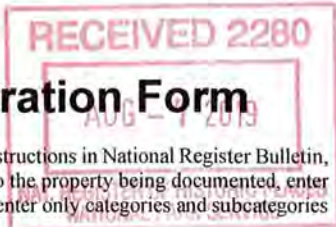


United States Department of the Interior
National Park Service



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: Wexler House

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 1272 East Verbena Drive

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Not For Publication: Vicinity: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,

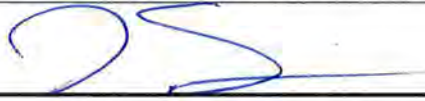
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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>8/6/19</u>
Jenan Saunders/Deputy 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

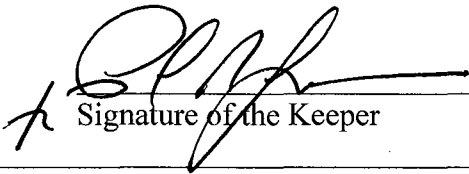
Wexler House
Name of Property

Riverside, California
County and State

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

9/23/2019
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

Wexler House
Name of Property

Riverside, California
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</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

Wexler House
Name of Property

Riverside, California
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD/Plywood, 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

Donald Wexler designed a home for himself and his family on a quiet residential street in central Palm Springs in 1954. The one-story, single-family dwelling is modern in style of wood post-and-beam construction. Modest in size and L-shaped in plan, it originally had two bedrooms and two bathrooms. The house is characterized by floor-to-ceiling windows—both fixed and sliding—framed by T1-11 plywood on most elevations. Deep overhangs supported by prominent beams that extend through glazing shelter the living room and original bedroom. A swimming pool was added in 1960. In 1968, Wexler designed a three bedroom, one bath addition to the north side of the house and converted an original bedroom into a den. The addition, consistent with his original design, has acquired significance in its own right. The property is in excellent condition and retains historic integrity.

Narrative Description

In 1954, using a \$15,000 GI loan, Donald Wexler chose post-and-beam construction and economical materials to erect a 1,400 square foot house for himself and his family in three months. The garage and porch added another 328 square feet to the design. The house is located in a peaceful residential neighborhood of single-family dwellings in central Palm Springs.

Wexler House
Name of Property

Riverside, California
County and State

Setting

Landscaping consists of large boulders, agave plants, a number of palm trees, and a coniferous tree south of the carport. Tall hedges and a concrete block wall surround the property. Homes in the surrounding neighborhood are single-family, one-story, and primarily midcentury modern in style. Several have been modified with Mediterranean Revival elements such as tile roofs.

House

Exterior

The 1954 Wexler House was originally L-shaped in plan with two bedrooms, two bathrooms, living room, kitchen, breakfast area, and carport sitting on a concrete pad. T1-11 plywood sheets were used on both interior and exterior walls for economy. In 1968, a three-bedroom addition was constructed at the dwelling's northeast corner.

Wood posts with narrow, paired roof beams support the flat roof. Clerestory windows face the driveway. The simple, flexible design with intersecting planes has deep roof overhangs on most elevations shading the many floor-to-ceiling glass windows and steel-framed sliding glass doors that reflect the influence of Neutra's modernist principles.

From the street, square pads of smooth concrete framed by pea gravel form the driveway leading to the main entrance and carport. Around the rear pool, and on the east and west sides of the house, rectangular pebble-encrusted concrete pads interspersed with gravel planters cover outdoor surfaces.

The one-car carport, kitchen, and sitting room are contained in the south wing with T1-11 covering the wing's south and west elevations, and a sliding glass door its east elevation.

The primary south elevation of the west wing features the main entrance in the inner elbow of the L. To the entry door's west is an opaque ribbed glass window that provides privacy for the dining room. Enclosing the adjacent living room are fixed and sliding glass doors, and T1-11 panels, on the south, west, and north elevations, the latter of which faces the swimming pool.

Wexler placed the 1968 addition at the east end of the pool. The addition's west elevation has T1-11 plywood flanked on both sides by sliding glass doors. The three bedrooms all have north-facing windows interspersed with T1-11 cladding.

The master bedroom on the building's east elevation projects outward with glazing on its north and south sides, and T1-11 on its east.

Wexler House
Name of Property

Riverside, California
County and State

Interior

Interior floors are terrazzo. Incorporating air-conditioning in the design was a requirement, as were moveable partitions to accommodate a growing family. As part of the 1968 modifications, the moveable partitions were removed.

Most interior walls are T1-11 plywood. Ceiling beams continue past clerestory windows to support deep exterior overhangs. Windows are a mix of floor-to-ceiling glass, wood-framed windows, and sliding glass doors. Aluminum canister light fixtures attached to ceilings illuminate the kitchen and exterior patios adjacent to bedrooms. Kitchen surfaces, sinks, and appliances are not original.

Pool

In 1960, a large portion of the backyard was excavated for a rectangular swimming pool approximately 15 feet by 34 feet in size. The contributing structure was designed by the architect for use by his growing family within the 1954 to 1968 period of significance.

Alterations

As his family grew with three boys by the late 1960s, Wexler designed a 650 square foot expansion. Building permits confirm that in 1968, three bedrooms and a bathroom were added to the north elevation east of the swimming pool. The former bedroom located near the master bedroom was converted into a den. The only other permitted alteration was a 6 foot by 9 foot storage shed attached to the existing carport in 2005.

Integrity

Wexler House has been properly maintained since construction and is in excellent condition. The property exhibits sufficient integrity to convey its significance. The three bedroom, one bath addition by Donald Wexler in 1968 followed the same architectural vocabulary as the rest of the house. As a result, the addition is in keeping with the dwelling's original appearance, retaining integrity of *design, materials, and workmanship*. Integrity of *location, setting, and association* are unchanged as is the *feeling* of a modest midcentury modern home designed by the architect for his growing family.

