the cooperative living complex to the north, Da Vaal estates, residents at the Tamarisk Gardens were offered hotel and maid services from the Wonder Palms Hotel and Guest Ranch.

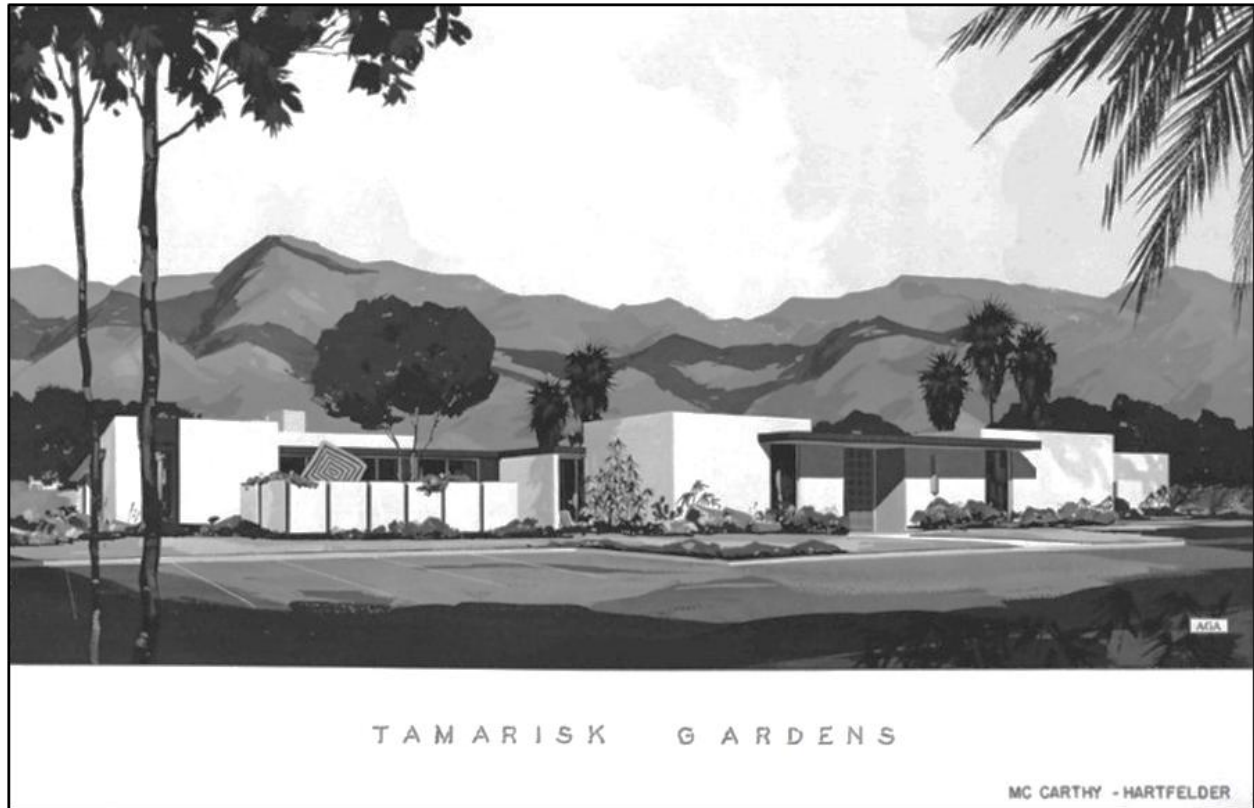
STATEMENT OF SIGNIFICANCE

Tamarisk Gardens #5 is significant as a rare example of Rancho Mirage's Desert Modernist architecture expressed in a residential condominium complex. The condominium unit displays many of the characteristics of the Desert Modernist style including overall horizontality, massed geometric volumes, a flat roof, deep overhangs, floor-to-ceiling glass, minimal use of solid load-bearing walls, a strong interior/exterior connection (sometimes called the "blurring of the indoor-outdoor transition"), an open interior floor plan, and a stucco-clad exterior painted in a natural earth tone.

Tamarisk Gardens #5 is also significant as an apartment in a residential condominium complex sited in close proximity to a country club (i.e., the Tamarisk Country Club). These midcentury condominium complexes are recognized as an integral, and historically important, part of the development of the city of Rancho Mirage under the theme of "Residential and Cooperative Communities, 1951 –1973." The construction of the Tamarisk Gardens condominium complex (and by extension Tamarisk Gardens #5) significantly contributed to the city of Rancho Mirage's post-World War II "building boom."

Finally, the Tamarisk Gardens condominium complex (and by extension Tamarisk Gardens #5) is significant as a notable collaboration of two individuals, i.e., builder Richard F. McCarthy, Jr. and architect J. Don Hartfelder. With Tamarisk Gardens, McCarthy proved he was willing to embark on a speculative real estate venture with a building type he had never used, i.e., the residential condominium. Hartfelder's training at the USC School of Architecture, where he was steeped in the tenets of modernism, gave him the confidence to undertake a novel condominium building design, i.e., the "fourplex." With Tamarisk Gardens, Hartfelder showed that he not only understood the architectural advantages of building in the Desert Modernism vernacular, but that he also understood why the harsh desert environment made such designs appropriate. Finally, Hartfelder understood the site limitations and designed a relatively dense "built environment" of 28 units (i.e., seven fourplexes) while still providing adequate parking, generous green space, and a large communal pool, dressing rooms, and covered loggia. The successful collaboration of McCarthy and Hartfelder significantly influenced Rancho Mirage's post-World War II built environment.

ARCHITECTURE



The partnership of developer and builder McCarthy and architect Hartfelder saw fit to create a rather beautiful and sophisticated rendering of two abutting Tamarisk Gardens apartments. The rendering gives insight into their aesthetic vision, i.e., overall horizontality with massed geometric volumes, walled outdoor garden spaces, a recessed entryway, and a deep, cantilevered eave to provide solar protection.

Sited on 0.06 acres, Tamarisk Gardens #5 is a single-story, two-bedroom, two-bath, 1,757 square-foot structure (with two skylights and a chimney) within one of the seven fourplexes of Tamarisk Gardens. Tamarisk Gardens #5 shares a composition roof with three other units in the fourplex, physically abutting Tamarisk Gardens #6 (70-154 Frank Sinatra Drive) to the northeast, Tamarisk Gardens #7 (70-140 Frank Sinatra Drive) to the north, and Tamarisk Gardens #8 (70-142 Frank Sinatra Drive) to the northwest. The units in the fourplex are separated by a “party wall” of eight-inch nominal thickness, double-framed and insulated.

The entry sequence to Tamarisk Gardens #5 is straightforward: from a perimeter parking lot on the east side of the complex (featuring multiple barrel-roofed steel parking structures), one follows an east-west oriented concrete sidewalk to a 5'-deep recessed entryway and two solid wood pre-hung front doors. The unit's interior volume consists of 8'-high ceilings that rise to 10'-high in the living room. Each unit in the fourplex features a novel (if not somewhat complicated) rooftop central drain which collects rainwater into a large ceramic bowl inside the ceiling. From that bowl, the water travels



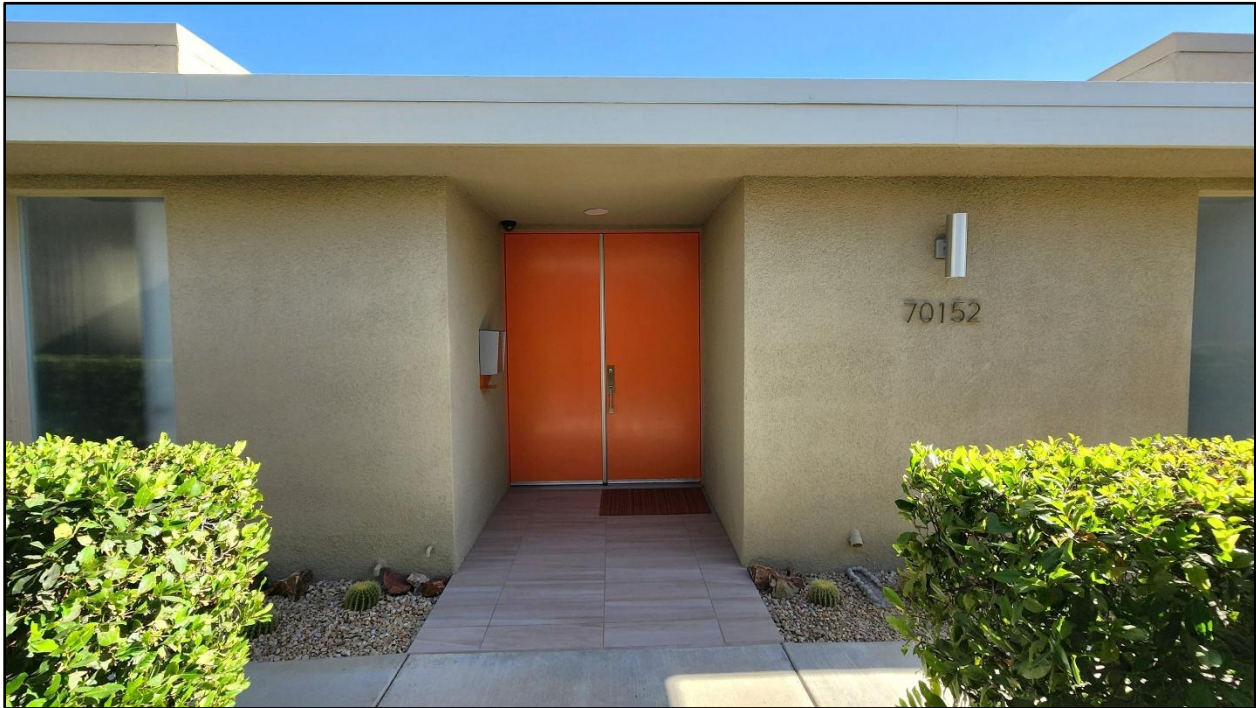
Looking ENE, the south and west facades of Tamarisk Gardens #5 appear as strong geometric volumes punctuated by the recessed entryway and windows. The cantilevered eave provides solar protection and reinforces the overall horizontality of the single-story, flat-roofed structure.

horizontally through the ceiling in a 3"-diameter metal pipe to an elbow joint at the exterior wall, then straight down within the exterior wall where it finally drains just above ground level. This type of concealed (or "internal") downspout, integrated directly inside the structure's architecture, is intended to be invisible on the exterior. This drainage system is further supplemented with rectangular roof spouts integrated into the roof-edge flashing. Over the years, where these spouts have been viewed to be poorly functioning, conventional gutters and downspouts have been installed (as in Tamarisk Gardens #5's east patio). That said, the addition of these conventional gutters and downspouts is a condition which is readily reversible.

On the primary (south) elevation, Tamarisk Garden #5's original pattern of fenestration remains intact. This includes two rectangular 3'x7' textured obscure glass windows. Both windows are slightly recessed so as not to distract from the massed geometric volumes of the south facade. The most noticeable architectural feature of the south façade is a substantial cantilevered eave. Starting at a height of 8'2", the cantilevered eave is 22"-deep, and a generous 28'8"-long. The cantilevered eave shades the entryway and the fixed, recessed windows of the south façade, and visually reinforces the horizontality of the structure.

Because the south façade is unevenly punctuated by the recessed entryway, the structure reads as two differently-sized rectangular volumes, cleverly breaking up an

otherwise monotonous symmetry. In architectural applications, recessed elements, like the Tamarisk Gardens #5 entryway, serve multiple purposes including, “the creation of subtle depth variations, improved spatial efficiency, and enhanced lighting effects.” Notably, elements like the recessed entryway, “gained prominence during the modernist movement, where clean lines and integrated design solutions were highly valued.”



Looking north, the south façade of Tamarisk Gardens #5 is deeply punctuated by the recessed entryway. Also seen is the fascia of the cantilevered eave, front door, newer hanging mailbox, outdoor metal cylindrical light, address numbers, and portions of the textured obscure glass windows.

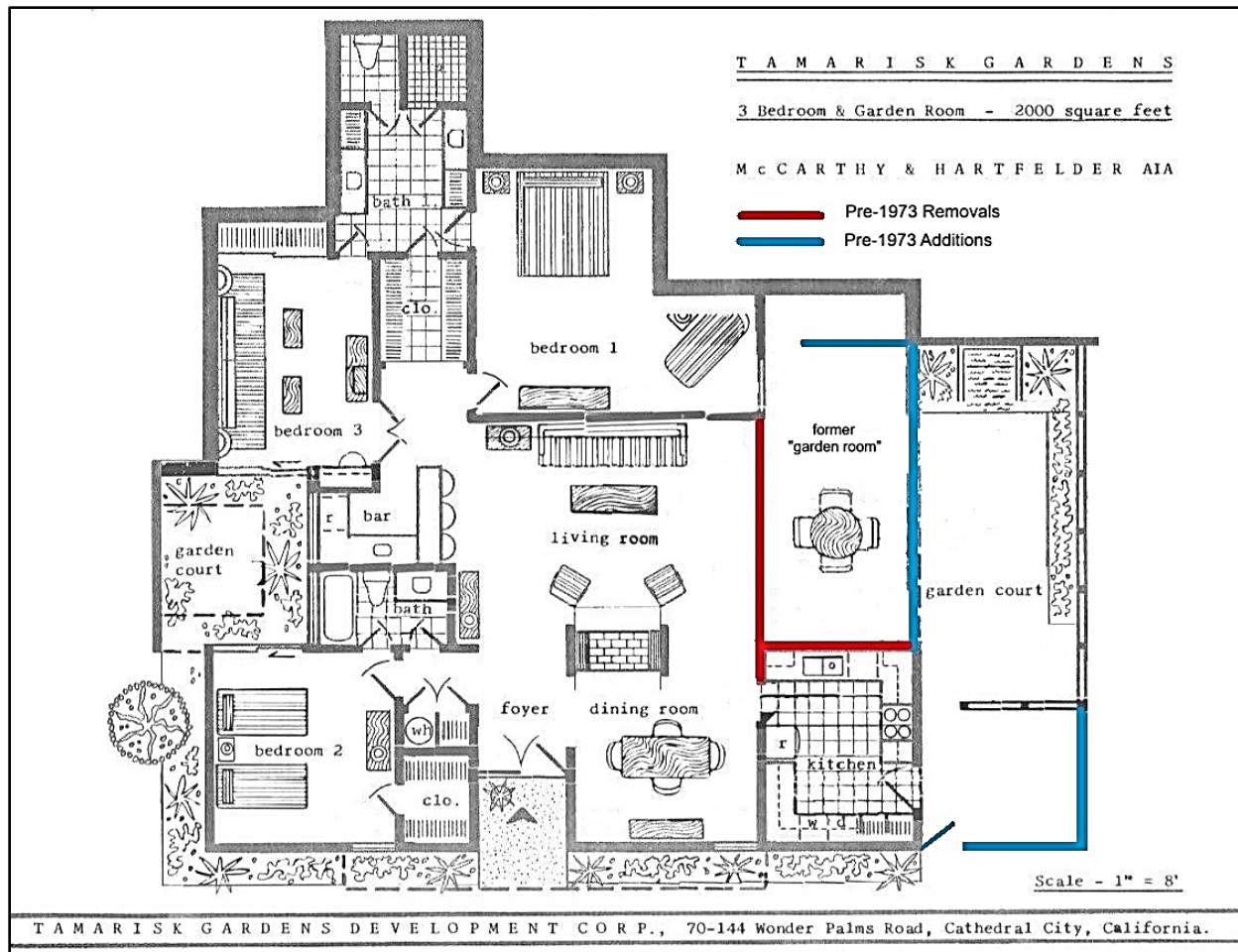
While the historic resource survey generically describes Tamarisk Gardens units as having “thick cornice lines,” a more accurate description of the exterior cornice features would record that the lower roof edges of the units (i.e., in the case of Tamarisk Gardens #5 the south cantilevered eave, west atrium, and east patio) feature 5”-tall metal drip-edge flashings covering 13”-tall wood fascia boards. The highest roof edges feature only 5”-tall metal drip-edge flashings. This subtle difference creates the visual effect of balancing solidity and lightness.

An early modification to Tamarisk Gardens #5 was to enclose the original “garden room.” This created more interior square footage and better secured the rather odd exit from the bedroom alcove. Several factors mitigate the negative impact of this modification from an integrity perspective. Firstly, the absence of building permits suggests this modification occurred prior to 1973. Secondly, this modification was ultimately replicated in 26 of 28 Tamarisk Gardens units. Thirdly, the quality of the construction was generally comparable to that of the original build and in most cases

seems to have been done by the same building contractor. The near universal enclosure of the garden room by Tamarisk Gardens homeowners for additional indoor space was likely inevitable: vintage photographs show the garden room protected by a structural roof with electrical service (i.e., two can lights). From a practical standpoint, even with the garden room closed in, two outdoor spaces (both originally called “garden courts” but for clarity herein referred to as the “east patio” and “west atrium”) remained available to homeowners, making the semi-enclosed garden room seem redundant.



