

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Name of multiple property listing (if applicable)

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 15000639


Date Listed: 9/29/2015

Property Name: Loewy House (The Architecture of Albert Frey MPS)

County: Riverside

State: CA

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

9-29-2015
Date of Action

Amended Items in Nomination:

Section 8: Period of Significance

The Period of Significance is hereby changed to 1946-1959 to coincide with prominent additions designed by the architect.

The California State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**
- SHPO**

United States Department of the Interior
National Park Service

639

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.

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Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Loewy House

Other names/site number: _____

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: 600 Panorama Road

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Not For Publication: Vicinity: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,

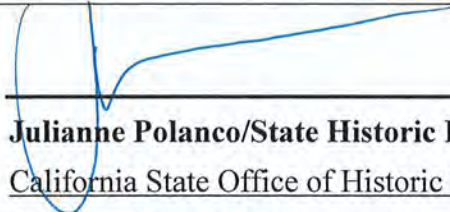
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

	
Julianne Polanco/State Historic Preservation Officer	<u>13 August 2015</u>
<u>California State Office of Historic Preservation</u>	Date
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

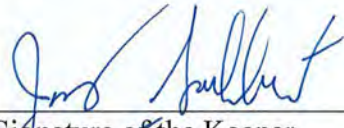
Loewy House
Name of Property

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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

9-29-2015
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>1</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>1</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: aluminum, WOOD, STUCCO, BRICK, 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 Loewy House of 1946 is located on the edge of the Little Tuscany neighborhood of Palm Springs. The single-family residence was designed by Albert Frey to take advantage of an extensive boulder pile on the site. The wood-framed house utilizes corrugated metal, floor-to-ceiling glass, and pecky cypress to create an indoor-outdoor flow. The property is in excellent condition and is able to convey its significance despite alterations. A freestanding pavilion with deck that was constructed in 1997 near the far southeastern corner of the property is differentiated from the main house by its highly utilitarian design. The small building consists of a stucco box with a flat roof and sliding glass doors. It is a noncontributing resource.

Narrative Description

This single-family residence incorporates some of the ideas that Albert Frey experimented with in his own home, Frey House I, designed in 1941. Frey convinced Loewy that he could design a house for him that took advantage of an extensive boulder pile sitting on the property that had been pushed there during the construction of an adjacent road. Similar to Frey House I, the Loewy house utilizes extended wall planes clad in corrugated metal, capped by a flat roof with extended eaves (**Figure 2**). Unlike Frey's own house, Loewy's is L-shaped in plan with bedrooms and bathroom on one wing, and the living room, servants' quarters and kitchen on the

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other. Upon approaching the main entrance, one encounters a north-facing elevation of corrugated metal and a west-facing Roman brick chimney (**Figure 3**). Attached to the chimney is a freeform decorative wood sculpture that appears in the earliest photographs of the house. As one steps into the dwelling, one encounters the unusual feature of a large boulder and a portion of the swimming pool entering the living room (**Figure 4**). This serves to dramatically blur the distinction between outside and inside. Loewy specified the pecky cypress (worm eaten wood) arranged in a checkerboard pattern used as cladding on portions of the east elevation facing the pool (**Figure 5**). Panels of translucent and clear glass enclose a curved dining room at the east end of the swimming pool. Another dramatic architectural element original to the house is the wood pergola supported by slender steel posts that extends from the main roof and surrounds the pool on its south and east sides (**Figures 6 and 7**).

The sprawling boulder-strewn parcel is situated amongst large houses including the famous Kaufmann House by Richard Neutra just east and below the subject property. Building permits indicate that under Loewy's ownership there was an addition to the house in 1950 that may have been described as a conservatory; the writing is mostly illegible. In 1952, Loewy commissioned an addition to the kitchen; in 1959, a laundry room was added. An addition of a bedroom and bathroom, and the enlargement of the kitchen, occurred in 1959. It appears that all of these alterations occurred at the east end of the house past the kitchen and servants' quarters and are generally not visible from the living room or pool area. City directories confirm that Loewy resided at the subject property until at least 1962.

In 1997, the owners added a room to the rear, east end of the dwelling that is not visible from the main portions of the house or pool area. That same year a small, noncontributing, freestanding pavilion with deck was constructed near the far southeastern corner of the property. It, too, is not visible from the main house. In 1999, an exterior hallway leading to a bedroom addition was constructed on the dwelling's west elevation. The alterations are differentiated from the original design in the contemporary metal framing of the glazing, beige-painted vertically striated stucco finish, and shiny metal fascia. In addition, the hallway roof rises toward the south versus the flat roof of the original house. The circular dining room was originally an outdoor patio with its open end facing the swimming pool and its curved portion, open to the sky, partially enclosed by wood framed translucent glass panels. This semicircular open-air patio was later fully enclosed with glazing and a flat roof, and may be the conservatory referred to in the 1950 building permit.