Wexler House
Name of Property

Riverside, California
County and State

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

Wexler House
Name of Property

Riverside, California
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1954-1968

Significant Dates

1954

1960

1968

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wexler, Donald (architect)

Wolf, Leonard (contractor)

Wexler House
Name of Property

Riverside, California
County and State

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 Wexler House is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture. It is an excellent example of the architecture of Donald Wexler at the start of his career in Palm Springs. Influenced by his time in Richard Neutra's architectural practice, Wexler's modern residence with its flat roof and exposed post and beam structure, along with numerous glass walls, accomplishes its purpose as housing that is minimal, graceful, and elegant. The period of significance corresponds with the date of the dwelling's construction in 1954, through the three bedroom addition designed by Wexler in 1968.

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

Donald Wexler arrived in Palm Springs in 1952 to join the architectural office of William F. Cody. Within less than a year, he had formed a partnership with Richard (Rick) Harrison, whom he had met in Cody's office. For the next two decades, working initially with Harrison and then on his own, Wexler transitioned from wood-frame to steel-frame construction as he sought design solutions that were flexible, cost efficient, responsive to the extremes of climate, and aesthetically pleasing. Wexler's own home was designed near the beginning of his career in Palm Springs. The building is an excellent example of the Modern style, and materials—wood and glass—associated with the architect at that time.

Throughout his career, Donald Wexler's pioneering designs were acknowledged and lauded by his peers, architectural journals, and the popular press culminating in his induction as a Fellow of the American Institute of Architects in 2004. Since circa 2000, Donald Wexler's architectural legacy has been widely acclaimed along with the work of such local modernists as Albert Frey, William F. Cody, and E. Stewart Williams. Together, these architects have helped fuel the extraordinary revival of interest in desert modern architecture in Palm Springs and the Coachella Valley. Based upon his important and extensive body of work, and honors received, Donald Wexler is considered a master architect.

Donald Wexler was the subject of a 2009 documentary feature film titled *Journeyman Architect: The Life and Work of Donald Wexler*. In 2011, the Palm Springs Art Museum in collaboration with California State Polytechnic University, Pomona organized a major retrospective exhibition titled "Steel and Shade: The Architecture of Donald Wexler." A substantial catalog with the same title was published in conjunction with the exhibition. The catalog was authored by Lauren Weiss Bricker, PhD, professor of architecture at California State Polytechnic University, Pomona and Sidney Williams, curator of architecture and design at the Palm Springs Art Museum.¹ The

¹ Lauren Weiss Bricker, PhD, is also director of the archives and special collections of the College of Environmental Design. She is a past chair of the California State Historical Resources Commission. Dr. Bricker earned a BA from Swarthmore College and an MA and PhD from the Department of the History of Art and Architecture, University of

Wexler House
Name of Property

Riverside, California
County and State

exhibition and catalog featured drawings, renderings, models, photographs, watercolors, and film clips to provide a comprehensive overview of Wexler's creative output and a view of his formative role in the development of Modern architecture in Palm Springs, the Coachella Valley, and Southern California.

Palm Springs

The cities of Palm Springs, Cathedral City, and Rancho Mirage are the ancestral home of the Agua Caliente Band of Cahuilla Indians who lived in the greater Coachella Valley for centuries before white people began colonizing the desert in the late nineteenth century. The Agua Caliente Indian Reservation consists of a checkerboard of one-square mile sections of land in the western Coachella Valley. Within these sections, land status can be a mix of tribal, allotted (leased or non-leased), and fee simple.

Palm Springs, initially promoted as a sanatorium for sufferers of lung disease, transformed into a winter resort in the early 1920s due to its proximity to Los Angeles and accessibility to the rest of North America via transcontinental railroad. Sprawling Palm Springs resort hotels were built in the years prior to the Great Depression, with more modest construction projects continuing through the 1930s.

Palm Springs was incorporated in 1938. A few years later, as America entered the war, the Coachella Valley became a training site for desert tank warfare. Palm Springs' El Mirador Hotel was transformed into Torney General Hospital for the war's duration. Following World War II, America's growing prosperity led to a building boom in residential and commercial construction in Palm Springs and the entire Coachella Valley. Celebrities, industrialists, and ordinary visitors in rapidly increasing numbers chose Palm Springs as their winter destination.

Prior to World War II, several prominent modernists completed projects in the Coachella Valley. Rudolph Schindler designed the Popenoe Cabin in 1922 (demolished); Lloyd Wright the Oasis Hotel (1923, only a remnant remaining); William Grey Purcell, a disciple of Louis Sullivan, his own house (1933, extant); Albert Frey, the Kocher-Samson office building (1936, extant, National Register-listed); and Richard Neutra, the Grace Miller House (1937, extant).

In the postwar era, visiting modern architects who received important Coachella Valley commissions include A. Quincy Jones, Paul R. Williams, John Lautner, Rudy Baumfeld of the Victor Gruen office, William Pereira, Welton Becket, Neutra, and Schindler.

Among the prolific Palm Springs-based architects who demonstrated exceptional talent in the postwar years were Albert Frey, John Porter Clark, William Cody, Robson Chambers, E. Stewart Williams, Donald Wexler, Richard Harrison, and Hugh Kaptur. Los Angeles-based William

California, Santa Barbara. Sidney Williams is responsible for organizing and coordinating special exhibitions and installations of the permanent collection. Active in the Palm Springs preservation community, she served on the City of Palm Springs Historic Site Preservation Board for six years, three years as chair. She holds a BA in art history from the University of British Columbia, and an MA in art history from the University of California, Los Angeles.

Wexler House
Name of Property

Riverside, California
County and State

Krisel of the firm Palmer & Krisel designed sleek, modern wood-frame tract houses in the desert for the Alexander Construction Company that numbered in the thousands by the mid-1960s. This is the same company, which, in 1961, commissioned Wexler and Harrison to design experimental steel houses for a new tract development located in the north end of Palm Springs. Unlike Krisel, most of the Palm Springs architects did not consider themselves “modernists.” They saw themselves as designers responding to client needs and desert conditions. The functional, elegant buildings they produced were later categorized as Desert Modern.