Shown here is a circa 1965 publicity photograph of a Tamarisk Gardens “garden room.” Note that a structural roof, with electrical service, is already in place. Throughout Tamarisk Gardens, this space was closed in and the small open-air gap (seen at upper right) was covered with a skylight.



This vintage Tamarisk Gardens floorplan (not to scale), helpfully showed buyers where they could place their furniture. It replicates the geometry and orientation (with north at top) of Tamarisk Gardens #5. The added legend indicates where changes were made to Tamarisk Gardens #5 ostensibly prior to 1973. Those changes are mitigated by a number of factors which are explained in this section.

The east patio is intact and features concrete flatwork with a small planting bed to the north. The patio's surrounding 6'-high stucco wall is anchored at 4'-intervals by concrete single footings. The wall's footings are surmounted by 4"x4" wood beams and the wall is raised approximately 8" from grade allowing for circulation and easier maintenance. In what was apparently another early modification, the patio wall was extended to better secure the kitchen service door and enclose the unsightly trash receptacle area. This patio wall extension is another modification that is almost universal to apartments in the Tamarisk Gardens complex. While there have been some metal rain gutters attached, that condition is readily reversible.



The original walled east patio showing a later (but early) extension (foreground). Also seen is the perforated metal gate, electrical panel, kitchen door, cylindrical lighting fixture and sliding glass doors (covered with retractable shade in this photograph). This view is from south looking due north.

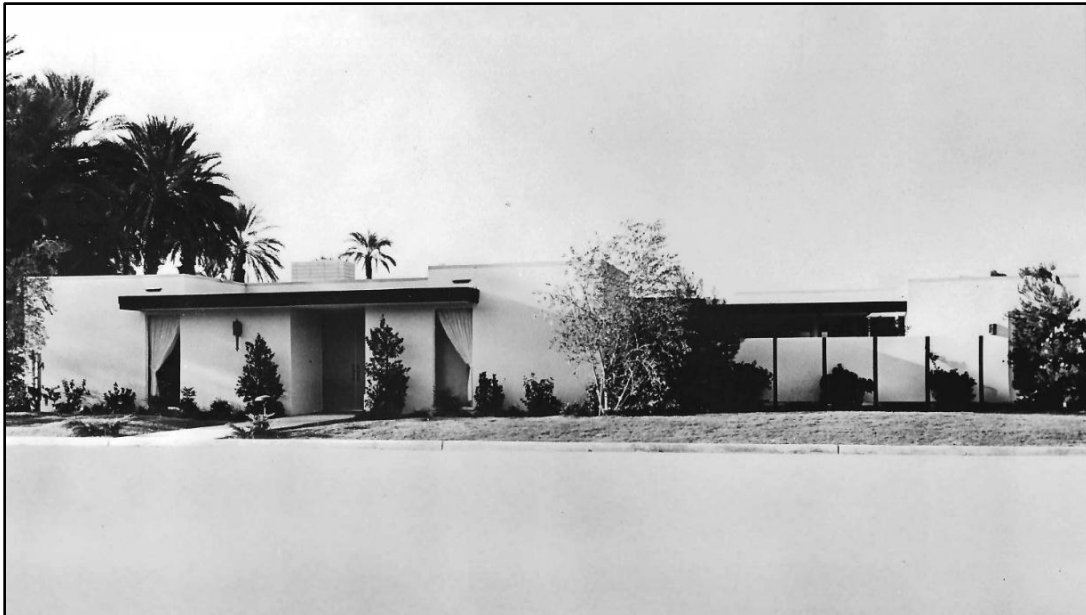


The west atrium remains intact and features generous eaves on three sides, aluminum-framed horizontal sliding windows (left), and aluminum-framed sliding glass doors. This view also shows the lower (thicker) and higher (thinner) cornice and metal drip-edge flashing details. This view is through the sliding glass doors on the north side of the atrium looking SSW.

An important original architectural feature of Tamarisk Gardens #5 is the “open air” west atrium. The west atrium features two original aluminum-framed horizontal sliding windows (each 4’4” x 4’4” square) and two sets of aluminum-framed sliding glass doors (each 5’9” x 8’ high). The atrium, slightly rectangular in shape, measures a generous

9'7" x 11'3" and serves to flood the interior of Tamarisk Gardens #5 with light. While atriums originate from an ancient Roman design, they are important to the modernist vernacular as they help blur the indoor-outdoor transition while creating a private, secure, and tranquil outdoor space. They are flexible spaces that can be used as private gardens, entryways, or lounging areas. The atrium of Tamarisk Gardens #5 features generous eaves on three of its four sides, is readily accessed through two sets of sliding glass doors, and currently contains a period-appropriate sculpture.

The May 7, 1965 issue of the *Desert Sun* newspaper ran a major article entitled "Tamarisk Gardens Condominium Under Construction Near P.S." While arguably a "puff-piece" giving the developer some free publicity, the article helpfully gave insight into the design logic of the interior spaces. The article averred, "The architect-designed floor plan shows significance, particularly in the following areas. The living room



This circa 1965 publicity photograph of a Tamarisk Gardens unit shows the original paint scheme. Note the whiteish color and the black highlights on architectural elements (i.e., patio wall support posts and the fascia of the cantilevered eave). Also seen in this photograph is this unit's elaborate light fixture and original landscape design.

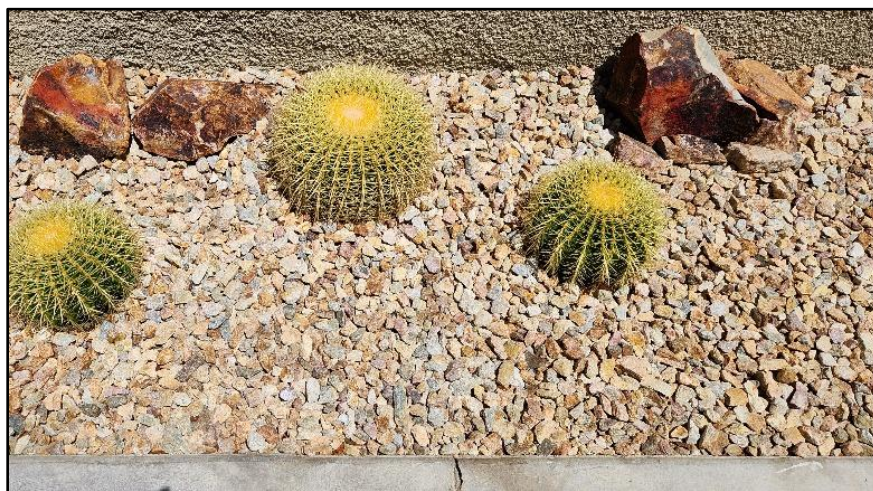
contains a central dual fireplace of imported Italian marble, opening to both the living room and dining room, yet both rooms remain separate. A complete wet bar is adjacent to the side of the main portion of the living room, giving way to a spacious entertaining area easily accessible from any portion of the home. The master bedroom, with an alcove that opens to a private court, is distant from the main living and working areas, affording complete and undisturbed solitude." In architectural terms, what is being described is a floor plan that is "well-zoned," i.e., organized into distinct areas based on function, privacy, and activity levels, ensuring smooth flow without physical barriers.

Rather than simply dividing rooms with walls, this design approach creates "layered pockets" of activity (e.g., quiet, social, and service areas) to provide balance, privacy, and increased functionality in a home. Despite some minor interior changes, Tamarisk Gardens #5 can still be described as "well-zoned," testifying to the skill of architect Hartfelder. As might be expected after 60 years, throughout Tamarisk Gardens original lighting fixtures, door handles, escutcheon plates, and unit numbers (some done in a Hollywood Regency-style) are gone or mostly gone. In recent years, the Tamarisk Gardens homeowner's association has replaced all outdoor lighting fixtures with period-appropriate aluminum cylinder lighting and added metal Neutra-like font address numbers. Because there were originally no gates leading to the patio areas of the Tamarisk Gardens units, there was a proliferation of gate designs throughout the complex. For Tamarisk Gardens #5, in 2025 a period appropriate and HOA-approved replacement of the two extant (but deteriorating) gates was installed.

Finally, over the years the exteriors of the Tamarisk Gardens units have been painted an earth-tone shade of light brown-beige. The original paint scheme can be intimated from the vintage black and white photograph and architectural rendering contained in this section. Returning to this original paint scheme is arguably problematic since many of the original accompanying Hollywood Regency style elements have been lost and have been replaced with midcentury standards.

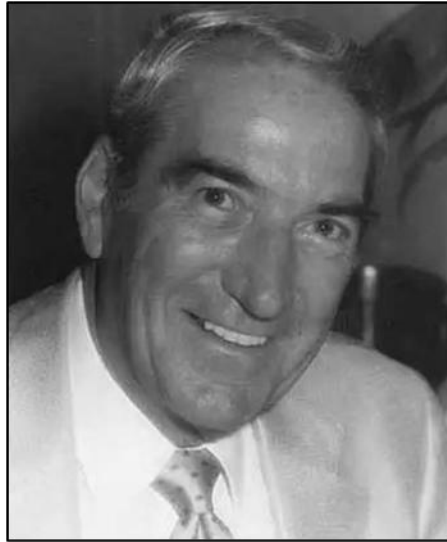
LANDSCAPE ARCHITECTURE

Tamarisk Gardens #5 features xeriscape landscaping consisting of earth-toned "Palm Springs gold" gravel, rocks, and golden barrel cacti (*Echinocactus grusonii*) placed in the original in-ground planters along the south facade. From a design perspective, the two generous outdoor planters (18'2" and 23'8"-long respectively) flank and identify the recessed entryway, as well as provide visual interest. In the east outer patio and the west atrium this landscaping theme continues. Finally, a series of ficus trees (*Ficus nitida*) form a hedge that protects the exterior of the east outer patio wall.



An illustrative portion of the landscaping theme used for Tamarisk Gardens #5.

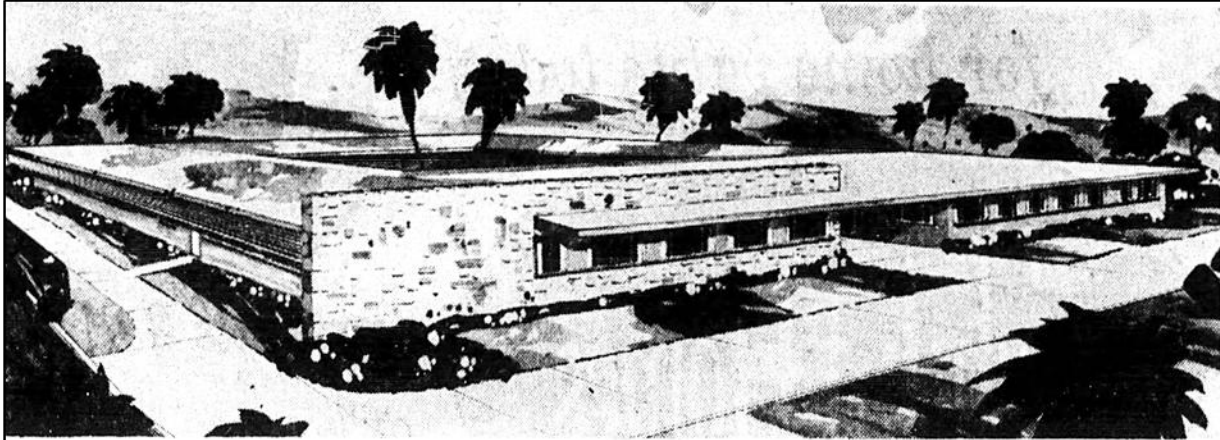
ARCHITECT



J. Don Hartfelder, AIA (1924-2007)

John Donald Hartfelder, an architect who assumed the professional name of “J. Don Hartfelder,” was born in Los Angeles, California, on January 10, 1924. Raised by his grandparents, George and Rose Hartfelder, the young Hartfelder became an Eagle Scout at the age of 15, graduating from the Polytechnic High School in Los Angeles with a reputation as a “good student.” During World War II, Hartfelder enlisted in the U. S. Navy, advancing to third class petty officer, with a rating as a fire controlman. His wartime service from 1942-1945 included time aboard the USS Twining (DD-540), a Fletcher-class destroyer, which saw combat in the Pacific theater. Hartfelder later enrolled as a student at the University of Southern California (USC) on the GI Bill. In 1952, he graduated with a Bachelor of Arts in architecture from the USC School of Architecture. Hartfelder gained work experience as a draftsman with the firm of Kistner, Wright & Wright in Los Angeles and later with Whittier architect Ray W. Johnson, AIA. Hartfelder also listed work experience with modernist Los Angeles architect Kenneth N. Lind, AIA. Notably, Lind partnered with nationally-famous modernist architect Charles Luckman from 1939-1942.

American Institute of Architects (AIA) records show that Hartfelder joined the professional organization’s Southern California chapter in 1954. From 1954 through 1958, Hartfelder was a partner in the firm of Zemke & Hartfelder, becoming the president of his own firm, J. Don Hartfelder & Associates, in 1958. Two sources (from 1960 and 1961) indicate Hartfelder occasionally partnered with architect Wallace L. Haas, Jr., AIA, on projects. During his long career, some business associates of Hartfelder (obviously with his permission) would leave Hartfelder at the end of firm names to emphasize his AIA affiliation. Hence, the frequent appearance of combinations such as “McCarthy & Hartfelder, AIA,” “Zemke & Hartfelder, AIA,” and “McCarthy, Zemke & Hartfelder, AIA.”

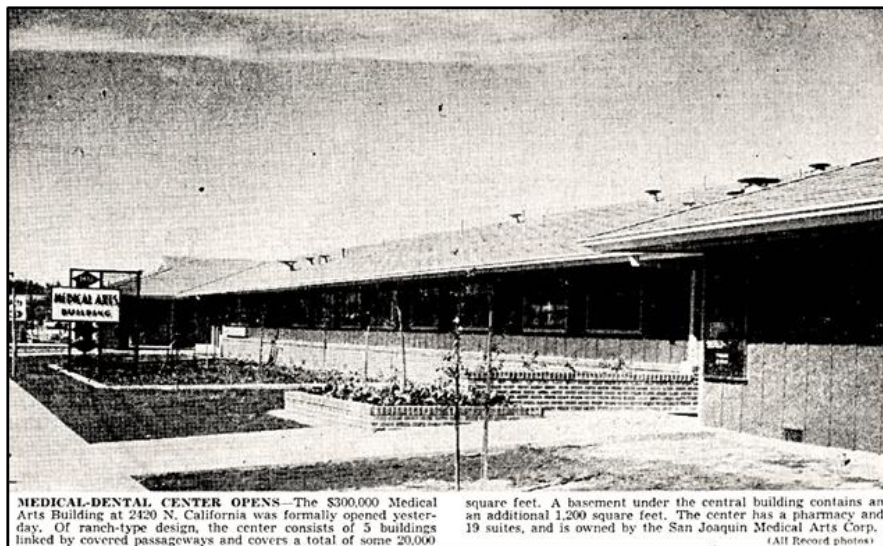


MEDICAL CENTER—Construction has started on a medical center structure, shown in above drawing, at corner of Loma Vista Road and Dos Caminos Ave.,

Ventura. Building, containing 10 professional offices, will cost \$150,000. It was designed by Frank A. Zemke and J. Don Hartfelder. Contractor is Theodore Bergseid.

By 1955, Hartfelder's career was well underway and he was establishing a reputation as an architect specializing in medical buildings. He had also fully embraced the modernist style as evidenced in this architectural rendering that appeared in the March 20, 1955 issue of the *Los Angeles Times* newspaper.

Sources from 1962 and 1970 show that Hartfelder was licensed to practice architecture in both California and Arizona.



