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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Carey House

Other names/site number: Carey-Pirozzi House

Name of related multiple property listing:
The Architecture of Albert Frey

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 651 West Via Escuela

City or town: Palm Springs State: CA County: Riverside

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

	<u>13 August 2015</u>
Julianne Polanco/State Historic Preservation Officer	Date
<u>California State Office of Historic Preservation</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

Carey House
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

9-28-2015
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: METAL, WOOD, ASBESTOS, GLASS

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Carey House of 1956 is located in the northwestern portion of Palm Springs. This single family residence reflects Albert Frey's desert modern design philosophy by appearing to float above its sloped and boulder strewn desert landscape. Modest in size, the wood-framed house features a low-pitched shed roof, asbestos-cement board cladding, and steel posts to raise the house above the ground. It is in excellent condition and exhibits a high level of integrity.

Narrative Description

With the Carey House, Albert Frey applied lessons learned from the house he designed the previous year, 1955, for Raymond Cree, known as Cree House II. Like Cree House II, the single family Carey House is perched on a slope covered in boulders. In this case, almost the entirety of the wood-framed house is raised above the ground on slender steel posts. Each post is angled inward for stability in the event of earthquakes. Only the concrete entry path and steps visually anchor the east-facing dwelling to the ground.

The one-story house is irregular in plan and situated near the end of a road such that there are no immediate neighbors on all four sides. The one-acre parcel has been left in its natural state with

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boulders and native flora serving as landscaping. An adjacent unimproved one-acre parcel to the west is owned by the subject property owner, which adds to the site's natural setting. In accommodating the rocky slope, the house visibly steps up the hillside as viewed from either side. The side-gabled roof covering the stepped composition consists of an extended downward sloping portion. Deep eaves shelter the house on east and west elevations. The dwelling's exterior consists of industrial materials—asbestos cement board cladding fastened with exposed screws, and steel-framed fixed and casement windows—that require minimal maintenance. Asbestos cement boards of the window zone are colored differently than those of the wall zone to differentiate each area. Pilotis, slender, angled steel posts, support the southeast port of the house that shelters a two-car carport below.

Property owners Vincent and Karen Pirozzi purchased the house from the Careys in 1978. Over the years the Pirozzis hired Albert Frey to modify the house. The area above the carport that had originally been an open deck was enclosed in 1983 by Frey to add more space to the living room. Nine years later, in 1992, a den designed by Frey was added to the southwest corner of the house. Asbestos cement board siding was no longer available for these modifications, so corrugated metal was used instead. Frey did not design the small lap pool at the rear of the dwelling that was added in 2006.

As relates to integrity, the only modification visible from the street is the enclosed carport deck. The added den is mostly hidden from view because of its recessed location at the dwelling's far southwest corner. Both alterations utilize corrugated metal siding, which is consistent in design, materials, and workmanship with the siding Frey incorporates in many of his buildings. The lap pool does not affect integrity because it is out of view behind the house.

Despite the noted alteration on the publicly visible street façade, the Carey House is able to convey its architectural significance because the property retains the essential physical features associated with the work of Albert Frey. These features include deep overhangs, asbestos concrete board cladding, and slender steel pilotis. In addition, the design rejects applied ornamentation and historical references. The Carey House remains a single-family dwelling as relates to association, is at its original location, and the setting has been retained. Because of these factors, integrity of feeling also remains high.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1956

Significant Dates

1956

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Frey, Albert

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Carey House is eligible for the National Register of Historic Places under Criterion C at the local level of significance in the area of Architecture. The property embodies the distinctive characteristics of residential architecture associated with the modern movement as interpreted by Albert Frey for the desert environment of the Coachella Valley. In addition, the property meets *The Architecture of Albert Frey* Multiple Property Submission registration requirements for single-family residences in association with the historic context “Desert Modern Design in the Coachella Valley, 1934-1965.” The period of significance corresponds with the building’s date of construction, 1956.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The subject property was designed by architect Albert Frey for Laura R. Carey in 1956. The original building permit indicates that the five room dwelling cost approximately \$25,000 to construct. Located on a rocky slope far from other dwellings, the Carey House was designed specifically for its local environment, floating above the desert boulders as it steps down the hillside. Clad in industrial materials, it requires little maintenance. The house exhibits such tenets of the modern movement as an absence of applied ornamentation and a rejection of historical references; indeed, the dwelling’s form follows its function.