Of Palm Springs’ remarkable design legacy, architect, author, and historian Alan Hess wrote:

Is Palm Springs architecture unique? The history of midcentury Modernism has a dozen unwritten chapters of regions that developed a strong individual style: San Diego, Oregon and Washington, Hawaii, Florida. Yet the character of the collection of buildings in Palm Springs is certainly special. Together they reflect a rare confluence of forces: Hollywood, tourism, the desert, populism, elitism, all heightened by the influx of inordinate wealth that allowed new designs to be plumbed. Similar forces existed in Los Angeles, but in Palm Springs they were concentrated in a small, isolated area. [...] The concentration of extraordinary homegrown talent in such a small town is rare; some of the best designers in organic, commercial and minimalist Modernism worked here. From city hall to banks to shops to motels to custom homes to country clubs to tract homes, the full and varied impact of Modernism can be seen here as clearly as anywhere.²

In the mid-1990s, Palm Springs was rediscovered by the interior design and fashion industries, using the city’s modern architecture as the location for numerous photo shoots. In 1998, Kurt Andersen wrote a lengthy photo essay for the *New Yorker* magazine on the renewed appreciation of Palm Springs’ midcentury vibe.³ This was followed by a cover story in the June 1999 issue of *Vanity Fair* about the rediscovery of Palm Springs by a younger generation.⁴ Since that time, Palm Springs has been acknowledged for its concentration of midcentury modern architecture with events such as Modernism Week—a fourteen-day celebration featuring lectures, exhibitions, documentary films, home tours, double-decker bus tours, a vintage furnishings show, and numerous parties in historic modern venues—and the professional architectural bus and walking tours occurring throughout the year.

Donald Wexler, Architect⁵

Donald Wexler was born in 1926 and raised in Minneapolis, Minnesota. He joined the Navy in 1944. After discharge in 1946, he enrolled in the University of Minnesota’s School of

² Michael Stern and Alan Hess, *Julius Shulman: Palm Springs* (New York: Rizzoli International Publications, 2008), 20-21.

³ Kurt Andersen, “Desert Cool,” *New Yorker*, February 23, 1998, 128-137.

⁴ Bob Colacello, “Palm Springs Weekend,” *Vanity Fair*, June 1999, 192-211.

⁵ Excerpted from Lauren Weiss Bricker, PhD and Sidney Williams, *Steel and Shade: The Architecture of Donald Wexler* (Palm Springs: Palm Springs Art Museum, 2011).

Wexler House
Name of Property

Riverside, California
County and State

Architecture with support from the GI Bill. Wexler was a member of the first generation of American architects trained along modern lines after World War II.

Draftsmanship and freehand drawing were emphasized at the School of Architecture, in the tradition of the Ecole des Beaux-Arts, as a means of training the students to “recognize fine proportion and good color, which are the attributes of good taste ... the first requisites in the architect’s capabilities.”⁶ Drawing remained an important part of the curriculum through Wexler’s tenure there and after his graduation under the leadership of modern architect Ralph Rapson who held the position of Head of School from 1954 until 1984.

Drawing remained [Wexler’s] primary means of communicating his architecture. His archive is filled with many beautiful sketches that convey his love of the pencil, wielded with a sure hand to capture the effects of light and shadow on the form and material qualities of his architecture. Rarely were models used in his projects—usually at the request of a client to represent a completed project.⁷

Having graduated from architecture school in 1950, Wexler visited Los Angeles. During his trip, Wexler decided that he wanted to meet the renowned modernist Richard Neutra with whom Wexler was quite familiar as a student in Minnesota. Under the pretense of applying for a job with Neutra’s office, Wexler was granted an interview. Clearly impressed, Neutra offered the recent graduate a position in his firm—which functioned as a studio for young designers, both locals and recent arrivals to Los Angeles. “Wexler, revealing his characteristic modesty and restraint, and perhaps in reaction to the magnitude of the opportunity, requested a day to consider the offer; by that afternoon he knew that Neutra had presented him with the chance of a lifetime and he immediately joined the Neutra office.”⁸

Wexler stayed in Neutra’s office for nine months. While there, Wexler worked on the Elysian Park Heights public housing project that was to have been built in Chavez Ravine near downtown Los Angeles. Although the project was abandoned after becoming embroiled in the McCarthy-era politics of 1950s Los Angeles (with Chavez Ravine later becoming the site of Dodger Stadium), Wexler was exposed to the impressive work ethic of Neutra. In particular, how this and other projects being designed at the practice responded to the local climate by embracing the outdoors and views, and illustrated the adaptability of modernism to different architectural programs.

From 1953 to 1961, Donald Wexler and Richard Harrison were partners in their architectural practice of Wexler and Harrison. Starting in 1957, Harrison and especially Wexler became interested in the possibilities of building with steel. An opportunity to experiment with steel

⁶ “Beginnings,” SALALibre, A Journal Commemorating the 75th Diamond Jubilee Celebration, May 27 and 28, 1988. The University of Minnesota School of Architecture and Landscape Architecture (Minneapolis: Minnesota Society American Institute of Architects, 1992), 12. As referenced in *Steel and Shade: The Architecture of Donald Wexler*, 13.

⁷ *Steel and Shade*, 14.

⁸ *Steel and Shade*, 11.

Wexler House
Name of Property

Riverside, California
County and State

houses arose in 1961 when the Alexander Construction Company commissioned Wexler and Harrison to design thirty-five single-family steel dwellings in Palm Springs. The idea for commissioning prefabricated steel houses was predicated on finding a less expensive, easily constructed, and durable alternative to the wood frame and stucco houses the company had been building to that point.

The Alexander steel house project was to be built in stages. Between 1961 and 1962, seven houses were constructed. By the time these houses were completed in 1962, the price of steel had risen to where it was no longer competitive with wood-frame construction and the experiment was suspended.

In 1961, when Wexler and Harrison recognized that their architectural interests diverged—Harrison seeking commissions with developers and Wexler vying for more civic projects—they dissolved their partnership amicably, each operating his own firm as sole proprietor. A complete project list of Wexler and Harrison's work as partners, and Wexler's work as sole proprietor, was compiled by the Palm Springs Art Museum in its 2011 exhibition catalog *Steel and Shade: The Architecture of Donald Wexler*.⁹

Wexler House¹⁰

One of Donald Wexler's earliest projects was a residence for his own family—wife Lynn and soon-to-arrive baby, in 1954. Although he had designed homes in Minneapolis before his move to California, his own home offered Wexler the challenge of planning a desert home on a tight budget. In *Journeyman Architect: The Life and Work of Donald Wexler*, the 2009 documentary film about the architect's career, Wexler stated of the house,

That was an all-wood structure, in fact detail T1-11 plywood had just come out and a representative of U.S. Plywood asked me if I would use it on the house and I used a lot of it, all outside and walls on the inside. I learned a good lesson what the desert does to wood. It twists it, it shrinks it, it warps it and you have to take care of it. So, literally, it was a high maintenance house.¹¹

In the same documentary, architectural historian and author Alan Hess noted,

[Wexler's] first house was a midcentury modern house. A beautiful example of the style with glass walls, wood partitions, flat roof, and L-shaped in the original plan around an outdoor garden and eventually a pool.¹²

In 2006, Julius Shulman remarked that it was unfortunate that Wexler's house was not included in the Case Study House program: "This house demonstrates how design works today fifty years

⁹ *Steel and Shade*, 122-129.