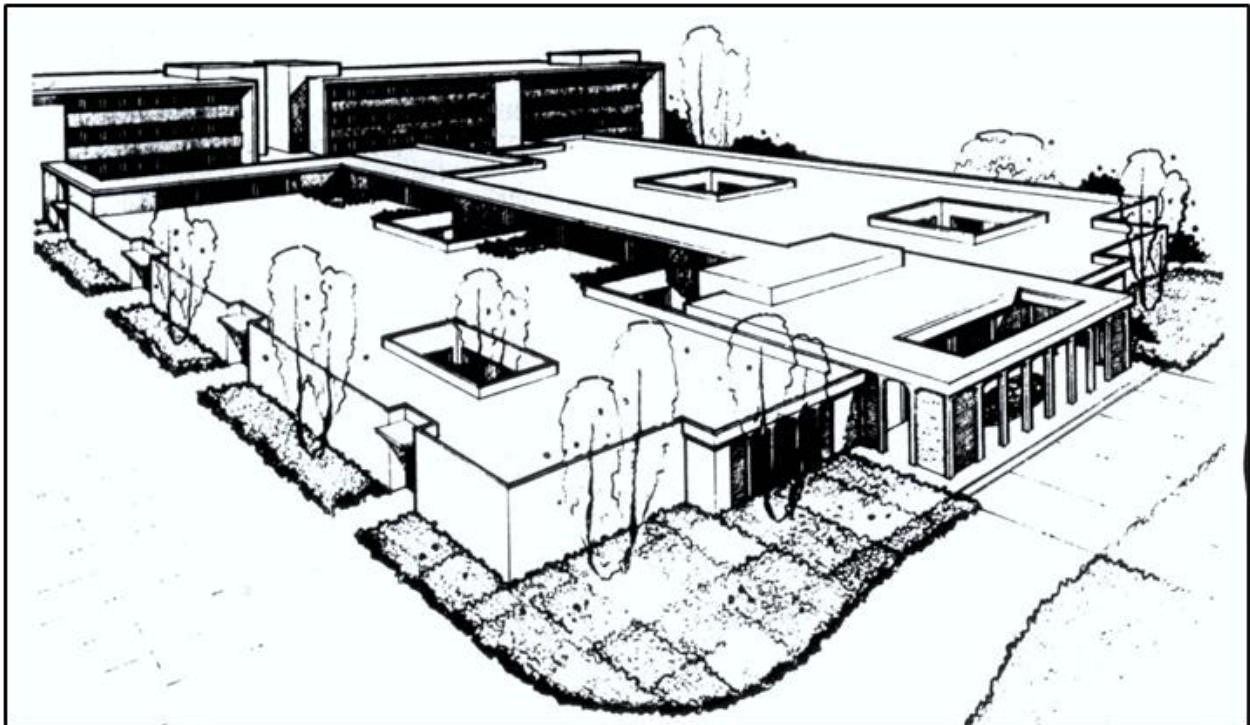
MEDICAL-DENTAL CENTER OPENS—The \$300,000 Medical Arts Building at 2420 N. California was formally opened yesterday. Of ranch-type design, the center consists of 5 buildings linked by covered passageways and covers a total of some 20,000

square feet. A basement under the central building contains an additional 1,200 square feet. The center has a pharmacy and 19 suites, and is owned by the San Joaquin Medical Arts Corp. (All Record photos)

The *Stockton Daily Evening Record* newspaper ran articles about this Medical Arts Building at 2420 North California Street in numerous issues. The paper's March 16, 1957 issue showed a photograph of the completed 20,000 square foot project consisting of five building units, "linked by covered passageways." Built by the Craft Construction Company of Stockton, it was composed of "stucco, used brick planters, and redwood board and batten," materials intended to "create a rustic ranch-type effect." Designed by architects Frank A. Zemke and Hartfelder, the building was a softer and more regional interpretation of modernism. It unapologetically references the one-story, ranch-style modernist houses appearing throughout California from the 1930s through the 1950s.

In 1962, Hartfelder listed his firm's address as 622 South Lake Avenue, in Pasadena, but by 1970 his firm had moved to an office at 16897 Algonquin Street in Huntington Beach. His obituary states that he moved to Huntington Beach in 1967 and a 1970 source places his home address at 3906 Humboldt Drive in Huntington Beach.

In the 1962 *American Architects Directory*, Hartfelder identified his architectural firm's areas of specialization as "residential," "commercial," "health facilities," "scientific structures" and "interior design." The *American Architects Directory* of the era relied on data submitted by individual architects who were encouraged to provide a listing of their "principal works." A partial list of Hartfelder's works (all in California) include the (Dr. John M.) Richards Medical Building (1961) at 1919 State Street in Santa Barbara, the El Monte Medical Center Hospital (1960) in El Monte, the Orangeburg Dental Arts Building (1961) in Modesto, and the Valley Medical-Dental Arts Building (1961) in Santa Maria (described in the local newspaper as sporting a "folded plate roof"). When the *American Architects Directory* was updated in 1970, Hartfelder added the Goleta Valley Community Hospital (1964, with 1970 expansion) in Santa Barbara, the Colima Medical Center (1965) in Whittier, the Del Rey Professional Building (1967) in Marina Del Rey, the Pioneer Hospital (1968) in Artesia, and the Pacific Telephone Central Office (1969) in Newhall. Over the years, many of these professional buildings have been renamed.



The May 29, 1969 issue of the *Golden Coast News* newspaper featured this architectural rendering and an article announcing the coming construction of two five-story towers (each providing 150 beds) to the Goleta Valley Community Hospital. Architect Hartfelder, who by 1969 had been designing hospitals and medical professional buildings for well over two decades, was credited with the design of the proposed modernist additions.

Another of Hartfelder's "mid-century modern" commissions, the Riverside Dentistry office (1955) at 1855-1857 University Avenue, is recorded in Riverside's "Citywide Modernism Intensive Survey (September 2013)" prepared by the Historic Resources Group of Pasadena. Hartfelder's deft modernist touch can also still be seen in his largely intact design of the building at 4560 Admiralty Way in Marina Del Rey (today UCLA Health). The multi-story building, built in 1969 with an addition in 1973, features massed geometric volumes with integrated metal *brise-soleils*.

In 1985, Hartfelder was recognized with a beautification award by the city of Chula Vista for his office remodel of the city's Eye Physicians Medical-Surgical Center at 681 Third Avenue which he had designed in 1976.

A single source credits Hartfelder with the design of the "Cerritos Auto Square" and various "Huntington Harbor homes."



Hartfelder was aided in his professional career by his wife, Angela (aka Mrs. J. Don Hartfelder), who became the president of the Women's Architectural League, Southern California chapter, in 1965. The women's organization hosted lectures by prominent architects and held a variety of social events in conjunction with the AIA chapter.

During his 40-year residency, Hartfelder was very involved in the Huntington Beach community. He served as a Commodore of the Huntington Harbour Yacht Club, a director of Liberty National Bank (based in the city), and served on the city's Design Review Board.

Hartfelder died on January 23, 2007.

BUILDER



Dick McCarthy, Jr. (1926-2006)

Described as a “Designer, builder and developer,” McCarthy is shown in this circa 1965 publicity photograph seated at a drafting table.

Richard Francis “Dick” McCarthy, Jr., was born on January 8, 1926, in Chicago, Illinois. McCarthy attended Occidental College in Los Angeles, California, before beginning a career in the building industry. McCarthy’s association with southern California’s building history begins with his father who developed Hidden Springs Country Club (1947) in Desert Hot Springs. Multiple newspaper articles chronicle McCarthy’s rise as a residential builder of note in the late 1950s and early 1960s in the Pasadena area. By 1960, McCarthy had gained enough recognition in the industry to be referred to by a Pasadena real estate writer as a “talented young builder.”

The circumstances of McCarthy’s association with architect J. Don Hartfelder, AIA, are somewhat foggy but can be traced back at least as far as September of 1957 when the two were mentioned in a newspaper article as partners in the design of a “contemporary residence” at 1645 Sierra Bonita Lane in Pasadena. The flat-roofed residence was notably more modern than other ranch-style residential offerings in Pasadena at the time. As evidenced from their later collaborations, McCarthy and Hartfelder shared a strong modernist design aesthetic.

MODEL CONTEMPORARY RESIDENCE
1645 SIERRA BONITA LANE • PASADENA



Open
House
Sunday
September 11
2 to 6 P.M.

ARCHITECTURE: MCCARTHY, ZEMKE & HARTFELDER, A.I.A.



- Architectural services for your lot, or building sites available in various locations
- Complete construction facilities
- Excellent financing

CHAS. S. COPPIN, JR.
AND ASSOCIATES, REALTORS
1043 HUNTINGTON DRIVE • SAN MARINO • SU 2-120

Featured in the real estate section of the September 8, 1957 issue of Pasadena's *Independent Star-News* newspaper, is a "contemporary residence" with architecture by "McCarthy, Zemke & Hartfelder, A.I.A."

The rendering shows a modernist residence with a flat roof, open carport, vertical siding and overall horizontality but, most importantly, it illustrates how far the modernist design aesthetic of McCarthy and Hartfelder had matured a full eight years before their Tamarisk Gardens collaboration.

Perhaps sensing the burgeoning building opportunities to be found in the Coachella Valley, McCarthy expanded his repertoire from individual residences to multi-unit condominiums when he created the Tamarisk Gardens Development Corporation. McCarthy's 28-unit Tamarisk Gardens condominium apartments (1965, J. Don Hartfelder, AIA) on Wonder Palms Road (today Frank Sinatra Drive) in Cathedral City (today Rancho Mirage) were by far his largest and most ambitious project up to that time. By then, McCarthy had also obviously honed his skills on the marketing side of the business running an advertisement that described Tamarisk Gardens as the "most beautiful garden home development," and assuring prospective buyers that the complex was in the "most prestigious setting on the desert with the privacy of a home but with all the convenience and comfort of a modern luxury apartment." A flattering article about Tamarisk Gardens in the May 7, 1965 issue of the *Desert Sun* newspaper claimed that, "The recent work of McCarthy and Hartfelder can be found in many issues of the major architectural magazines and digests such as *Town and Country*, *The Architectural Digest* and *Interiors*." However, this assertion cannot be readily verified.



DEVELOPER—Richard F. McCarthy, left, with his parents, Mr. and Mrs. Nicholas E. Griffin, are shown at Tamarisk Gardens, luxurious new homes which were

opened this week on Wonder Palms Road, adjoining Tamarisk Country Club. The development is headed by McCarthy.

This photograph of McCarthy at Tamarisk Gardens appeared in the March 4, 1966 issue of the *Desert Sun* newspaper.

Post-Tamarisk Gardens, McCarthy's building efforts through the 1970s and 1980s in the Palm Springs area are documented in author Steve Treinen's 2025 book, *Canyon Country Club: History and Design of Palm Springs' Garden of Eden*. According to Treinen, "Dick McCarthy's Canyon Site Corp. built the Canyon South condominium complexes in five phases between 1974 and 1979...each phase of McCarthy's Canyon South condominiums is unique, while sharing common design elements from

[Hungarian-born] architect Lazslo Sandor, AIA.” McCarthy also used Sandor for his Vista Canyon Condominiums (1979) west of South Palm Canyon Drive and, from 1980-1986, for four freestanding single-family homes in Canyon Country Club and Andreas Palms Estates. Treinen describes McCarthy as a “colorful local personality and prolific real estate developer.”



Shown is McCarthy’s Canyon Springs condominium complex (1979, Lazslo Sandor) in Palm Springs. It was showcased on a house tour during Modernism Week 2025.

Despite his impressive building record of quality residences and condominium complexes, McCarthy is arguably best known for launching several successful legal actions concerning the allegedly excessive building fees charged by local governments. His attorney (Walter P. McNeill of Redding) claimed that McCarthy nearly single-handedly revamped the fee systems in Riverside County and San Diego, as well as other cities and counties. McNeill said, “He [McCarthy] was sort of a legend in his pursuit of honest government.”

McCarthy’s 2006 obituary reported, “Prickly, tenacious and determined to correct what he saw as government profiteering, McCarthy began his crusade in 1989 after balking at fees charged for four custom homes he was building in Palm Springs. He argued that cities throughout California were routinely overcharging developers and using the money to subsidize unrelated government services. That amounted to a hidden tax, he said, which was forbidden under state law.”

McCarthy died on March 31, 2006, in Palm Springs, California.

OWNERS

1. December 21, 1964 – March 16, 1970. First American Title Insurance and Trust Company acquires “28 Deeds of Trust, executed by Tamarisk Gardens Development Corporation, a California corporation, in favor of Sterling Savings & Loan Association, for \$25,000 each” (for a total \$700,000) and described as “Lots 1 through 29, inclusive, of TRACT NO. 3129 as shown by map on file in Book 52 pages 36 & 37 of Maps, Records of Riverside County, California.” Construction of Tamarisk Gardens started in December of 1964.

2. March 16, 1970 – March 15, 1978. Brayton Realty Corp., a New York corporation, acquires “Parcel 1: Lot 5 of Tract No. 3129 together with a 1/28th interest in and to Lot 29 of said Tract No. 3129, as shown by map on file in Book 52 pages 36 & 37...to the true point of beginning. Parcel 2: The exclusive right to use and occupy the covered parking space designated as Space No. 5 and the open parking space designated as Space No. 5 both located in Lot 29...Official Records of Riverside County, California.”

Curiously, the “When Recorded Mail To” address in the Grant Deed reads “Brayton Realty Corp., c/o Mr. David L. Gersh, Milton A. Rudin Law Offices, 6922 Hollywood Blvd., Hollywood, CA 90028.” More recently a celebrated author, Gersh has been described as “a recovering corporate lawyer whose long and checkered career started with his first deal, when he was sent to the great metropolis of New York for two days at the behest of his boss, Mickey Rudin. It was to participate on behalf of Frank Sinatra in the sale of a bedraggled Hollywood movie studio to a small funeral home company (now known as Time-Warner). He returned two and a half months later, sidetracking a promising future as an impoverished poet.” Milton A. “Mickey” Rudin, was a powerful entertainment lawyer who, over his more than 50-year career, did legal work for Frank Sinatra as well as a number of other Hollywood stars and entertainment business figures. Rudin probably garnered the most attention in the media and in legal circles because of Sinatra whom he represented for 33 years.

3. March 15, 1978 – November 7, 1996. Morton Howard and Harriett Howard, husband and wife as joint tenants, acquire “Parcel 1: Lot 5 of Tract No. 3129 together with a 1/28th interest in and to Lot 29 of said Tract No. 3129...to the true point of beginning. Parcel 2: The exclusive right to use and occupy the covered parking space designated as Space No. 5 and the open parking space designated as Space No. 5 both located in Lot 29...Official Records of Riverside County, California.”

Morton Howard was an avid amateur golfer whose name appeared frequently in New York and California newspaper golf columns. In 1982 he qualified for one of four available spots from the metropolitan New York area to play in the 28th Annual United States Golf Association Senior Amateur Championship in Tucson, Arizona. Later, Howard played in the 1987 AT&T Pebble Beach National Pro-Am paired with professional golfer Mark Lye. An article about the Tamarisk Country Club, in the January 10, 1984 issue of the *Desert Sun* newspaper, includes a list of the club’s “Officers & Directors” and Howard is identified as the “Club Champion.”

4. November 7, 1996 – January 17, 2013. Bedford Oil & Gas, Co., Inc., a California Corporation, acquires Lot 5 (Parcels 1 and 2 as previously described). The “When Recorded Mail To” address in the Grant Deed reads “Bedford Oil & Gas Co., Inc., Attn: David L. Laven, #1202, 318-26th Ave. S. W., Calgary, Alberta, Canada T2S 2T9.” Laven passed away in 2012 after having practiced law for many years first with his brother and later with his nephews. The Laven and Company firm continues to serve Calgarians as a second-generation law firm. No information about Bedford Oil & Gas Co., Inc. has been located, however, one source identifies Laven as the President.
5. January 17, 2013 – November 17, 2016. Bret M. Greenberg, a single man, acquires Lot 5 (Parcels 1 and 2 as previously described).
6. November 17, 2016 – February 15, 2022. Sherrie Lynn Jones, a single woman, and Tambda Ann Swafford, a single woman, as Joint Tenants acquire Lot 5 (Parcels 1 and 2 as previously described).
7. February 15, 2022 – April 29, 2025. Sherrie Lynn Jones and Tambda Ann Swafford, who are married to each other, as Joint Tenants acquire Lot 5 (Parcels 1 and 2 as previously described).
8. April 29, 2025 – Present. Ronald W. Marshall and Barbara Anne Marshall, husband and wife, as joint tenants acquire Lot 5 (Parcels 1 and 2 as previously described).

DESIGNATION CRITERIA

Criterion 1: Events. *The resource is associated with events that have made a meaningful contribution to the nation, state or community.* Tamarisk Gardens #5 is not associated with any meaningful events.

Criterion 2: People. *This criterion recognizes properties associated with the lives of persons who made meaningful contributions to national, state or local history.* Tamarisk Gardens #5 is not associated with any persons who made a meaningful contribution to history.