As relates to integrity, aspects of the building's design, materials, and workmanship have been affected by the noted additions to the rear (west) and south ends of the house. Despite these alterations, the Loewy House is able to convey its architectural significance because it retains the key elements original to the house including a flat roof with extended eaves, corrugated aluminum cladding at the entrance, Roman brick chimney and fireplace, encroachment of the swimming pool and boulder into the living room, extensive use of floor-to-ceiling fixed and sliding glass panels, poolside pergola, and semicircular patio (since enclosed). The use of pecky cypress as exterior wall cladding is attributed to Loewy. As such, the building, in its desert setting, continues to evoke the feeling of a unique residence designed for a renowned industrial designer in its original location.

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Section number Additional Integrity Discussion Page 1

In response to the NPS reviewer's request for additional information regarding alterations and integrity, the following information is added to the National Register of Historic Places nomination September 25, 2015.

Loewy House is able to convey its architectural significance because it retains the key elements original to the house when viewed from the primary elevations facing the swimming pool within the dwelling's L-shaped footprint.

Original to Loewy House are its flat roof with extended eaves, corrugated aluminum cladding at the entrance, Roman brick chimney and fireplace, encroachment of the swimming pool and boulder into the living room, extensive use of floor-to-ceiling fixed and sliding glass panels, semicircular patio (since enclosed), and poolside pergola. The use of pecky cypress as exterior wall cladding is attributed to Loewy.

Among the dwelling's alterations, it appears that the earliest was the enclosure of the semicircular patio. Originally, its open end faced the swimming pool and its curved portion—open to the sky—was partially enclosed by wood framed translucent glass panels. A 1950 building permit indicates that under Loewy's ownership there was an addition to the house described as a "conservatory"; unfortunately the writing is mostly illegible. The semicircular, open-air patio that was subsequently fully enclosed with glazing and a flat roof may be the "conservatory" referred to in the 1950 building permit.

In 1952, Loewy commissioned an addition to the kitchen; in 1959, the kitchen was enlarged and a laundry room was added at the east end of the house beyond the kitchen and servants' quarters. This addition is not visible from the living room or pool area. In 1997, subsequent owners added a room to the east end of the dwelling adjacent to the laundry room. Similar to the earlier additions, it is not visible from the main portions of the house or pool area. That same year a small noncontributing freestanding pavilion with deck was constructed near the far southeastern corner of the property. It, too, is not visible from the main house.

In 1999, an exterior hallway was constructed on the dwelling's west elevation. The new hallway leads to the original bedrooms and a new bedroom constructed on the south end of the house. Following the Secretary of the Interior's Standards, the new construction is differentiated from the original design in the contemporary metal framing of the glazing, beige-painted vertically striated stucco finish, and shiny metal fascia. In addition, the hallway roof rises toward the south and is purposely recessed for limited visibility from the public and private spaces surrounding the central swimming pool. The hallway and bedroom addition are compatible with the historic features of the house because their materials, features, size, scale and proportion, and massing do not overwhelm the original design.

Due to the dwelling being situated away from the road behind solid gates and somewhat submerged behind a field of large boulders, Loewy House is barely visible from the public

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right-of-way. Similarly, when approaching the main entrance, the west elevation that was added in 1999 is generally hidden by the original projecting corrugated metal wall designed by Frey. In addition, the building's north, east, and south elevations are completely obscured by vegetation and not visible to the public. As a result, the primary elevations are not the exterior elevations but, instead, are those elevations visible from the living room, bedrooms, glass-enclosed dining room, and swimming pool. From these vantage points Loewy House exhibits a high level of integrity with the noted alterations not compromising the property's eligibility.

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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

1946

Significant Dates

1946

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Frey, Albert

Loewy House
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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 Loewy 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, 1946.

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

Albert Frey designed the property for Raymond Loewy in 1946. Loewy was a famous industrial designer who, following the war, desired a new winter home in Palm Springs for himself and his family. Partially clad in corrugated aluminum and reveling in its use of floor-to-ceiling glass, the indoor-outdoor nature of the house exemplifies Frey’s approach to the local desert environment. In addition, the house exhibits the tenets of the modern movement such as an absence of applied ornamentation and a rejection of decorative historical references.

The Loewy 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

Acreeage of Property less than one acre

Latitude/Longitude Coordinates

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

1. Latitude: 33.845078 Longitude: -116.553943

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

The nominated property is located at 600 Panorama Road, Palm Springs, Riverside County, California on the east side of Panorama Road. The property fronts approximately 50 feet of Panorama Road. Its legal description is .90 ACRES M/L IN POR SE 1/4 OF SEC 3 T4S APN: 504-292-014.