¹⁰ Excerpted from "Donald Wexler and the Desert Environment," by Sidney Williams in *Steel and Shade*, 65-113.

¹¹ Wexler quoted in the 2009 documentary *Journeyman Architect*.

¹² Alan Hess quoted in *Journeyman Architect*.

Wexler House
Name of Property

Riverside, California
County and State

later...it's magnificent, nothing has changed, nothing HAS to be changed. It works beautifully."¹³

Donald Wexler's enormous contribution to architecture and the lasting significance of his work were recognized in 2004. In that year, he was inducted as a Fellow of the American Institute of Architects. In the same year, the University of Minnesota recognized him as an outstanding alumnus. These awards recognized Wexler's remarkable body of work and his contribution to the profession as a master architect.

Wexler passed away in 2015.

¹³ Julius Shulman and Donald Wexler, interview with Christina Patoski, 2006.

Wexler House
Name of Property

Riverside, California
County and State

9. Major Bibliographical References

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

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Wexler House
Name of Property

Riverside, California
County and State

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"Record Houses of 1963." In *Architectural Record* 133: May 1963.

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Wexler, Donald. Papers. Archives and Special Collections of the College of Environmental Design. California State Polytechnic University, Pomona.

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: Archives and Special Collections of the College of Environmental Design. California State Polytechnic University, Pomona.

Wexler House
Name of Property

Riverside, California
County and State

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 33.834921

Longitude: -116.531865

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

1272 East Verbena Drive, Palm Springs, Riverside County, California. Legal description is LOT 12 MB 018/074 DESERT SANDS. APN 507-253-009.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with the Wexler House.

11. Form Prepared By

name/title: Peter Moruzzi, Architectural Historian

organization: _____

street & number: 1056 East San Lorenzo Road

city or town: Palm Springs state: CA zip code: 92264

e-mail: petermoruzzi@gmail.com

telephone: (213) 706-0151

date: March 2019; Revised April, May 2019

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.)

Wexler House
Name of Property

Riverside, California
County and State

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.

Photo Log

Name of Property: Wexler House
City or Vicinity: Palm Springs
County: Riverside
State: California
Photographer: Peter Moruzzi
Date Photographed: January 2018

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

- 1 of 15 Street view, subject property on right, camera facing west
- 2 of 15 South and west elevations, camera facing northeast
- 3 of 15 South elevation, camera facing northeast
- 4 of 15 South elevation, camera facing northwest
- 5 of 15 West elevation, camera facing southeast
- 6 of 15 West and north elevations, camera facing southeast
- 7 of 15 North elevation, camera facing southeast
- 8 of 15 North elevation, camera facing west
- 9 of 15 East elevation, camera facing southwest
- 10 of 15 East and south elevations, camera facing northwest
- 11 of 15 Vestibule, camera facing southwest
- 12 of 15 Dining room, camera facing west

Wexler House
Name of Property

Riverside, California
County and State

- 13 of 15 Living room, camera facing northeast
- 14 of 15 Living room, camera facing southeast
- 15 of 15 Guest bedroom, camera facing southeast

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.