Criterion 3: History. *The resource reflects or exemplifies a particular period of national, state or local history.* Built in 1965, Tamarisk Gardens (and by extension Tamarisk Gardens #5) is a residential condominium complex sited in close proximity to a country club (i.e., the Tamarisk Country Club). This establishes its local importance as part of the post-World War II development of the city of Rancho Mirage under the theme of “Residential and Cooperative Communities, 1951 –1973.” Therefore, Tamarisk Gardens #5 qualifies under designation Criterion 3 as it exemplifies a particular period in the city’s history.

Criterion 4: Construction. *The resource embodies the distinctive characteristics of a type, period, or method of construction.* Tamarisk Gardens #5 is significant as a rare example of Desert Modernist architecture expressed in a residential condominium

complex. Tamarisk Gardens #5 displays many of the characteristics of the Desert Modernist style including overall horizontality, massed geometric volumes, a flat roof, deep overhangs, floor-to-ceiling glass, a blurred indoor-outdoor transition, an open interior floor plan, and a stucco-clad exterior. Therefore, Tamarisk Gardens #5 qualifies under designation Criterion 4 as a fine and largely intact example of the Desert Modernist style.

Criterion 5: High Artistic Value. *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.* The Tamarisk Gardens condominium complex (and by extension Tamarisk Gardens #5) is significant as a notable collaboration of two highly creative individuals, i.e., builder Richard F. McCarthy, Jr. (who also promoted himself as a “designer”) and modernist architect J. Don Hartfelder. Hartfelder’s training at the USC School of Architecture gave him the confidence to undertake a novel condominium building design, i.e., the “fourplex.” With Tamarisk Gardens, Hartfelder showed that he well understood the architectural advantages of building in the Desert Modernist style. Finally, Hartfelder’s clever site plan created a dense concentration of 28 units (i.e., seven fourplexes) while still providing for parking, green space, and a communal pool and dressing rooms. The successful collaboration of builder McCarthy and architect Hartfelder resulted in a condominium residence of high artistic value which contributed significantly to Rancho Mirage’s post-World War II “built environment.” Therefore, Tamarisk Gardens #5 qualifies under designation Criterion 5.

Criteria 6 and 7: Historic district attributes and pre-history do not apply.

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. Tamarisk Gardens #5 in the Tamarisk Gardens condominium complex remains in its original location.

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. Original details, including the massing of large geometric volumes, use of recessed elements, cornice features, etc., remain in place. Deep and cantilevered eaves provide solar protection to windows and glass sliding doors, allowing the open plan interior to be flooded by natural light. In the case of Tamarisk Gardens #5, the essential characteristics of form, plan, space, structure, and style have survived intact. Similarly, the structural system; massing; arrangement of spaces; pattern of fenestration; and the type, amount, and style of detailing, have survived largely 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. Although sited in a relatively dense grouping of fourplexes, Tamarisk Gardens #5's deeply-recessed entryway creates privacy and built-in planters and green spaces (immediately to the west and adjacent to the structure) help soften any urban feel by creating a parklike setting. The setting for Tamarisk Gardens #5 continues to reflect the architect'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 reveal the preferences of those who created

the property and indicate the availability of particular types of materials and technologies. Tamarisk Gardens #5's large exterior expanses of earth-tone concrete stucco create striking, relatively unadorned, geometric volumes. The pair of slightly recessed obscure glass windows, combined with the deeply-recessed entryway, compliment and emphasize this geometric massing which is best reflected on the primary south façade. Original thin-framed aluminum horizontal windows, and aluminum-framed sliding glass doors, are intact and reflect the architect's intent of blurring the indoor-outdoor transition. For Tamarisk Gardens #5, the materials continue to express the physical elements designed during the period of significance; the pattern and configuration that forms the residence survive 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. For Tamarisk Gardens #5, the workmanship is comprised of integral ornamental detailing reflected in concrete stucco, glass and aluminum. The property 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. Tamarisk Gardens #5 continues to express the desirable and recognizable aesthetic of a modernist structure.

Association

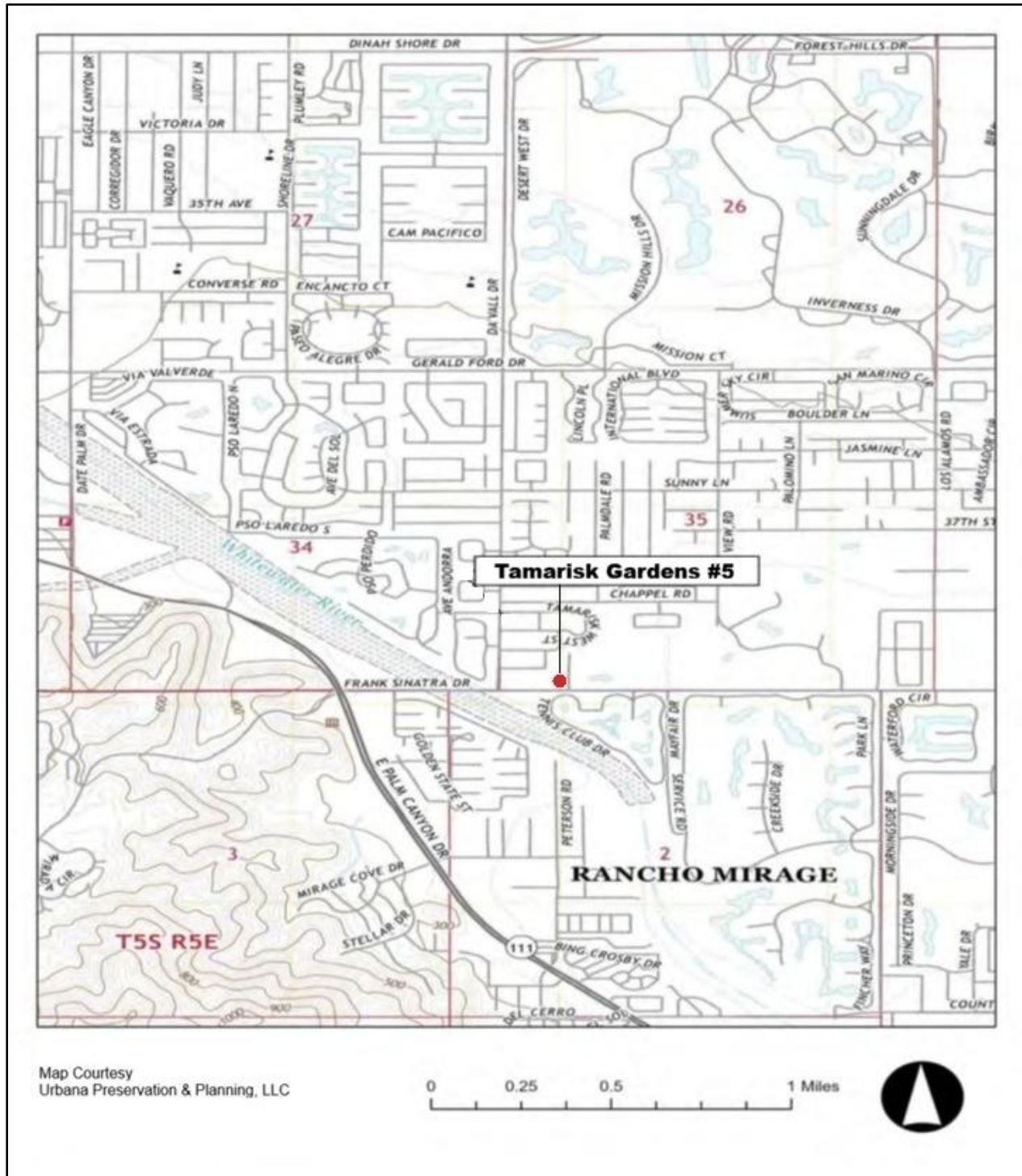
Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence 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. Tamarisk Gardens #5 is a fine example of modernist architecture and an important example of a particular residential building type in Rancho Mirage. Accordingly, it continues its association with patterns of events that have made a meaningful contribution to the local history.

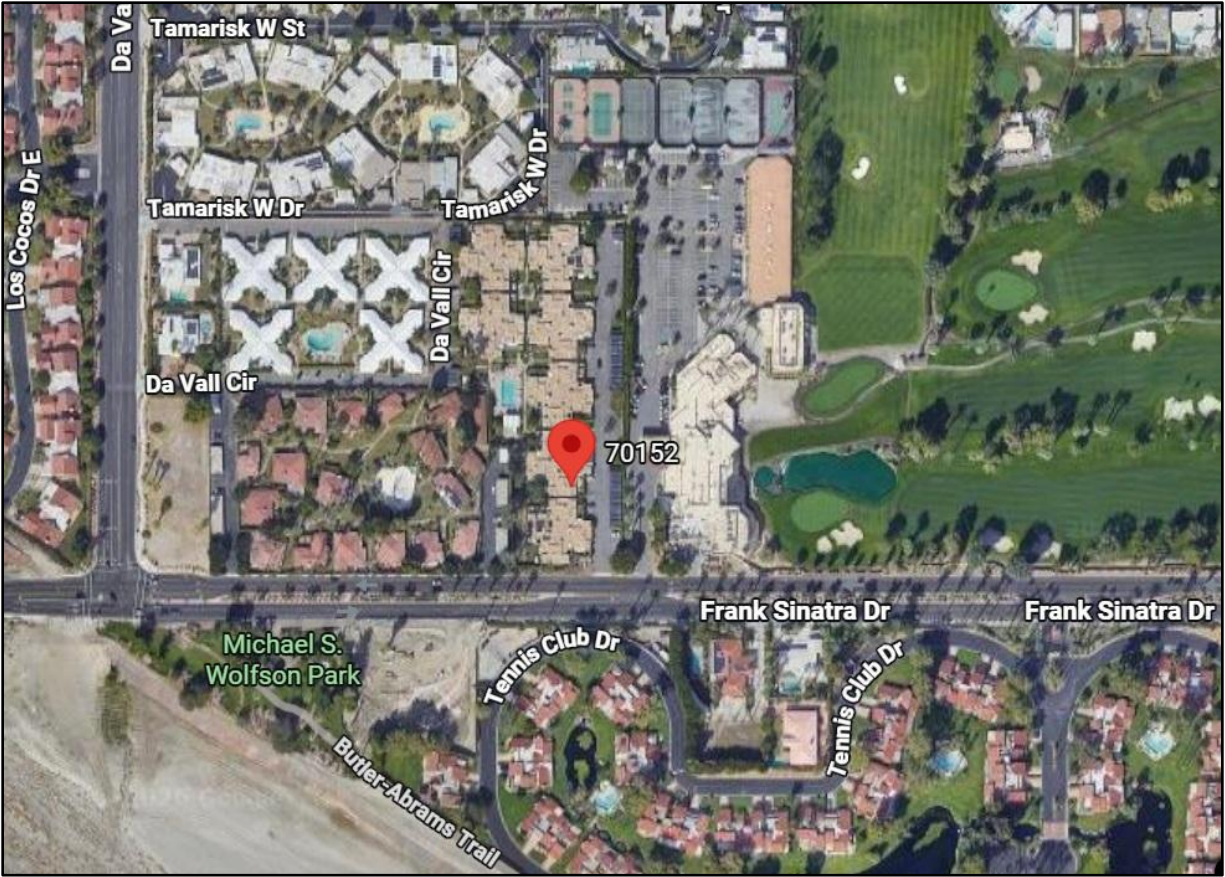
INTEGRITY SUMMARY: Tamarisk Gardens #5, in the Tamarisk Gardens condominium complex, appears to be in excellent condition due to the use of construction materials suitable for the harsh desert environment. It also continues to fully represent the original Modernist design intent of architect J. Don Hartfelder, specifically, simple, massed geometric volumes and overall horizontality. With minor modification, the original footprint of Tamarisk Gardens #5 remains intact. Further, exteriors remain intact and the integrity of location, setting, design, materials, workmanship, feeling, and association is still clearly discernible. This integrity analysis concludes that Tamarisk Gardens #5 and its accompanying site still possess all seven aspects of integrity to a degree that qualifies it for designation as a City of Rancho Mirage Historic Resource.

APPENDIX I

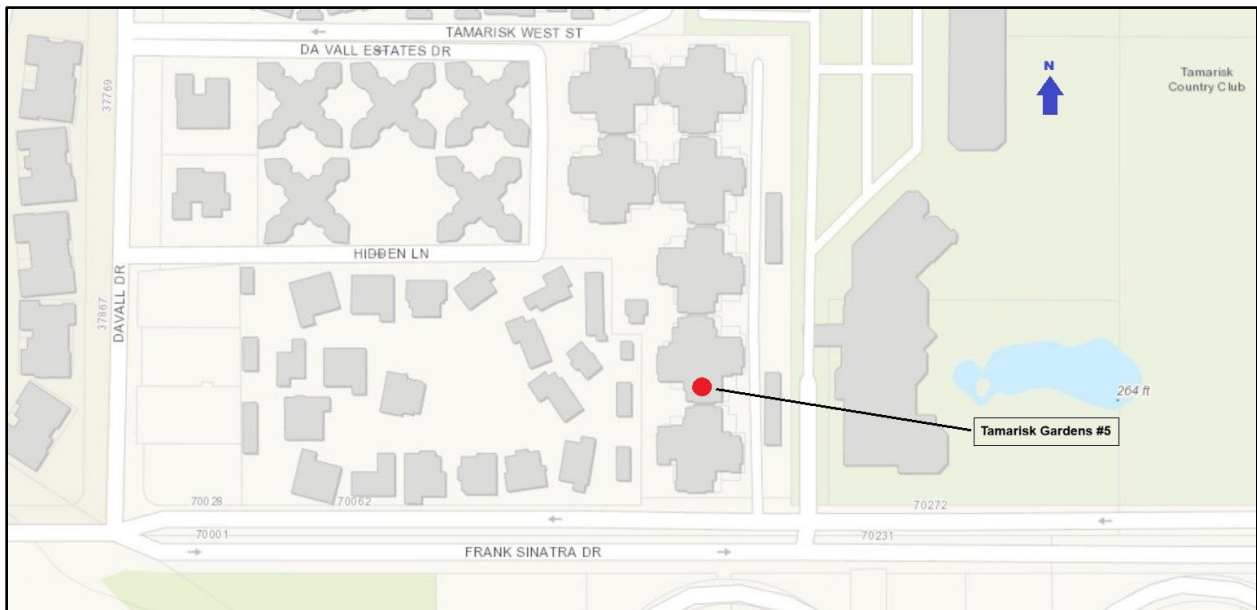
Maps and Site Plans



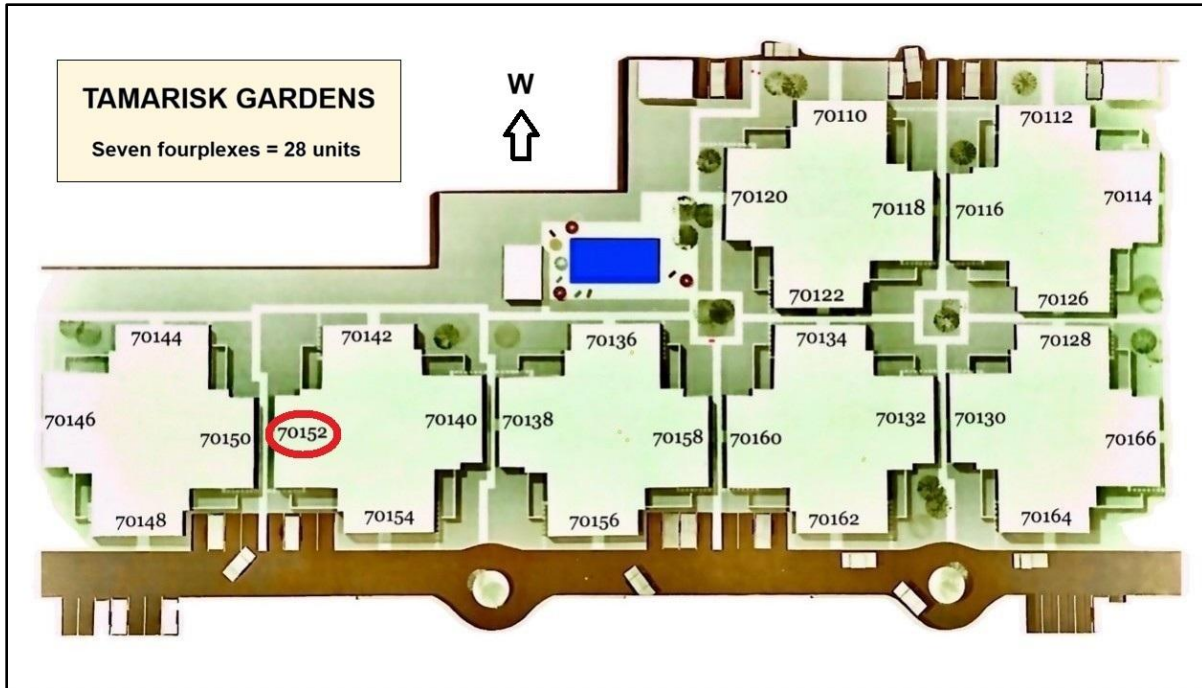
Tamarisk Gardens #5's geographical location (not to scale).