The Carey House exemplifies the distinctive characteristics of single family residences associated with architect Albert Frey. The importance of the house and its significance within the “Desert modern design in the Coachella Valley 1934-1965” historic context are presented in the Multiple Property Documentation Form. The house is a key example of the single-family residence property type that maintains sufficient integrity to convey its significance as a readily identifiable work of master architect Albert Frey. The property meets National Register Criterion C because it embodies the distinctive characteristics of residential architecture associated with Albert Frey and is the work of a master architect.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

As indicated in *The Architecture of Albert Frey* Multiple Property Documentation Form.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University of California, Santa Barbara
 - Other
- Name of repository: Palm Springs Art Museum

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approximately one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 33.848253 Longitude: -116.555189

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is located at 651 West Via Escuela, Palm Springs, Riverside County, California near the terminus of West Via Escuela. The property fronts approximately 148 feet of West Via Escuela. Its legal description is PAR 1 RS 027/075 APN: 504-193-002.

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Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with 651 West Via Escuela.

11. Form Prepared By

name/title: Peter Moruzzi/Architectural Historian
organization: _____
street & number: 2018 Griffith Park Blvd. #114
city or town: Los Angeles state: CA zip code: 90039
e-mail petermoruzzi@gmail.com
telephone: 213-706-0151
date: February 10, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property Carey House
City or Vicinity Palm Springs
County Riverside
State California
Photographer Peter Moruzzi
Date Photographed November 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 9 CA_Riverside County_Frey MPS_Carey House_0001.tif
Context view, camera facing southwest
- 2 of 9 CA_Riverside County_Frey MPS_Carey House_0002.tif
East elevation, camera facing west
- 3 of 9 CA_Riverside County_Frey MPS_Carey House_0003.tif
East elevation, camera facing northwest
- 4 of 9 CA_Riverside County_Frey MPS_Carey House_0004.tif
West elevation, carport, camera facing west
- 5 of 9 CA_Riverside County_Frey MPS_Carey House_0005.tif
Rear (west) and north elevations, camera facing southeast
- 6 of 9 CA_Riverside County_Frey MPS_Carey House_0006.tif
North and rear (west) elevations, camera facing southeast
- 7 of 9 CA_Riverside County_Frey MPS_Carey House_0007.tif
Rear (west) elevation addition, camera facing southeast
- 8 of 9 CA_Riverside County_Frey MPS_Carey House_0008.tif
Primary (east) and south elevations, camera facing northwest
- 9 of 9 CA_Riverside County_Frey MPS_Carey House_0009.tif
Detail, carport roof supports, east elevation, camera facing southwest

Index of Figures

Figure 1. Palm Springs sketch map by Albert Frey. Carey House is indicated with arrow.

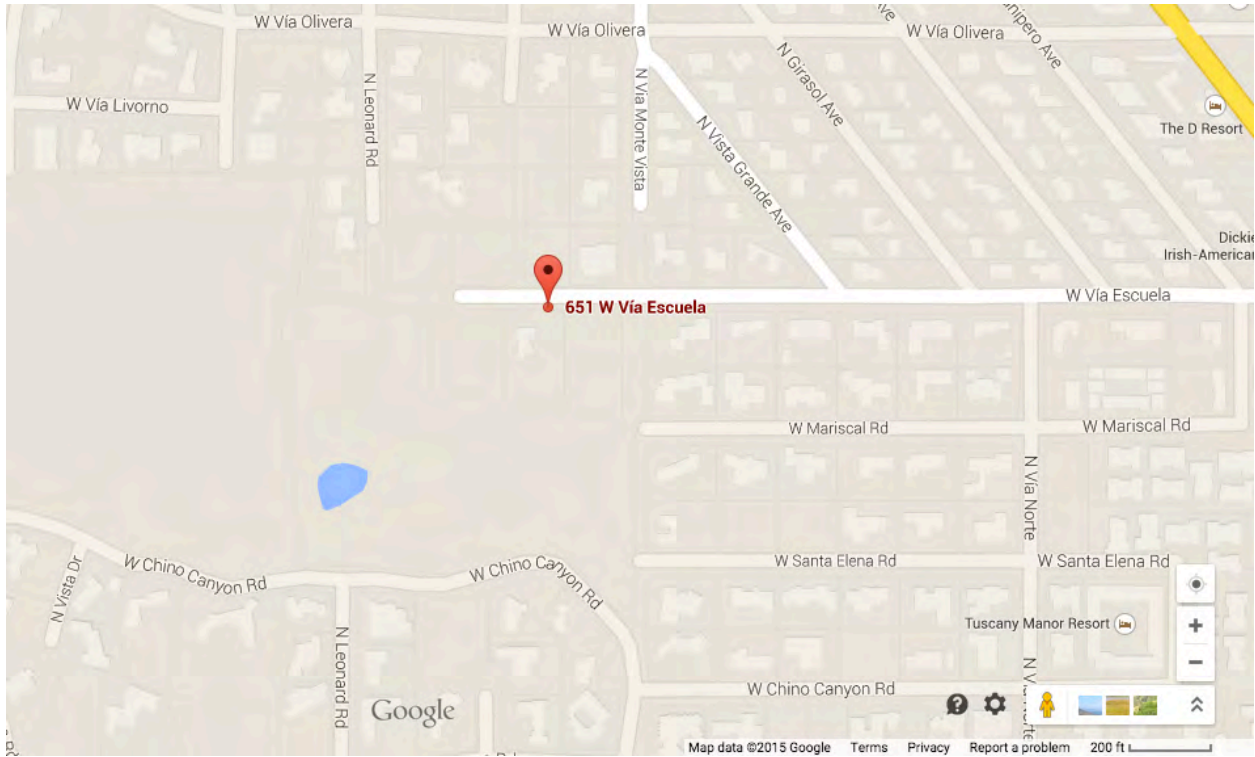
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Location Map