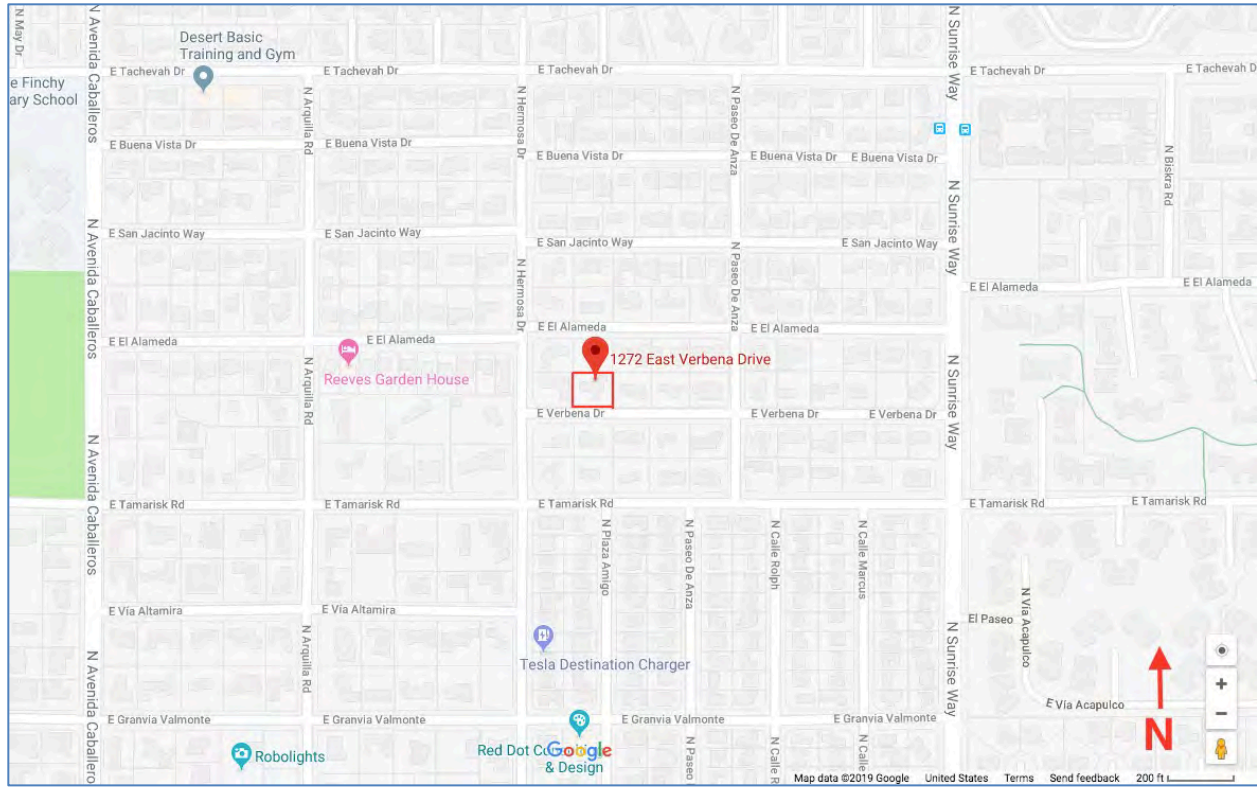
Wexler House
Name of Property

Riverside, California
County and State

Location Map

Latitude: 33.845996

Longitude: -116.561184

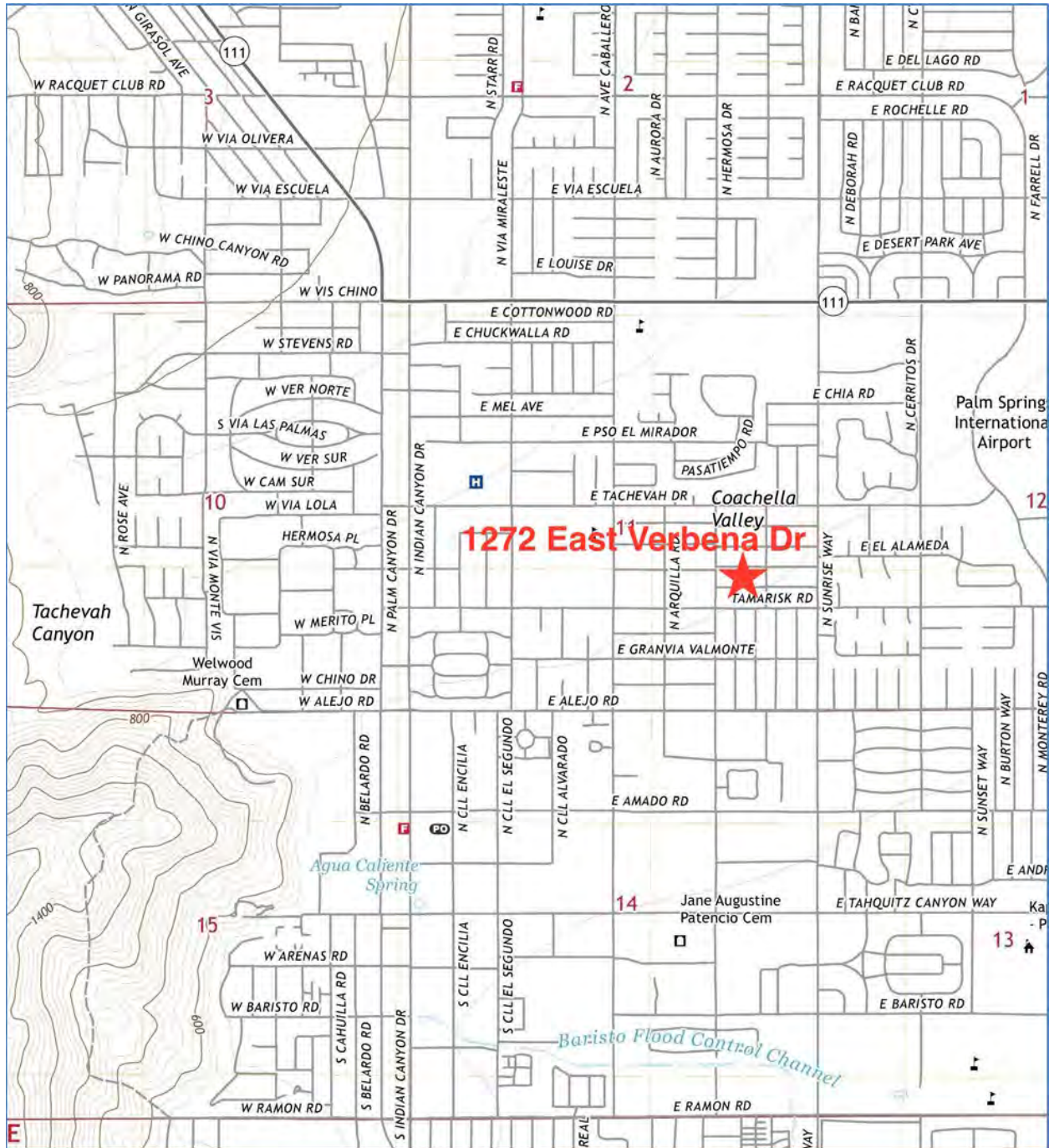


Wexler House
Name of Property

Riverside, California
County and State

Vicinity Map

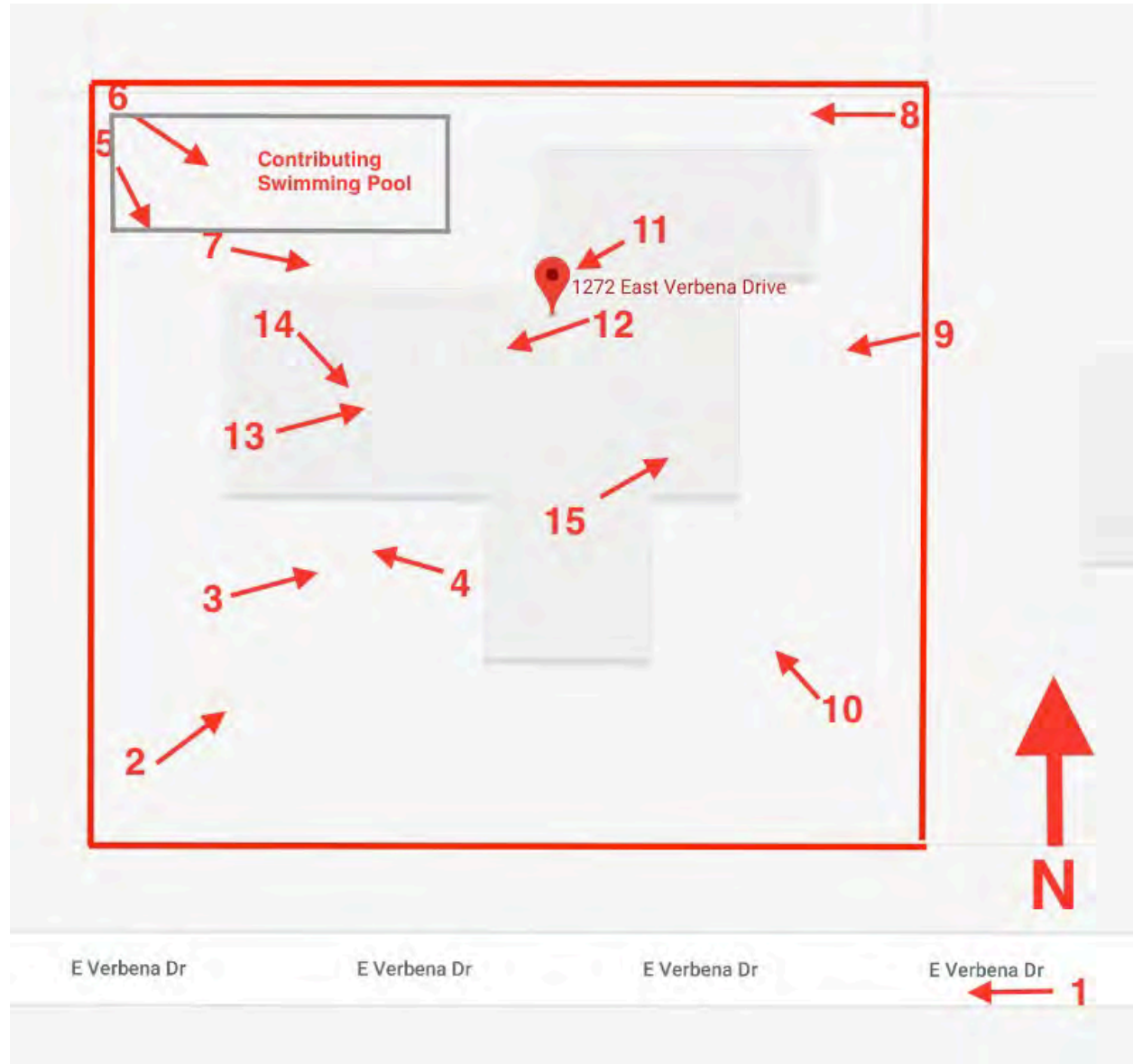
USGS Topo, Palm Springs Quadrangle, 2018, Scale 1:24 000



Wexler House
Name of Property

Riverside, California