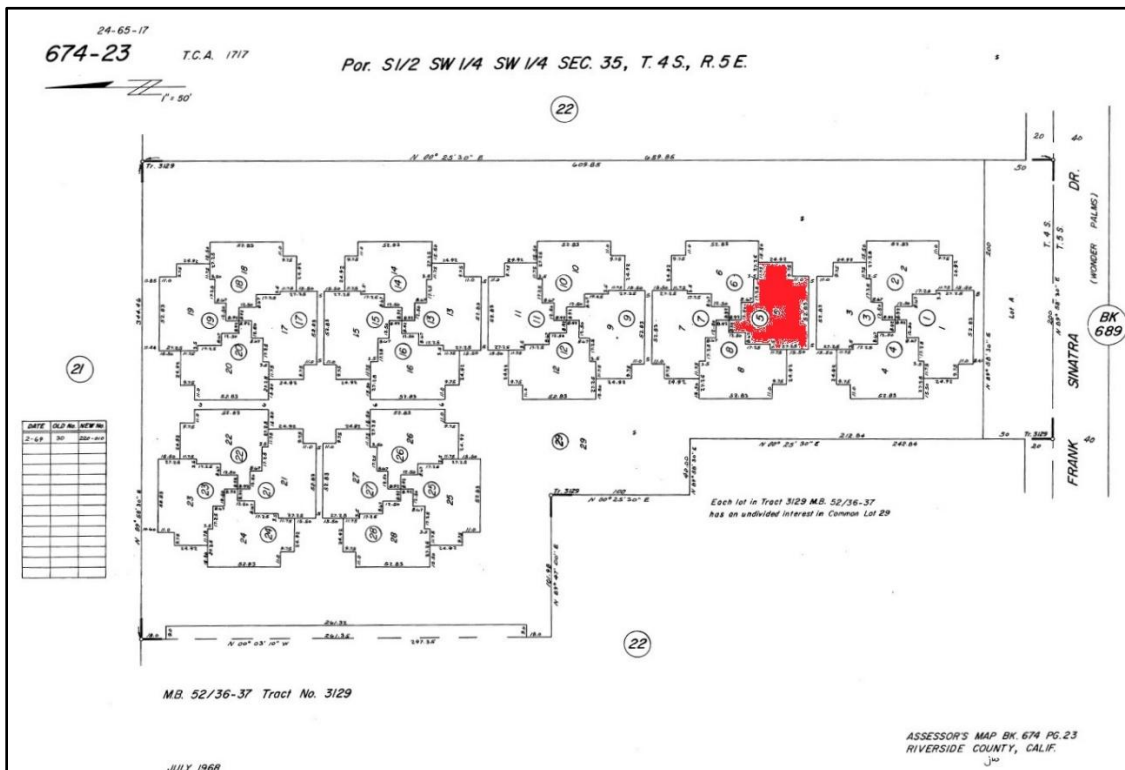
Google Earth view of Tamarisk Gardens #5 (70152) in Tamarisk Gardens.



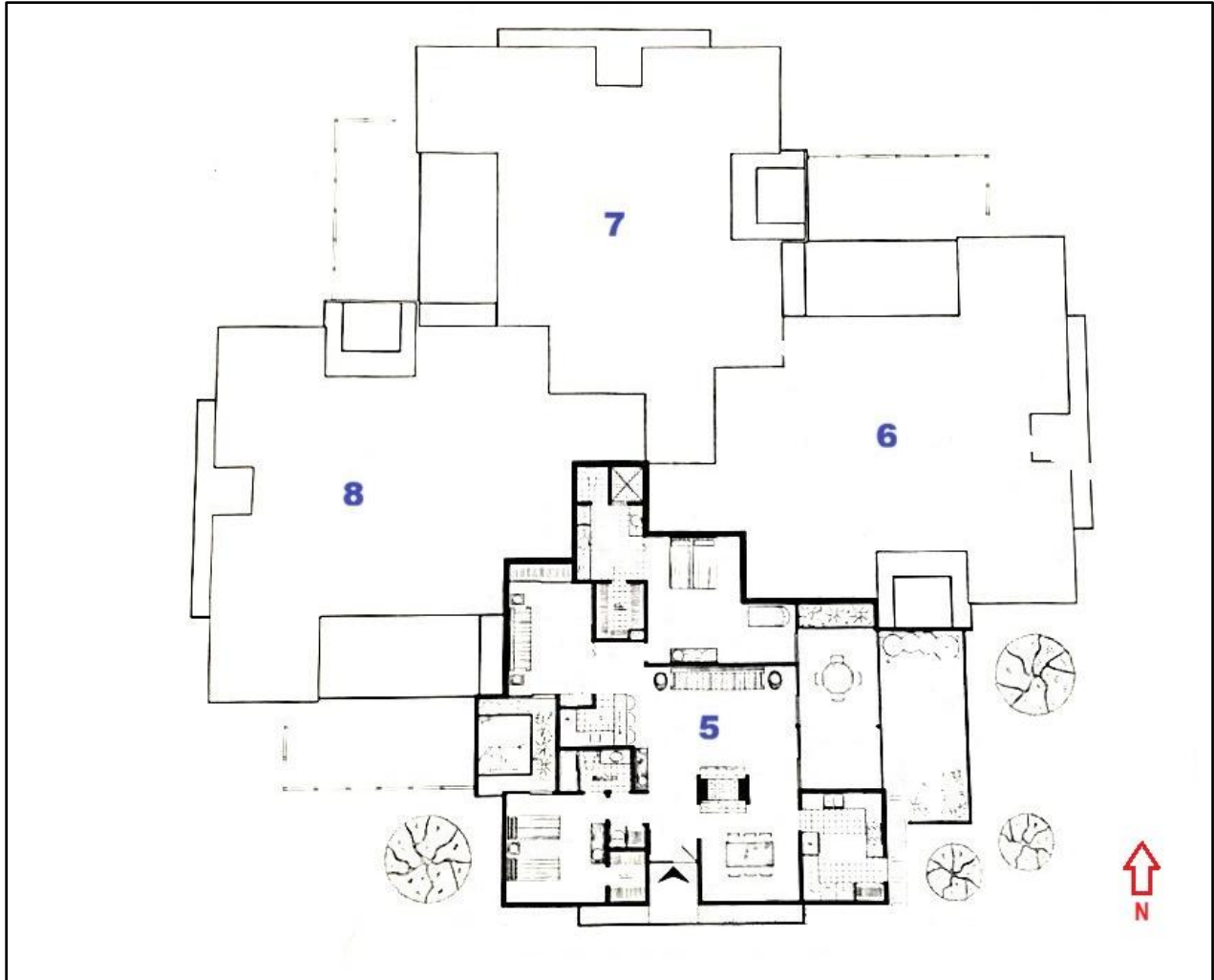
This map shows the Tamarisk Gardens condominium complex at center with Da Vaal Estates and Tamarisk Villas condominium complexes to the west. Tamarisk Country Club is to the east.



This site plan shows all seven fourplexes (28 units), parking areas, roundabouts, sidewalks, community pool and dressing rooms. Tamarisk Gardens #5's street address (70152) is circled in red.



Map of Tract No. 3129 dated July 1968. Tamarisk Gardens #5 (lot #5) is filled in with red. Note the north directional arrow at upper left (i.e., top is east).



This slightly distorted circa 1965 image provides an excellent overview of Hartfelder's fourplex design. Although modernist architect Val Powelson had used the fourplex concept just a few years earlier in his nearby Da Vaal Estates* (1960), there are some notable design differences that warrant comment. While Powelson's Da Vaal Estates approach is clever and certainly architecturally exuberant, it is also rigidly geometric and is best described as a "cruciform" design. Hartfelder's fourplex design, with its well-articulated floor plans, creates a far more "integrated" result. In short, Hartfelder's identical floor plans fit together like "puzzle pieces." While opinions may vary, some might argue that the Hartfelder design dramatically increases options for zoning and better captures the single-family home experience. (Note: this vintage image of a generic Tamarisk Gardens fourplex has been modified to illustrate the position of Tamarisk Gardens lot #5 and its abutting lots).

* From the historic resource survey (page 193): "It remains unclear why the 'Da Vaal' Estates differs in spelling from the 'Da Vall' family, though it is clear that the two are closely related."

APPENDIX II

Grant Deeds

Branch :025\User JECR Comment: Station Id :VR64

DOC # 2025-0164620
05/05/2025 01:45 PM Fees: \$30.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Folio 1000
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:
Orange Coast Title Company of So California

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:
Ronald W. Marshall and Barbara Anne Marshall
4000 N. Charles Street, Apt 1010
Baltimore, MD 21218

Escrow No.: 25-141772
Order No.: 25-141772-09
APN: 674-239-005
TRA: 977-917

SPACES ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

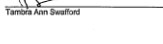
THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is \$704.00 CITY TAX \$0.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale,
Unimproved area ☐ City of Rancho Mirage

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Sherrille Lynn Jones and Tamara Ann Swafford, who are married to each other as joint tenants,
hereby GRANT(S) to
Ronald W. Marshall and Barbara Anne Marshall, husband and wife as joint tenants

The following described real property in the City of Rancho Mirage, County of Riverside, State of California:
SEE ATTACHED EXHIBIT "A"
The property more commonly known as: 70152 Frank Sinatra Drive, Rancho Mirage, CA 92270

Dated: April 29, 2025


Sherrille Lynn Jones

Tamara Ann Swafford

Mail tax statement to state as above

RIVERSIDE, CA
Document: DD 2025.164620

Page 1 of 3 Printed on 3/31/2026 4:06:49 PM

Branch :025\User JECR Comment: Station Id :VR64

DOC #2025-0164620 Page 2 of 3

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) ss.
COUNTY OF Riverside

On May 13, 2025, before me, Gabriel Torres, Notary Public, personally appeared Sherrille Lynn Jones and Tamara Ann Swafford who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Sherrille Lynn Jones and Tamara Ann Swafford subscribed to the within instrument, and acknowledged to me that they executed the same in the capacity and authority in which they acted. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature G. Torres

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RIVERSIDE, CA
Document: DD 2025.164620

Page 2 of 3 Printed on 3/31/2026 4:06:49 PM

Branch :025\User JECR Comment: Station Id :VR64

DOC #2025-0164620 Page 3 of 3

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:
Lot 5 of Tract No. 3129, together with a 1/10th interest in and to Lot 29 of said Tract No. 3129, in the City of Rancho Mirage, County of Riverside, State of California as shown by Map on file in Book 52, Page(s) 36 and 37 of Maps, Records of Riverside County, California.

Excepting from said Lot 29, that portion thereof described as follows:
Beginning at the Northwest corner of said Lot 29; thence South 89° 07' 10" East, a distance of 18.00 feet to the true point of beginning; thence continuing South 02° 02' 10" East, a distance of 201.35 feet; thence North 89° 47' East a distance of 9.00 feet; thence North 02° 02' 10" West, a distance of 201.32 feet; thence South 89° 07' 10" West, a distance of 9.00 feet to the true point of beginning.

Parcel 2:
The exclusive right to use and occupy the covered parking space designated as Space No. 5, and the open parking space designated as Space No. 5, located in Lot 29 of Tract No. 3129, as shown by Plat Map recorded December 12, 1987 as Instrument No. 10908 of Official Records of Riverside County, California.

APN: 674-239-005

RIVERSIDE, CA
Document: DD 2025.164620

Page 3 of 3 Printed on 3/31/2026 4:06:49 PM

Branch :025,User :JECR Comment: Station ID :VR64

DOC # 2022-008205
02/22/2022 02:35 PM Fees: \$33.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Folio Address
Assessor County Clerk-Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:
Fidelity National Title - Inland Empire

AND WHEN RECORDED MAIL TO:
SHERIE LYNN JONES
TAMARA ANN SWAFFORD
70182 FRANK ENATRA DRIVE
RANCHO MIRAGE, CA 92270

"This document was electronically submitted
to the County of Riverside for recording"
Received by: TENSEA #134

Order No. 137850-891

GRANT DEED

TRA: 017-017
DTT: 0.00

Exemption reason declared pursuant to Government Code 27388.1

☐ This document is a transfer that is subject to the imposition of documentary transfer tax.

☒ This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.
Document reference: 12-2-2019 #0719-2640912

☐ This document is a transfer of real property that is a residential dwelling to an owner-occupier.

☐ This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
Document reference: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

ACR 228 (Rev. 01/2019) Available in Alternate Formats

RIVERSIDE,CA Page 1 of 4 Printed on 3/1/2026 4:06:49 PM
Document: DD 2022.8205

Branch :025,User :JECR Comment: Station ID :VR64

DOC #2022-008205 Page 2 of 4

RECORDING REQUESTED BY:
Fidelity National Title Company, LLC
Customer No.: 017025-22-1-128
Title No.: 0170762-01-01

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:
Sherie Lynn Jones
Tamara Ann Swafford
70182 Frank Enatra Drive
Rancho Mirage, CA 92270

APR 17 10:33 AM
TRA#017-017

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLAR(S):
DOCUMENTARY TRANSFER TAX is \$ 0.00 CITY TAX \$ 0.00

☐ computed on full value of interest in property acquired, or
☐ computed on full value of term or interests terminating at time of sale,
or
☐ Unrecorded sale ☒ City of Rancho Mirage, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
"This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911"

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Sherie Lynn Jones and Tamara Ann Swafford, who are married to each other as Joint Tenants who assigned
the to
Sherie Lynn Jones, a single woman and Tamara Ann Swafford a single woman as joint tenants
hereby GRANT(S) to
Sherie Lynn Jones and Tamara Ann Swafford, who are married to each other as Joint Tenants
the following real property in the County of Riverside, State of California:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Used Tax Statement As Checked Above

Grant Deed: 017025-22-1-128 by JEC
Deed No.: 0170762-01-01

RIVERSIDE,CA Page 2 of 4 Printed on 3/1/2026 4:06:49 PM
Document: DD 2022.8205

Branch :025,User :JECR Comment: Station ID :VR64

DOC #2022-008205 Page 3 of 4

Dated: February 15, 2022

BUYERS:

Sherie Lynn Jones Tamara Ann Swafford

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

State of California) ss:
County of Riverside)
On 2/15/2022 before me, Jack Triantafas
a Notary Public, personally appeared Sherie Lynn Jones
Tamara Ann Swafford
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) before subscribed to
the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature: [Signature] (Seal)

JACK TRIANTAFAS
COUNTY CLERK
Notary Public - California
Riverside County
My Comm. Expires Dec. 31, 2025

Grant Deed: 017025-22-1-128 by JEC
Deed No.: 0170762-01-01

RIVERSIDE,CA Page 3 of 4 Printed on 3/1/2026 4:06:49 PM
Document: DD 2022.8205

Branch :025,User :JECR Comment: Station ID :VR64

DOC #2022-008205 Page 4 of 4

PRELIMINARY REPORT
FOUR INTERESTS

Fidelity National Title Company
GRAND NO.: 0170762-01-01-002

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RANCHO MIRAGE, COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1:

LOT 1 OF TRACT NO. 1125, TOGETHER WITH A 1/4TH INTEREST IN AND TO LOT 29 OF SAID TRACT NO.
1125, IN THE CITY OF RANCHO MIRAGE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY
MAP ON FILE IN BOOK 15, PAGE 123, AND 17 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING FROM SAID LOT 29, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 29; THENCE SOUTH 89° 47' 10" EAST, A DISTANCE
OF 14.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 47' 10" EAST, A
DISTANCE OF 261.31 FEET; THENCE NORTH 89° 47' 10" EAST, A DISTANCE OF 8.80 FEET; THENCE NORTH 89° 47'
10" WEST, A DISTANCE OF 261.31 FEET; THENCE SOUTH 89° 47' 10" WEST, A DISTANCE OF 8.80 FEET TO THE
TRUE POINT OF BEGINNING.