Latitude: 33.848253

Longitude: -116.555189



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Sketch Map/Photo Key



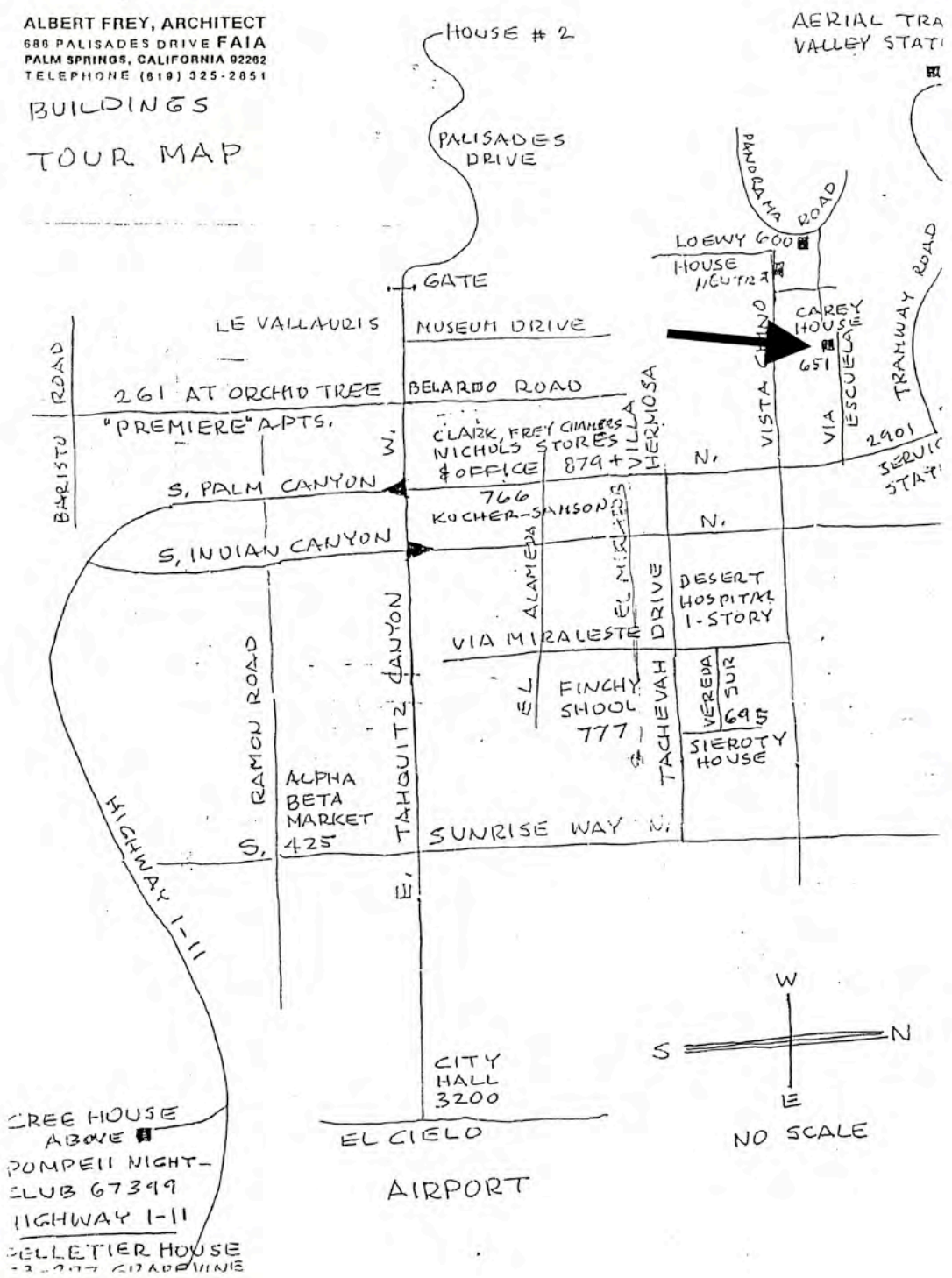
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Figure 1. Palm Springs sketch map by Albert Frey. Carey House is indicated with arrow.