County and State

Sketch Map/Photo Key



Wexler House
Name of Property

Riverside, California
County and State

Figure 1. Aerial view, 2019
Courtesy Google Maps



Wexler House
Name of Property

Riverside, California
County and State

Figure 2. Rendering, primary (south) elevation, looking northeast, 1954
Courtesy Donald A. Wexler Collection, Palm Springs Art Museum

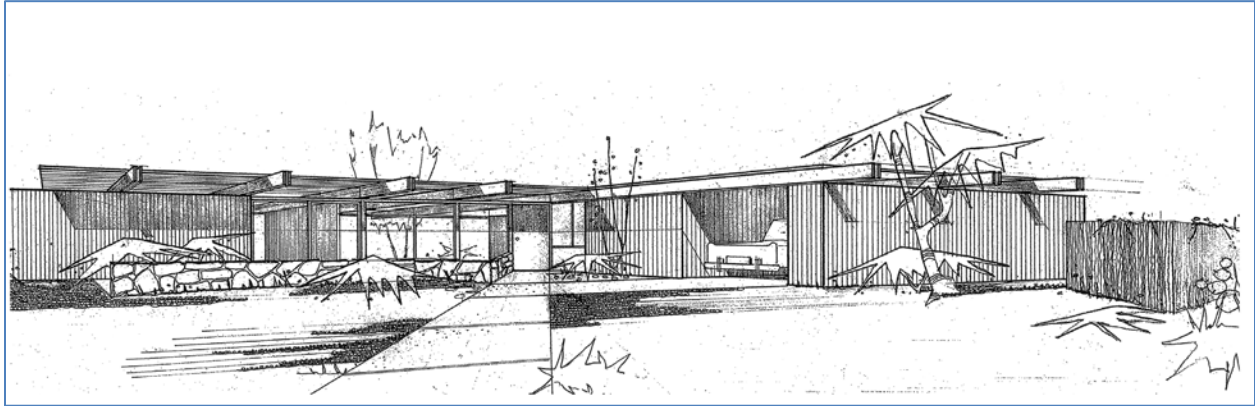
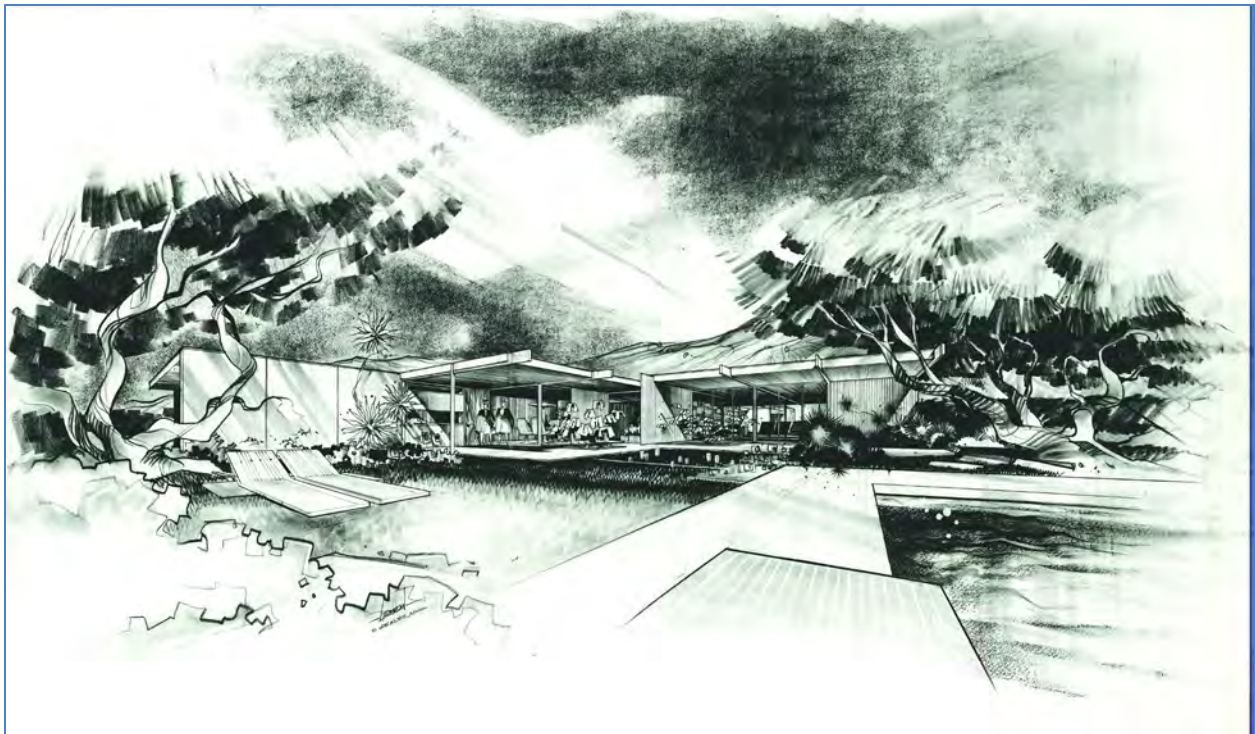