PARCELS 2:

THE EXCLUSIVE RIGHT TO USE AND OCCUPY THE COVERED PARKING SPACE DESIGNATED AS SPACE NO.
9 AND THE OPEN PARKING SPACE DESIGNATED AS SPACE NO. 1, LOCATED IN LOT 29 OF TRACT NO. 1125,
AS SHOWN BY PLAT MAP RECORDED DECEMBER 15, 1987 AS INSTRUMENT NO. 0841058 OF OFFICIAL
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APR 17 10:33 AM

RIVERSIDE,CA Page 4 of 4 Printed on 3/1/2026 4:06:49 PM
Document: DD 2022.8205

Branch :025\User JECR Comment: Station Id :VR64

DOC # 2016-0540610
12/05/2016 02:29 PM Fees: \$28.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Peter Adams
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:
ORANGE COAST TITLE

AND WHEN RECORDED MAIL TO:
Sherrie Lynn Jones and Tambra Ann Swafford
70152 Frank Sinatra Drive
Rancho Mirage, CA. 92270

Order No.: 218-1928791-02
Invoice No.: 98-0783-00
A.P.N.: 674-239-055-1 TRAI: 617-617

---This document was electronically submitted to the County of Riverside for recording---
Received by: CLAUDIA ROE

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ 271.49 CITY TRANSFER TAX IS \$ 0.00
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☐ unincorporated area ☒ City of Rancho Mirage A/D

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Bret M. Greenberg, a single man
heretby GRANT(S) to
Sherrie Lynn Jones, a Single Woman and Tambra Ann Swafford, a Single Woman as Joint Tenants
the following described real property in the County of Riverside, State of California:
See Exhibit "A" attached hereto and made a part hereof for complete legal description
AKA: 70152 Frank Sinatra Drive, Rancho Mirage, CA 92270
Dated: November 17, 2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles JSS.

On November 17, 2016 at Rancho Mirage, California, I, Allen Boghosian, Notary Public, personally appeared Bret M. Greenberg
who proved to me on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity(ies) and that by his/her signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary

Commission Expiration Date: 02/10/2019

ALLEN BOGHOSIAN
Commission # 7122605
Notary Public - California
Los Angeles County
My Comm. Expires Aug 12, 2019

MAIL TAX STATEMENTS TO: Sherrie Lynn Jones and Tambra Ann Swafford, CA

RIVERSIDE,CA Page 1 of 2 Printed on 3/31/2026 4:06:49 PM
Document: DD 2016.540610

Branch :025\User JECR Comment: Station Id :VR64

DOC #2016-0540610 Page 2 of 2

Exhibit "A"

Parcel 1:
Lot 5 of Tract No. 3129, together with a 1/28th interest in and to Lot 29 of said Tract No. 3129, as shown by Map on file in Book 52, Page(s) 36 and 37 of Maps, Records of Riverside County, California;
Excluding from said Lot 29, that portion thereof described as follows:
Commencing at the Northwest corner of said Lot 29; thence South 00° 03' 10" East, a distance of 18.00 feet to the true point of beginning; thence continuing South 00° 03' 10" East, a distance of 261.35 feet; thence North 89° 47' East a distance of 9.00 feet; thence North 00° 03' 10" West, a distance of 261.35 feet; thence South 89° 58' 30" West, a distance of 9.00 feet to the true point of beginning.

Parcel 2:
The exclusive right to use and occupy the covered parking space designated as Space No. 5 and the open parking space designated as Space No. 5, located in Lot 29 of Tract No. 3129, as shown by Plat Map recorded December 12, 1967 as Instrument No. 109226 of Official Records of Riverside County, California

RIVERSIDE,CA Page 2 of 2 Printed on 3/31/2026 4:06:49 PM
Document: DD 2016.540610

Branch :025,User :JECR Comment: Station Id :VR64

DOC # 2013-0056460
02/01/2013 08:00 AM Fees: \$28.00
Page 1 of 2 Doc T-Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
Orange Coast Title Co.
AND WHEN RECORDED MAIL TO:
Bret M. Greenberg
950 Hancock Ave, #101
West Hollywood, CA 90069

***This document was electronically submitted
to the County of Riverside for recording**
Forwarded by: MARS/EDRA

TRA #017-017

THIS SPACE FOR RECORDERS USE ONLY

File Order No: 14440510 Envelope No: 009420L

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$164.15
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of Rancho Mirage AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Bedford Oil and gas Co., Inc., a California Corporation
hereby GRANT(s) to:
Bret M. Greenberg, a single man

the real property in the City of Rancho Mirage, County of Riverside, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 70153 Frank Sinatra Drive, Rancho Mirage, CA 92270
AP# 674230095

Canada
Province of Alberta
City of Calgary
DATED January 16, 2013, at the County of Calgary, State of Alberta, Canada, I, the undersigned, being the grantor, do hereby certify that the foregoing is a true and correct copy of the original as the same appears to me, and that I am a duly qualified and authorized officer of the said City of Calgary, and that I am duly sworn to perform the duties of my office.

By: [Signature] Blair Leven, Vice President

A Notary Public in and for the State of California, personally appeared [Signature] who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) appears subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that he/she/they are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Richard Hannan
Consul of the
United States of America

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

RIVERSIDE,CA Page 1 of 2 Printed on 3/31/2026 4:06:50 PM
Document: DD 2013.56460

Branch :025,User :JECR Comment: Station Id :VR64

DOC #2013-0056460 Page 2 of 2 02/01/2013 08:00 AM

Exhibit "A"

Order No. 210-1444053-10

Parcel 1:
Lot 5 of Tract No. 3129, together with a 1/28th interest in and to Lot 29 of said Tract No. 3129, as shown by Map on file in Book 52 (Page(s) 34 and 37 of Maps, Records of Riverside County, California.

Excepting from said Lot 29, that portion thereof described as follows:
Commencing at the Northwest corner of said Lot 29;
Thence South 0° 03' 10" East, a distance of 18.00 feet to the true point of beginning;
Thence continuing South 0° 03' 10" East, a distance of 261.33 feet;
Thence North 89° 47' East, a distance of 9.00 feet;
Thence North 0° 03' 10" West, a distance of 261.32 feet;
Thence South 89° 48' 30" West, a distance of 9.00 feet to the true point of beginning.

Parcel 2:
The meadow right to use and occupy the covered parking space designated as Space No. 5, and the open parking space designated as Space No. 5, located in Lot 29 of Tract No. 3129, as shown by Plat Map recorded December 12, 1967 as Instrument No. 109226 of Official Records of Riverside County, California.

RIVERSIDE,CA Page 2 of 2 Printed on 3/31/2026 4:06:50 PM
Document: DD 2013.56460

RECORDING REQUESTED BY
154306
WHEN RECORDED MAIL TO

RECEIVED FOR RECORD
DEC 21 1964
AT 9:00 O'CLOCK AM
FIRST AMERICAN TITLE INSURANCE & TRUST COMPANY
OF KANSAS CITY, MISSOURI
RECORDING DEPARTMENT

154306
12/21/64
154306

SPACE ABOVE LINE LINE FOR RECORDING USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TAMARISK GARDENS DEVELOPMENT CORPORATION,

a corporation organized under the laws of the State of California, does hereby

GRANT to FIRST AMERICAN TITLE INSURANCE & TRUST COMPANY, a California corporation,

the real property in the

County of Riverside,

State of California, described as:

Lots 1 through 29, inclusive, of TRACT NO. 3129, as shown by map on file in Book 52
pages 36 & 37 of Maps, Records of Riverside County, California.

Subject to:

28 Deeds of Trust, executed by Tamarisk Gardens Development Corporation, a California corporation, in favor of Sterling Savings and Loan Association, for \$25,000.00 each, and recorded concurrently herewith.

This conveyance is made and accepted and said property is hereby granted upon and subject to each and all of the covenants, conditions and restrictions and reservations contained in that certain Declaration of Restrictions recorded December 30, 1964, as instrument number _____ of Official Records of Riverside County, California, which by this reference thereto are incorporated herein and made a part of this grant as fully as though herein set forth at length; provided, however, that a breach thereof shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value.

IN WITNESS WHEREOF, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its _____ President and _____ Secretary thereunto duly authorized.

Dated: December 17, 1964

STATE OF CALIFORNIA (Seal)
COUNTY OF
Riverside

On December 21, 1964

before me, the undersigned, a Notary Public in and for said

County and State, personally appeared

Jack L. Better,

known to me to be the Vice President and

Secretary of

TAMARISK GARDENS DEVELOPMENT CORPORATION, a California corporation, and I witnessed the execution of the within instrument, and I am a Notary Public in and for said County and State.

My Comm. Exp. 12/31/65

TAMARISK GARDENS DEVELOPMENT CORPORATION,

a California corporation

By _____ President

By _____ Secretary

Order No. _____

Mortgage or Loan No. 472354-D

FORM 1144-59

154306

APPENDIX III

ADVERTISEMENTS, PHONEBOOK EXCERPTS, AND ADDITIONAL PHOTOGRAPHS

TAMARISK GARDENSTM

TG

Through simplicity, thorough design and enhanced by unique contemporary appointments and conveniences, Tamarisk Gardens affords the buyer a residence with the privacy of a home blended with the comforts of luxury apartment living.

Located on Wonder Palms Road in a most prestigious area, Tamarisk Gardens is adjacent to the sprawling beauty of Tamarisk Country Club, one of the desert's finest private golf clubs. To the west are the serene grounds of the Wonder Palms Hotel, long a favorite retreat of many of the nation's notables.

Tamarisk Gardens is only eight miles southeast of the heart of Palm Springs, providing convenience without congestion. Two airports serving both private and commercial aircraft, are minutes away.

Tamarisk Gardens is a FEE TITLE ownership development. You, the owner possess deed to your own individual home and land.

For Further Information Visit, Phone or Write
TAMARISK GARDENS DEVELOPMENT CORPORATION
70-070 WONDER PALMS ROAD
POST OFFICE DRAWER G
CATHEDRAL CITY, CALIFORNIA
Phone 714 328-3464



The January 26, 1966 issue of the *Los Angeles Times* newspaper ran this effusive advertisement (recolored for ease of reading) for Tamarisk Gardens. While most advertisements for the condominium complex were run in the local *Desert Sun* newspaper, this pitch was apparently an attempt to tap into a more urban, if not sophisticated, clientele.


TAMARISK GARDENS
 PREVIEW - SHOWING
 FURNISHED
 MODEL
 FEE TITLE
 CONDOMINIUM
 LOCATED AT
 TAMARISK COUNTRY CLUB

 Tamarisk Gardens Development Corporation
 70-070 Wonder Palms Road Cathedral City, California
 TELEPHONE: 328-3464

This advertisement for Tamarisk Gardens (showing the 70-070 Wonder Palms Road address which corresponds to the Wonder Palms Hotel address) appeared in the September 4, 1965 issue of the *Desert Sun* newspaper. The header sports the quirky midcentury font used for the complex's marketing materials.




You are invited to inspect this most beautiful garden home development. Certainly, the most prestigious setting on the desert with the privacy of a home but with all the convenience and comfort of a modern luxury apartment.

Tamarisk Gardens is on Wonder Palms Road adjoining Tamarisk Country Club. The recreation area provides a swimming pool with covered rooms and a covered loggia with facilities for outdoor entertaining.

Tamarisk Gardens is a FEE TITLE ownership development, you, the owner possess a deed to your own individual home and land.

TAMARISK GARDENS
 70-070 WONDER PALMS ROAD
 POST OFFICE DRAWER 6
 CATHEDRAL CITY, CALIFORNIA
 TELEPHONE 328-3464

Shown is an advertisement (recolored for ease of reading) for Tamarisk Gardens that appeared in the May 27, 1966 issue of the *Desert Sun* newspaper.

**Houses For Sale
Palm Springs**

89

J J J J J J J J J J J
**HAVEN'T YOU SEEN
MAGNIFICENT
Tamarisk Gardens?
CONCERT GRAND SIZE
APT. RESIDENCES
ON WONDER PALMS ROAD
NEXT TO THE ENTRANCE
OF TAMARISK COUNTRY CLUB
Each on Its Own Lot
You Alone Have
Full Title to the Land**

**EXPECT TO BE ENVIED
WHEN YOUR FRIENDS SEE
YOUR TOTALLY CHIC HOME
IN ITS PARK LIKE SETTING
AT CASUALLY ELEGANT
TAMARISK GARDENS
AND THE PRICES & TERMS
ARE UNBELIEVABLY EASY
MODELS OPEN DAILY
MIKE JEKYLL
ASSOCIATES**

**Largest on the Desert
PALM SPRINGS
457 North Palm Canyon—325-2734
PALM DESERT
73-918 Highway 111—FI 6-2190**

This advertisement (recolored for ease of reading) appeared in the March 19, 1966 issue of the *Desert Sun* newspaper. It told prospective Tamarisk Gardens buyers that they should "EXPECT TO BE ENVIED" in their new "TOTALLY CHIC HOME."

Buyers Guide to Medallion Homes

To find today's electrically modern homes in every price range look for the Medallion Home Award. You're years ahead in a Medallion Home because it's equipped with the features-of-the-future today. Requirements include a flameless electric kitchen with major appliances, full "Housepower" wiring and abundant lighting. An all-electric GOLD Medallion Home gives you these features plus flameless electric heating and electric water heating.



Southern California Edison



PALM SPRINGS

Patten-Wild, Inc.
73-730 Highway 111 Ph: FI 6-1718

William A. Foster
824 North Riverside Drive Ph: 325-6827

Kellogg-Metropolitan Builders
715 North Palm Canyon Drive Ph: 324-9118

Thor Fredericksen Jr.
677 Thornhill Drive Ph: 325-6681

Fred C. Morrison Co.
1177 North Sunrise Ph: 327-3044

CATHEDRAL CITY

Berton L. Lamb, General Contractor
Cathedral Plaza Building
68-530 Broadway Ph: 328-3221

Greenwald-Knutson
68-508 Broadway Ph: 328-1111

DESERT HOT SPRINGS
Wright & Son, 66-040 Pierson Blvd. Ph: 323-5310

Bob Ritchie, General Contractor
12540 Palm Drive Ph: 329-5649

PALM SPRINGS
Press Construction Co., Inc.
67-625 Highway 111 Ph: 328-3195

PALM SPRINGS

VILLA ROMA GARDEN HOMES—Condominiums w/ exclusive address. Air-cond.; 2 bdrm., 2 ba., family rm. Poured terrazzo entry & bath floor; sunken roman tub; marble fireplace. All-elec. food-center w/range, oven, char-broiler, dishwasher, disp. \$30,500 up. \$9,500-\$13,500 Down. (714) 542-2334 from Los Angeles; 327-3586 local.



PALM SPRINGS

Gold Medallion PALO FIERRO ESTATES offer maintenance-free living. Common green area has lawns, swim pools, fountain. Air-cond., 2-3 bdrms., 2 ba. Large entry looks out on atrium. Fireplace. Total-elec. kitchen w/oven & range, dishwasher. Inquire about lease investment plan. Also available for rentals furnished and unfurnished. 327-4765 or 325-2974.



PALM SPRINGS

CANYON CLUB VILLAS face the fairway. Bronze Medallion. Air-cond., terrazzo entry, stone or marble fireplace, ceramic tile decor, 3-4 bdrms., ea. w/individual patio. Roman tubs. All-elec. range, oven, dishwasher, disp., vent-fan & hood. TV & phone outlets. Swim pool; landscaped. \$45,000-\$65,000. Call 327-2013 or 327-5193.



PALM SPRINGS

TAMARISK GARDENS.—28 condominium home-units; ea. 2375 sq. ft. Entry foyer; dual fireplace in liv. rm.; sep. dining rm. study; 2 bdrms.; 2 ba.; dressing area. All-electric kitchen w/built-in oven, range, disp. indiv. garden courts. Complete loggia facilities, pool, dressing rms. Complete hotel service; maid, etc. Call (714) 318-3454 for more information.



Easy way to find a home!

MAPS • INFO • PRICES

Get your
**FREE
COPY!**

homebuyers
MAGAZINE OF SOUTHERN CALIFORNIA

Mail today.
Limited quantity.

HOMEBUYERS MAGAZINE
Dept. D, 2600 Wilshire Blvd.
Los Angeles, California 90057

Name _____
Address _____
City _____ Phone _____
Desired Location _____
Price Range _____
Kitchen preference ☐ Electric ☐ Gas ☐ No preference
I plan to buy a new home in the next 12 months. Yes ☐ No ☐

This advertisement for Tamarisk Gardens (recolored for ease of reading) appeared in the October 23, 1965 issue of the *Desert Sun* newspaper. Medallion Homes was a marketing campaign from the late 1950s to the 1970s promoting all-electric, "modern" living. Supported by utilities, these homes featured electric appliances, heating, and lighting, often marked with a bronze or gold plaque near the entryway. To earn a Gold Medallion, homes needed an electric clothes dryer, range, dishwasher, waste disposal, refrigerator, and heating system. The program's goal was to boost electric adoption by demonstrating that all-electric homes were efficient and luxurious.