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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Carey House
NAME:

MULTIPLE Architecture of Albert Frey MPS
NAME:

STATE & COUNTY: CALIFORNIA, Riverside

DATE RECEIVED: 8/14/15 DATE OF PENDING LIST: 9/09/15
DATE OF 16TH DAY: 9/24/15 DATE OF 45TH DAY: 9/29/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000635

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9-28-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

*Meets Reg. Requirements
Additions by Arch + Computable*

RECOM./CRITERIA Accept C

REVIEWER J. Subart

DISCIPLINE _____

TELEPHONE _____

DATE _____

DOCUMENTATION see attached comments Y/~~N~~ see attached SLR Y/~~N~~

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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SACRAMENTO, CA 95816-7100
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www.ohp.parks.ca.gov

**RECEIVED 2280**

AUG 14 2015

**Nat. Register of Historic Places
National Park Service**

August 13, 2015

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

Subject: **The Architecture of Albert Frey MPS
Riverside County, California
National Register of Historic Places Nominations**

Dear Mr. Loether:

Enclosed please find **The Architecture of Albert Frey Multiple Property Submission** consisting of the Multiple Property Documentation Form and ten associated individual nominations to the National Register of Historic Places. On August 7 in Sacramento, California, the California State Historical Resources Commission unanimously approved the MPS and found ten individual properties eligible for the National Register of Historic Places under Criterion C at the local level of significance.

The enclosed eight disks contain the true and correct copy of the nominations for THE ARCHITECTURE OF ALBERT FREY MULTIPLE PROPERTY SUBMISSION. Disk 1 includes the Multiple Property Documentation Form, correspondence, and ten associated individual nominations for Carey House, Fire Station #1, Frey House II, Kocher-Samson Building, Loewy House, North Shore Yacht Club, Palm Springs City Hall, Palm Springs Tramway Valley Station, Sieroty House, and Tramway Gas Station to the National Register of Historic Places. Disks 2 through 8 contain photographs in this same order.

The resources are eligible under Criterion C because they embody the distinctive characteristics of residential, commercial, civic, or religious architecture associated with architect Albert Frey. Frey's architecture helped define desert modernism in the Coachella Valley. Desert modernism is the adaptation of modern architectural concepts to the climatic extremes of the Coachella Valley while embracing the area's unique natural setting of mountains and open vistas. The geographical area of the MPS is Riverside County, California.

The first ten properties nominated under this MPS are as follows, in alphabetical order. Period of significance is the date of construction, indicated in parentheses.

- Carey House: 651 West Via Escuela, Palm Springs (1956)
- Fire Station #1: 227 North Indian Avenue, Palm Springs (1955)
- Frey House II: 686 Palisades Drive, Palm Springs (1964)
- Kocher-Samson Building: 766 North Palm Canyon Drive, Palm Springs (1934)
- Loewy House: 600 Panorama Road, Palm Springs (1946)

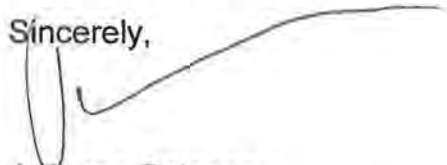
- North Shore Yacht Club: 99-155 Sea View Drive, Mecca (1958)
- Palm Springs City Hall: 3200 East Tahquitz Way, Palm Springs (1952-1956)
- Palm Springs Tramway Valley Station: 1 Tram Way, Palm Springs (1963)
- Sieroty House: 695 East Vereda Sur, Palm Springs (1941)
- Tramway Gas Station: 2901 North Palm Canyon Drive, Palm Springs (1965)

The MPS, including the MPDF and ten associated properties, is nominated on behalf of a group of private individuals. In its role as representative of the City of Palm Springs, a Certified Local Government, the Historic Site Preservation Board did not comment on the nomination.

Eleven letters of support were received, including a letter from the City of Palm Springs in support of the three city-owned properties. A letter of objection is on file from Mount San Jacinto Winter Park Authority, owner of Palm Springs Tramway Valley Station and governing body of Palm Springs Aerial Tramway. The Authority, a public agency and public corporation of the State of California, was created by the Mount San Jacinto Winter Park Authority Act Ch.1040 of the Statutes of 1945, as amended by Ch.70 of the Statutes of 1947 and Ch.1004 of the Statutes of 1951, of the State of California.

If you have any questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

Sincerely,



Julianne Polanco
State Historic Preservation Officer

Enclosure