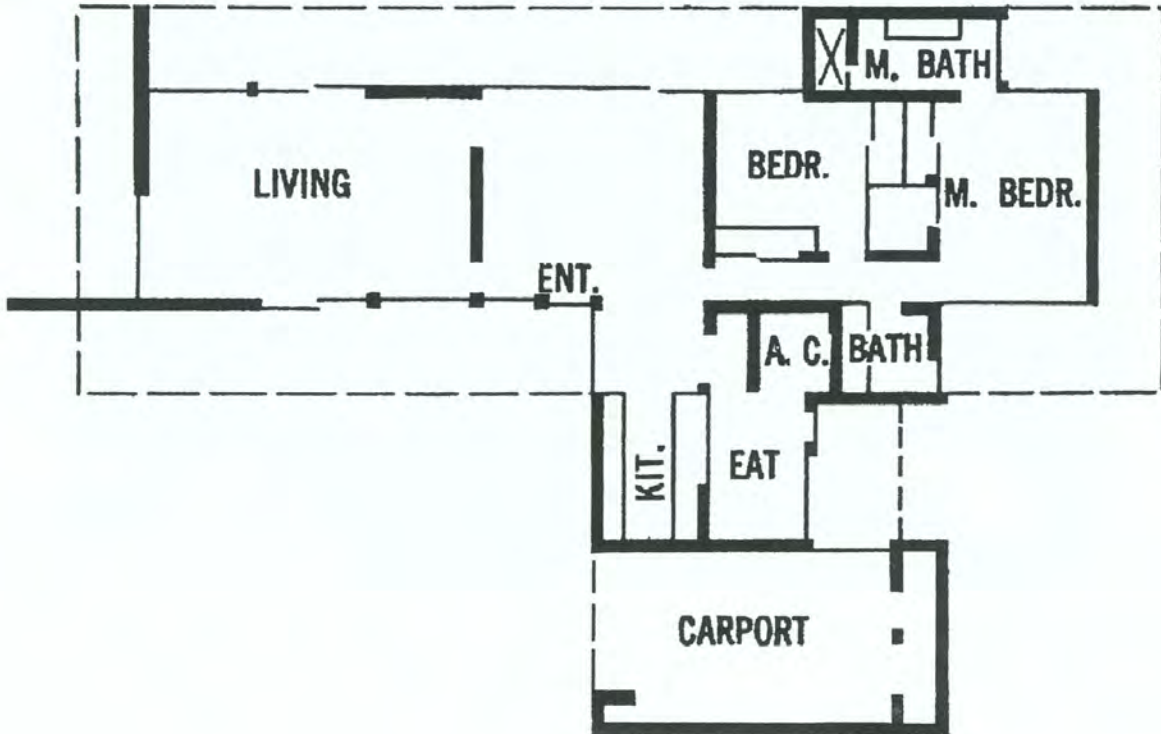
Figure 3. Rendering, rear (north) elevation, looking southeast, 1954
Courtesy Donald A. Wexler Collection, Palm Springs Art Museum