SEE THIS BEAUTIFUL GARDEN
HOME DEVELOPMENT—
A FEE TITLE OWNERSHIP OF
BOTH HOME AND LAND

**Adjoining Tamarisk Country
Club on Wonder Palms Road**

TAMARISK GARDENS

**70-070 Wonder Palms Road
Cathedral City, Calif.**

Telephone 328-3464

This frequently used advertisement for Tamarisk Gardens emphasizing the benefit of "FEE TITLE OWNERSHIP OF BOTH HOME AND LAND" appeared in the April 20, 1966 issue of the *Desert Sun* newspaper.

WONDER PALMS RD (Ave 38)
(Tamarisk) (Cathedral City Post
Office)—N from Hiway 111, E of
Cathedral City

DaVall dr begins

70-070 Wonder Palms Hotel
 Tamarisk Gardens Develop
 Corp ①
 McCarthy R F jr

70-105 Milner W B ①

70-110-166 Tamarisk Gardens

70-117 Kirby E W ①

70-129 Marx D F ①

70-140 Sinn J L ①

70-142 Borwick C M ①

70-144 McCarthy R F jr ①
 Crown Rlty & Inv

70-146 Griffin N E ①

70-201-275-285 Chetkovich Michl ①

This excerpt from the 1967 *Palm Springs Directory of Householders, County Area* (aka a "reverse directory") shows that Tamarisk Gardens had already been assigned a range of addresses (i.e., from 70-110 to 70-166) on Wonder Palms Road. Note that a number of units had already been occupied.

CONCRETE—READY MIX

COACHELLA VALLEY ROCK & SAND CO,
 36-711 Cathedral Canyon Dr, Cathedral
 City, Box HH, 32 8-2131

CONDOMINIUMS

CANYON VIEW ESTATES, 2478 Sierra Ma-
dre, 32 7-1246

TAMARISK GARDENS (adjoining Tamarisk
Country Club and Wonder Palms Hotel),
70-070 Wonder Palms Rd, CC, 32 8-2121,
32 8-3464, 32 5-2974

CONSTRUCTION—LANDSCAPING

TALAVERA'S NURSERY, 650 Oleander Rd,
32 7-1777, Res 32 7-2154

The concept of a "condominium" was only starting to gain traction in the mid-1960s. This 1965 *Palm Springs Directory, The "Yellow Book"* entry identifies only Tamarisk Gardens and Canyon View Estates (1962, Palmer & Krisel) as "condominiums."

Palm Springs Development Completed

PALM SPRINGS—One of the newest and most luxurious apartment projects in the Palm Springs area, Tamarisk Gardens, located at 70-070 Wonder Palms Road, just off Highway 111 and adjacent to the exclusive Tamarisk Country Club, has been completed by Richard F. McCarthy Jr., designer, developer and builder.

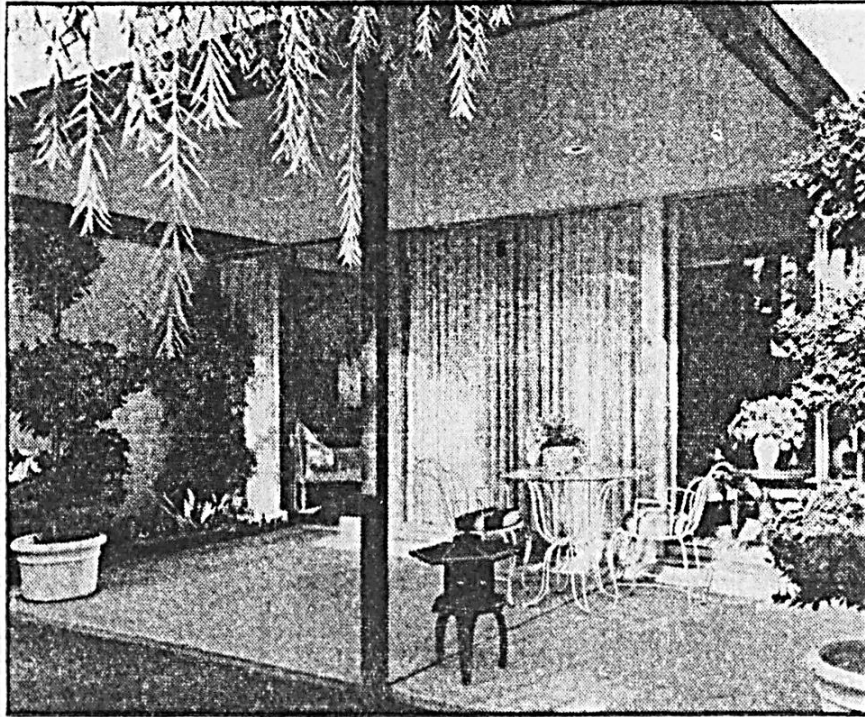
The \$1,100,000 development is but a prelude for the young and vigorous McCarthy who is even now planning a multi-million dollar 30-acre project directly across the street from Tamarisk Gardens and the Tamarisk Country Club.

This new project which he is studying with Harry Taylor, the owner of the land involved, calls for the construction of 225 garden apartment homes and features a magnificent tennis club.

For the present, however, McCarthy is concentrating on Tamarisk Gardens which is essentially a fee title planned residential community development based upon a condominium type concept of ownership management.

The average sale price of these apartments, located as they are in a most prestigious area, is \$39,000, and they represent just about the last word in the combination of the privacy of a home with the luxury of apartment living.

This article appeared in the April 2, 1966 issue of the *Los Angeles Evening Citizen News* (Hollywood) newspaper. It alludes to a future development project of the "young and vigorous" McCarthy (across the street and to the south of Tamarisk Gardens) which never came to fruition. Interestingly, it fixes the value of the "luxurious" Tamarisk Gardens complex at \$1,100,000 and the price per apartment at \$39,000 each.



OUTDOOR PLEASURE—Patio and garden of Tamarisk Gardens apartment are directly accessible to kitchen, master bedroom, dining room and living room.

For Desert Commuters

Newly completed project in the Palm Springs area is Tamarisk Gardens, a \$1.1 million condominium apartment complex, designed to combine the privacy of a home with the convenience and luxury of a prestige apartment at a price tag of \$39,000, according to Richard F. McCarthy Jr., designer-builder-developer.

Located adjacent to Tamarisk Country Club on Wonder Palms Road just off Highway 111, the 28-unit project actually is McCarthy's prelude to his

30-acre development to be built directly across the street on property owned by Harry Taylor. He and Taylor are making plans for 225 garden apartments and a tennis club on the land.

For the present, McCarthy is concentrating on Tamarisk Gardens, a fee title planned community designed to keep pace with the living standards of the Hollywood and sports notables who live in the area.

The 28 apartment homes in Tamarisk Gardens each contain 1,760

square feet of living space, plus 615 square feet in patio and private garden court areas.

The units contain separate dining rooms, double fireplaces, two bedrooms, two baths and dressing room with an additional third guest bedroom or study with built-in desk and bookshelves.

Each unit is air conditioned and has private patio and parking facilities.

Available to all residents is the recreation

Turn to Pg. 31, Col. 1

This article entitled "For Desert Commuters" appeared in the April 3, 1966 issue of the *Los Angeles Times* newspaper. It shows a photograph of a Tamarisk Gardens "garden room" and informs readers that the Tamarisk Gardens condominiums were "designed to combine the privacy of a home with the convenience and luxury of a prestige apartment."

(Continued from previous page.)

DESERT

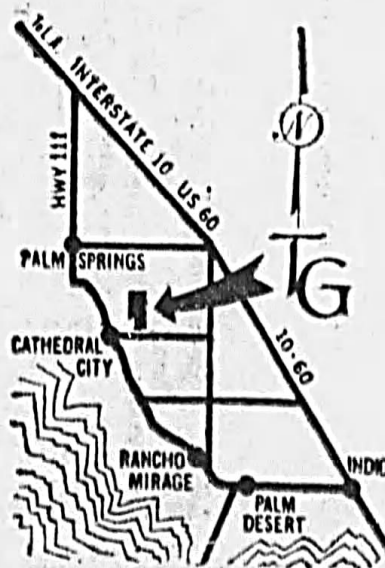
Continued from First Page

homes in Tamarisk Gardens area which includes a swimming pool, dressing rooms and covered loggia for outdoor entertaining.

Located midway between Palm Springs and Palm Desert in an area of luxury residences, Tamarisk Gardens offers homes that are relatively modest in price by comparison, McCarthy points out.

Maintenance and landscaping is handled by professional help which is paid out of a monthly fee administered by the owner's association.

—GEORGE LUNDGREN



TG MARKS SPOT—Map locates Tamarisk Gardens.

The April 3, 1966 issue of the *Los Angeles Times* newspaper article provided a helpful map to Tamarisk Gardens.

BUILDING AND REAL ESTATE

PASADENA, CALIFORNIA, SUNDAY, APRIL 10, 1966

PAGE 9

Palm Springs Luxury Home Project Complete

One of the newest and most luxurious apartment projects in the Palm Springs area, Tamarisk Gardens, located at 70-070 Wonder Palms Road, just off Highway 111 and adjacent to the Tamarisk Country Club, has been completed by Richard F. McCarthy Jr., designer, developer and builder.

The \$1,100,000 development is but a prelude for McCarthy who is planning a multi-million dollar 30-acre project directly across the street from Tamarisk Gardens.

For the present, however, McCarthy is concentrating on Tamarisk Gardens which is essentially a fee title planned residential community development based upon a condominium-type concept of ownership and management.

The average sale price of these apartments is \$39,000.

McCarthy has 17 years of project design, development and construction behind him including a luxury home project in the Pasadena area where he designed and built homes in the \$95,000 to \$250,000 price class.

McCarthy's Tamarisk Gardens project is located about halfway between Palm Springs and Palm Desert.

Each apartment-home in Tamarisk Gardens contains 1760 square feet of living space plus an additional 615 square feet of patio and private garden courts.

Among the features, aside from fee title ownership, to home and land, are separate dining rooms, marble and walnut paneled double fireplaces, two bedrooms, two baths and dressing room with an additional third guest bedroom or study with built-in desk and bookshelves.

This article appeared in the April 10, 1966 issue of the *Independent Star News* (Pasadena) newspaper. Three articles about Tamarisk Gardens appeared in out-of-area newspapers on April 2nd, April 3rd, and April 10th of 1966. Aside from plugging Tamarisk Gardens, one can speculate that McCarthy was seeking investors, or interest in, his "multi-million dollar 30-acre" future development (never realized) south of Tamarisk Gardens.



The May 7, 1965 issue of the *Desert Sun* newspaper showed this photograph captioned "WHIRLYBIRDS were used this week to place air conditioners atop the Tamarisk Gardens homes under construction on Wonder Palms Road near Highway 111. The action photo at top was made as Pilot Don Landell lowered one of the units into position, an operation which took an average of a minute and a half per unit for the entire job."



LATEST RECIPIENT of the White Horse award for exemplary cuisine, warmth, fine service and genuine hospitality on the desert was the Wonder Palms Hotel. Here, British-American Chamber of Com-

merce executive secretary Roger Courtin (C), presents the plaque to hotel owner Al Agron (R) and Tamarisk Gardens developer Richard McCarthy.

This photograph appeared in the April 10, 1965 issue of the *Desert Sun* newspaper showing Al Agron, the owner of the Wonder Palms Hotel, receiving the White Horse award (given by the British-American Chamber of Commerce) for "exemplary cuisine, warmth, fine service and genuine hospitality." Notably, Tamarisk Gardens developer Richard McCarthy is also shown (left). McCarthy's appearance in the photograph was likely in recognition of the host of services and amenities provided by the hotel staff to Tamarisk Gardens owners. Those services were often advertised as a major benefit to potential buyers.



A circa 1960 color postcard of the Wonder Palms Hotel. The reverse reads "G-206—WONDER PALMS HOTEL NEAR PALM SPRINGS" which is further captioned, "A luxurious resort hotel nestled in an original California date garden."



One Tamarisk Gardens unit still retains its original door escutcheons.



Publicity photograph of Tamarisk Gardens unit living room (note two-sided fireplace) circa 1965.



Publicity photograph of Tamarisk Gardens unit living room circa 1965.

TAMARISK GARDENS



Tamarisk Gardens through simplicity, thorough design, and enhanced by unique contemporary appointments and conveniences, affords the buyer a residence with the privacy of a home blended with the comforts of luxury apartment living.

At Tamarisk Gardens your individuality and privacy are respected. Special attention has been given to good sun and light control. Views are unobstructed by overhead wires. Charming private patios in each unit and a spacious recreation area enhance the full enjoyment of the desert climate. Individual air conditioning of each unit assures perfect all seasons temperature control.

Tamarisk Gardens homes are surrounded with artistic landscaping and lighting designed to compliment interior decor. Mature trees and sophisticated planting provide a magnificent setting for your future home. Easy access to covered parking spaces is provided. Additional guest parking is available. The recreation area offers a swimming pool, dressing rooms and covered loggia with facilities for outdoor entertaining.

Located in a most prestigious area, Tamarisk Gardens is adjacent to, on the east, the sprawling beauty of Tamarisk Country Club, one of the deserts finest private golf clubs. To the west are the serene grounds of the Wonder Palms Hotel, long a favorite retreat of many of the nations notables.

To the west and south are the towering San Jacinto and Santa Rosa mountains. Tamarisk Gardens is only eight miles southeast of the heart of Palm Springs, providing convenience without congestion. Two airports, serving both private and commercial aircraft, are minutes away.

Tamarisk Gardens is a FEE TITLE ownership development, you, the owner possess a deed to your own individual home and land.

APPENDIX IV

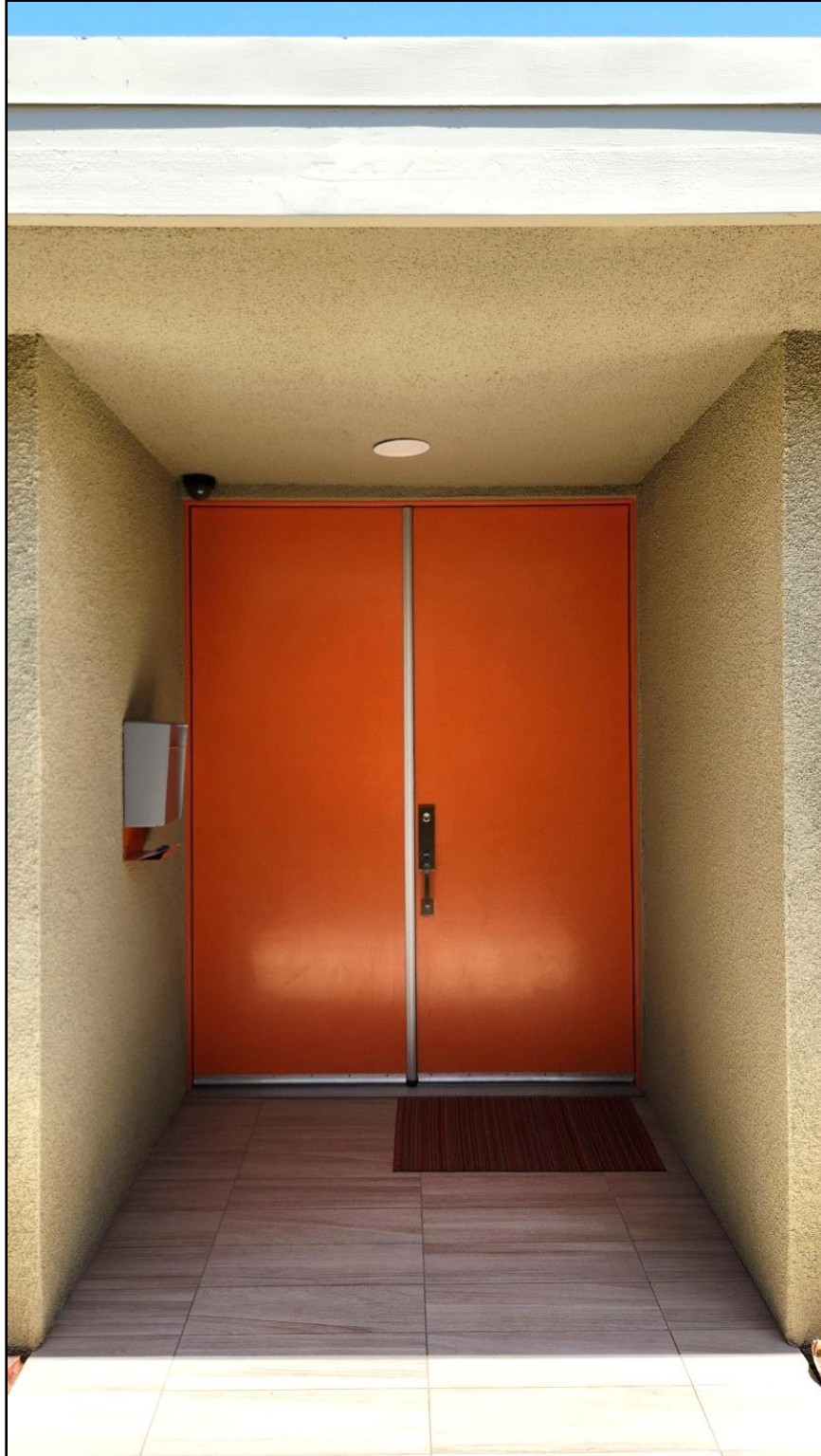
PHOTOGRAPHIC DOCUMENTATION OF STRUCTURE AND SITE



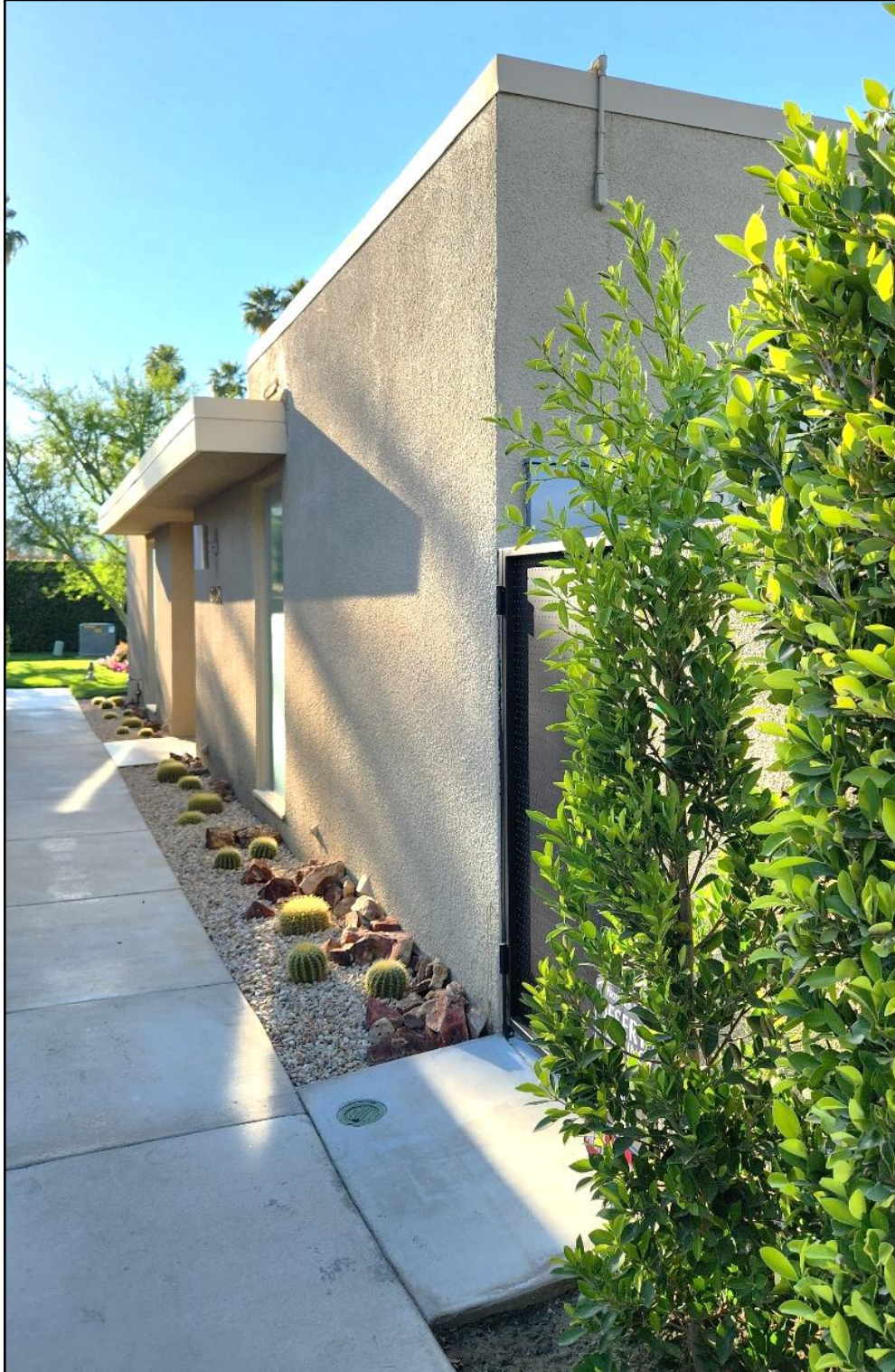
Looking to the NE, one sees the black entry gate to the west atrium at left. The design of the gate replicates a midcentury design approved by the city of Palm Springs planning department for the Desert Holly historic district. Tamarisk Gardens #5's west and south façades can be seen here. This vantage point displays the overall geometric massing of the structure, the prominence of the cantilevered eave, and the various recessed elements (i.e., two windows and entryway).



Looking NW from the sidewalk, this Tamarisk Gardens #5 photograph shows address numbering, lighting fixture, various recessed elements (one window and entryway), the cantilevered eave (with fascia board and drip-edge flashing) and planting bed.



Looking north, the south façade of Tamarisk Gardens #5 is deeply punctuated by the recessed entryway.



Looking WNW from the sidewalk, this image of the south façade shows both of the planting beds. More importantly, it again shows the prominence of the cantilevered eave as an architectural feature of the south façade. This perspective also shows the overall horizontality of the structure and the drip-edge flashing at the higher elevation of the roof. To the right can be seen the east patio's gate, and ficus plantings.



Looking NE, shown is a closeup of one of the two recessed windows on the south façade of Tamarisk Gardens #5. This view also shows the depth of the cantilevered eave and its fascia board surmounted by drip-edge metal flashing. Note that the higher portion of the roof edge is surmounted by flashing only.



Neutra-like font unit numbering and cylindrical aluminum lighting fixture.



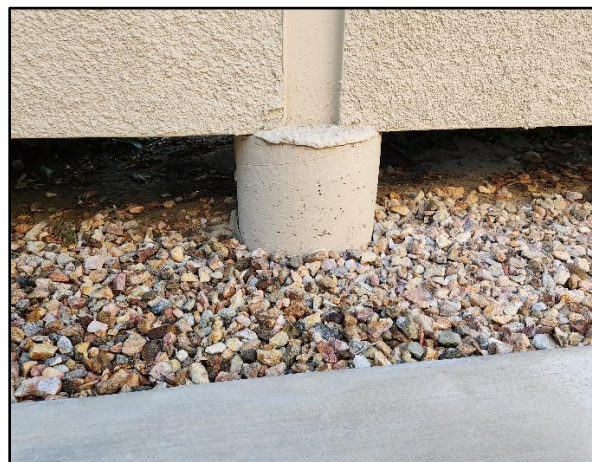
Looking due north over the patio gate into the east patio.



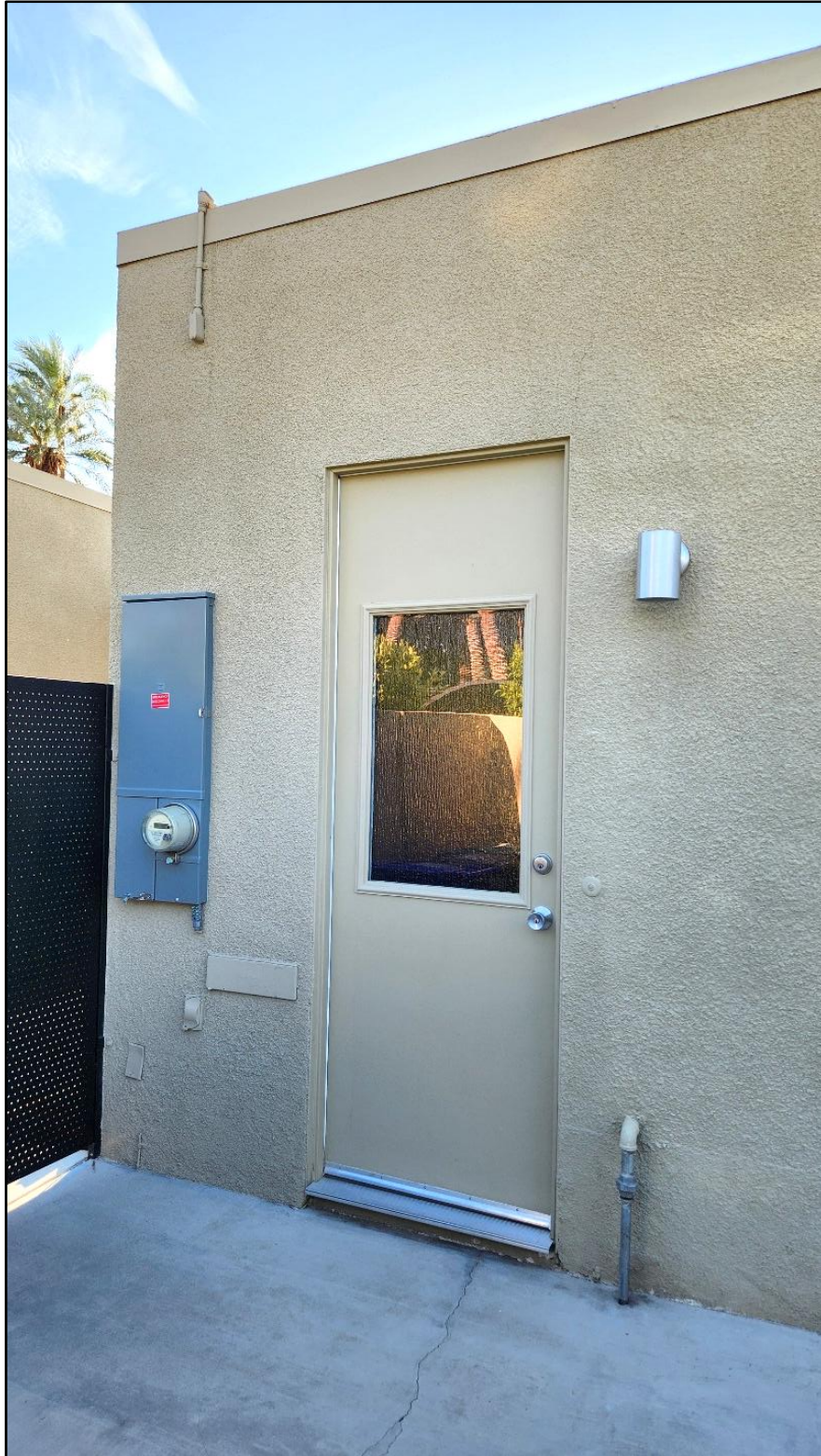
Looking SE into the east patio's trash enclosure. This wall extension was added prior to 1973 and is comparable to the original build in quality of workmanship. However, it can be distinguished by its square concrete footings (as opposed to the cylindrical concrete footings used in the original build).



Inside the east patio looking SSE. Note the footings elevate the patio wall to provide air circulation and visual "lightness."



Looking ESE, a close-up view of a cylindrical concrete footing supporting the east patio wall.



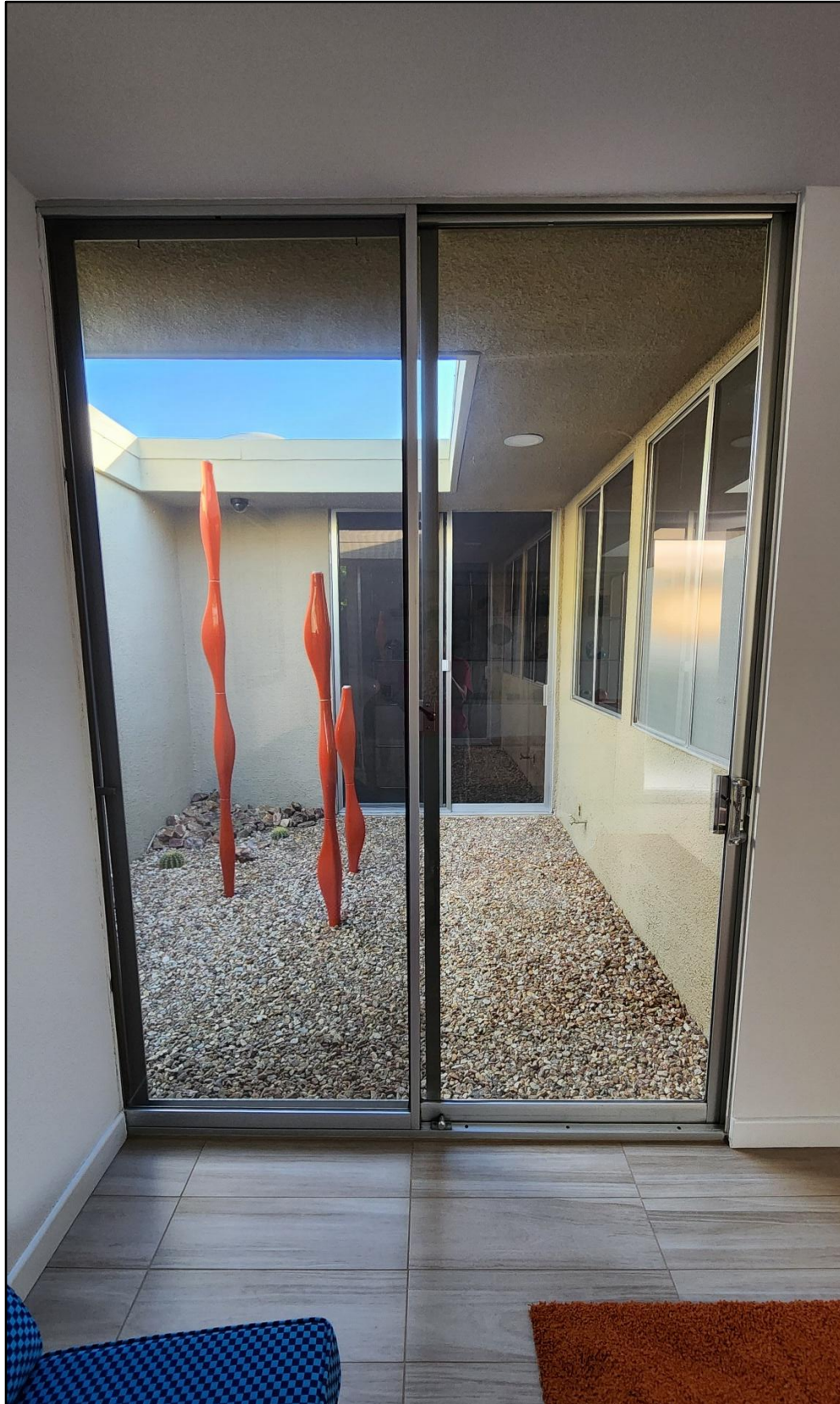
Looking SW is shown the doorway to Tamarisk Gardens #5's kitchen. Also shown is the cylindrical lighting fixture and, to the left, the patio gate and electric panel. The electric panels were replaced throughout the Tamarisk Gardens complex in 2025. The original Zinsco-brand electrical panel (with aluminum components) was a documented fire risk.



Looking NW from the east patio, these sliding glass doors (installed prior to 1973) turned the original garden room into interior space.



Looking NW from the east patio, is a portion of the original north planting bed.



Looking due north from the Tamarisk Gardens #5's interior into the original west open atrium.



Looking due west from an elevated position in the east Tamarisk Gardens parking lot is the roof of Tamarisk Gardens #5. The rooftop air-conditioning unit, skylight, and fireplace chimney can be seen.



A notable extant interior architectural feature of Tamarisk Gardens #5 is the double-sided (or “see-through”) fireplace surrounded by travertine stone.



Looking due east towards the Tamarisk Country Club is one of Tamarisk Gardens' barrel-roofed parking structures.



An April 3, 1966 article in the *Los Angeles Times* newspaper told readers that Tamarisk Gardens featured a "swimming pool, dressing rooms and covered loggia for outdoor entertaining." This view is looking due south.



The original Tamarisk Gardens entry sign was moved from Frank Sinatra Drive to a more verdant location on the west side of the complex.



At the far northeast corner of the Tamarisk Gardens complex is a substantial metal gate allowing pedestrian and golf cart access to the adjacent Tamarisk Country Club. A number of gates between the two complexes remain intact.

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