Wexler House
Name of Property

Riverside, California
County and State

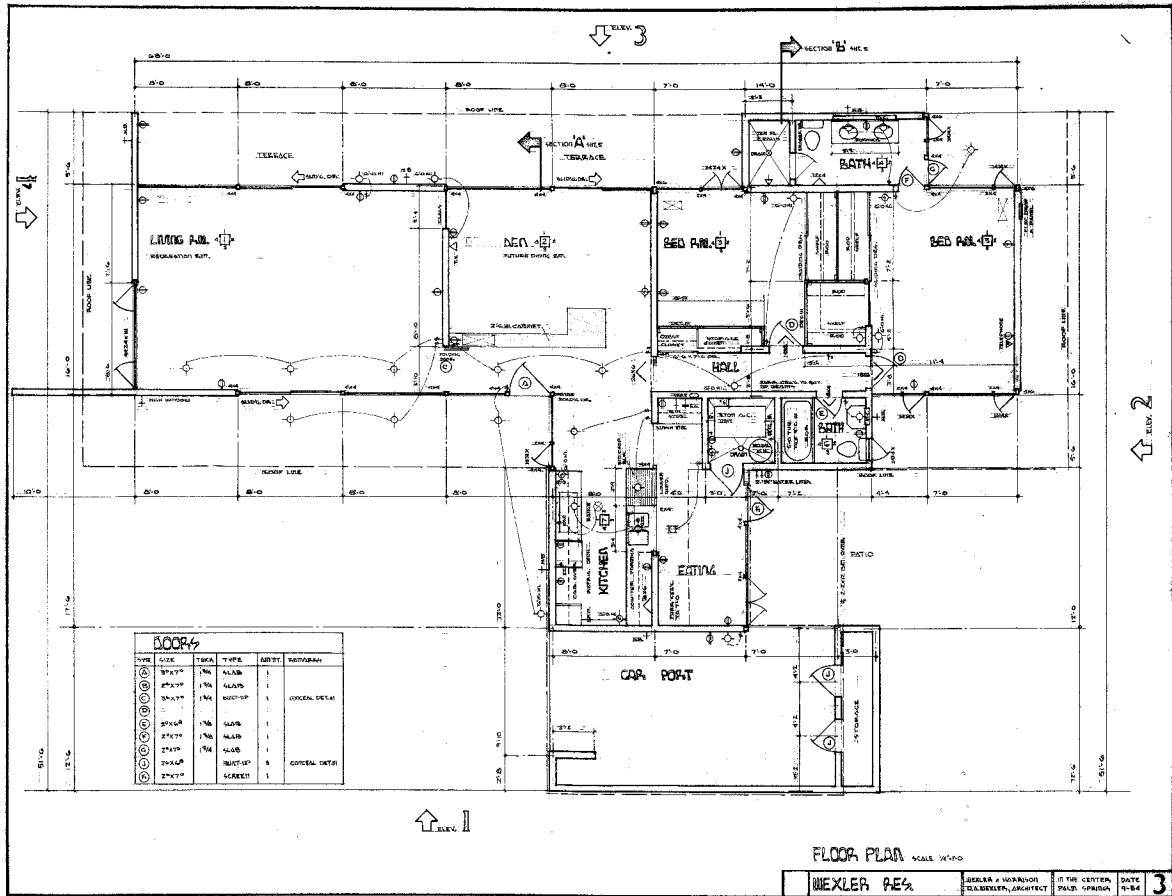
Figure 4. Floor plan, 1954
Courtesy Donald A. Wexler Collection, Palm Springs Art Museum



Wexler House
 Name of Property

Riverside, California
 County and State

Figure 5. Floor plan, 1954
 Courtesy Donald A. Wexler Collection, Palm Springs Art Museum

































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Wexler House

Multiple Name:

State & County: CALIFORNIA, Riverside

Date Received: 8/7/2019 Date of Pending List: 8/28/2019 Date of 16th Day: 9/12/2019 Date of 45th Day: 9/23/2019 Date of Weekly List:

Reference number: SG100004404

Nominator: Other Agency, SHPO

Reason For Review:

Accept Return Reject 9/23/2019 Date

Abstract/Summary Comments: The Wexler House is locally significant under National Register Criterion C (Architecture). The modest, L-plan home is a fine local example of mid-century Modernist design featuring floor to ceiling windows, deep roof overhangs with prominent exposed structural beams and economical scored-plywood (T1-11) siding. Completed in 1954, the one-story, wood post and beam house was designed by noted Southern California architect Donald Wexler as his home. The 1968 addition, also by Wexler, continues a similar design aesthetic. The house represents the early design work of Wexler in Palm Springs, where he has been widely recognized for his significant contributions to the region's Desert Modernism architecture.

Recommendation/ Criteria: Accept NR Criterion C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 9/23/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**Wexler House
Palm Springs, Riverside County
Staff Report**

Donald Wexler designed a home for himself and his family on a quiet residential street in central Palm Springs in 1954. The one-story, single-family dwelling is modern in style of wood post-and-beam construction. Modest in size and L-shaped in plan, it originally had two bedrooms and two bathrooms. The house is characterized by floor-to-ceiling windows—both fixed and sliding—framed by T1-11 plywood on most elevations. Deep overhangs supported by prominent beams that extend through glazing shelter the living room and original bedroom. A swimming pool was added in 1960. In 1968, Wexler designed a three bedroom, one bath addition to the north side of the house and converted an original bedroom into a den. The addition, consistent with his original design, has acquired significance in its own right. The property is in excellent condition and retains historic integrity.

Wexler House is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture. It is an excellent example of the architecture of Donald Wexler at the start of his career in Palm Springs. Influenced by his time in Richard Neutra's architectural practice, Wexler's modern residence with its flat roof and exposed post and beam structure, along with numerous glass walls, accomplishes its purpose as housing that is minimal, graceful, and elegant. The period of significance corresponds with the date of the dwelling's construction in 1954, through the three bedroom addition designed by Wexler in 1968.

The property is nominated by the Palm Springs Modern Committee, a nonprofit organization dedicated to the appreciation and preservation of Desert Modern architecture and design. In its role as representative of the City of Palm Springs, a Certified Local Government, the Historic Site Preservation Board received a copy of the nomination. No letters have been received. Staff supports the nomination as written and recommends the State Historical Resources Commission determine the Wexler House is eligible under National Register Criterion C at the local level of significance with a 1954 to 1968 period of significance. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing on the National Register.

Amy H. Crain
State Historian II
July 15, 2019



DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov



August 6, 2019

Joy Beasley, Keeper
National Register of Historic Places
National Park Service
Mail Stop 7228, 1849 C Street, NW
Washington D.C. 20240

Subject: **Wexler House**
Riverside County, California
National Register of Historic Places Nomination

Dear Ms. Beasley:

The enclosed disk contains the true and correct copy of the nomination for the WEXLER HOUSE to the National Register of Historic Places. On August 1, 2019 in Sacramento, California, the California State Historical Resources Commission unanimously found the property eligible for the National Register at the local level of significance under Criterion C in the area of Architecture, with a 1954 to 1968 period of significance.

Built for his family, and an excellent example of master architect Donald Wexler's work at the start of his career in Palm Springs, the property is nominated by the Palm Springs Modern Committee, a nonprofit organization dedicated to the appreciation and preservation of Desert Modern architecture and design. In its role as representative of the City of Palm Springs, a Certified Local Government, the Historic Site Preservation Board received a copy of the nomination. No comment from the CLG or any other letters have been received.

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

Sincerely,

Jenan Saunders
Deputy State Historic Preservation Officer

Enclosure