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Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with 600 Panorama Road.

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 9, 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.

Photo Log

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

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

- 1 of 8 CA_Riverside County_Frey MPS_Loewy House_0001.tif
South elevation, camera facing northeast
- 2 of 8 CA_Riverside County_Frey MPS_Loewy House_0002.tif
East and south elevations, camera facing northwest
- 3 of 8 CA_Riverside County_Frey MPS_Loewy House_0003.tif
South elevation toward living room, camera facing northwest
- 4 of 8 CA_Riverside County_Frey MPS_Loewy House_0004.tif
Interior view, living room camera facing west
- 5 of 8 CA_Riverside County_Frey MPS_Loewy House_0005.tif
Interior view, living room, camera facing south
- 6 of 8 CA_Riverside County_Frey MPS_Loewy House_0006.tif
Main entrance, camera facing southeast
- 7 of 8 CA_Riverside County_Frey MPS_Loewy House_0007.tif
West elevation, camera facing southeast
- 8 of 8 CA_Riverside County_Frey MPS_Loewy House_0008.tif
North elevation, camera facing southwest

Index of Figures

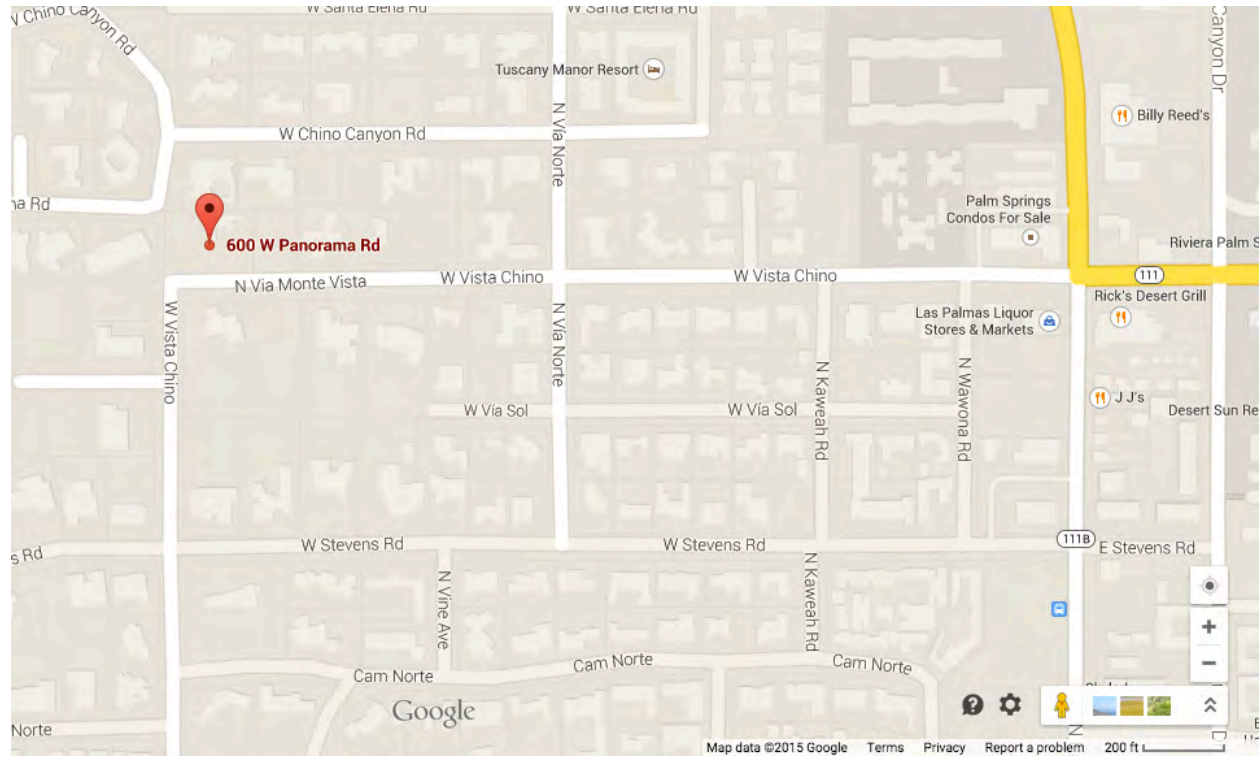
- Figure 1 Palm Springs sketch map by Albert Frey. Loewy House is indicated with arrow.
- Figure 2 South and west elevations, looking northeast, 1947.
- Figure 3 Main entrance, looking southeast, 1947.
- Figure 4 Interior view, living room, looking west, 1947.
- Figure 5 East elevation, looking west, 1947.
- Figure 6 South elevation, looking north, 1947.
- Figure 7 Looking south from living room, 1947.

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Location Map

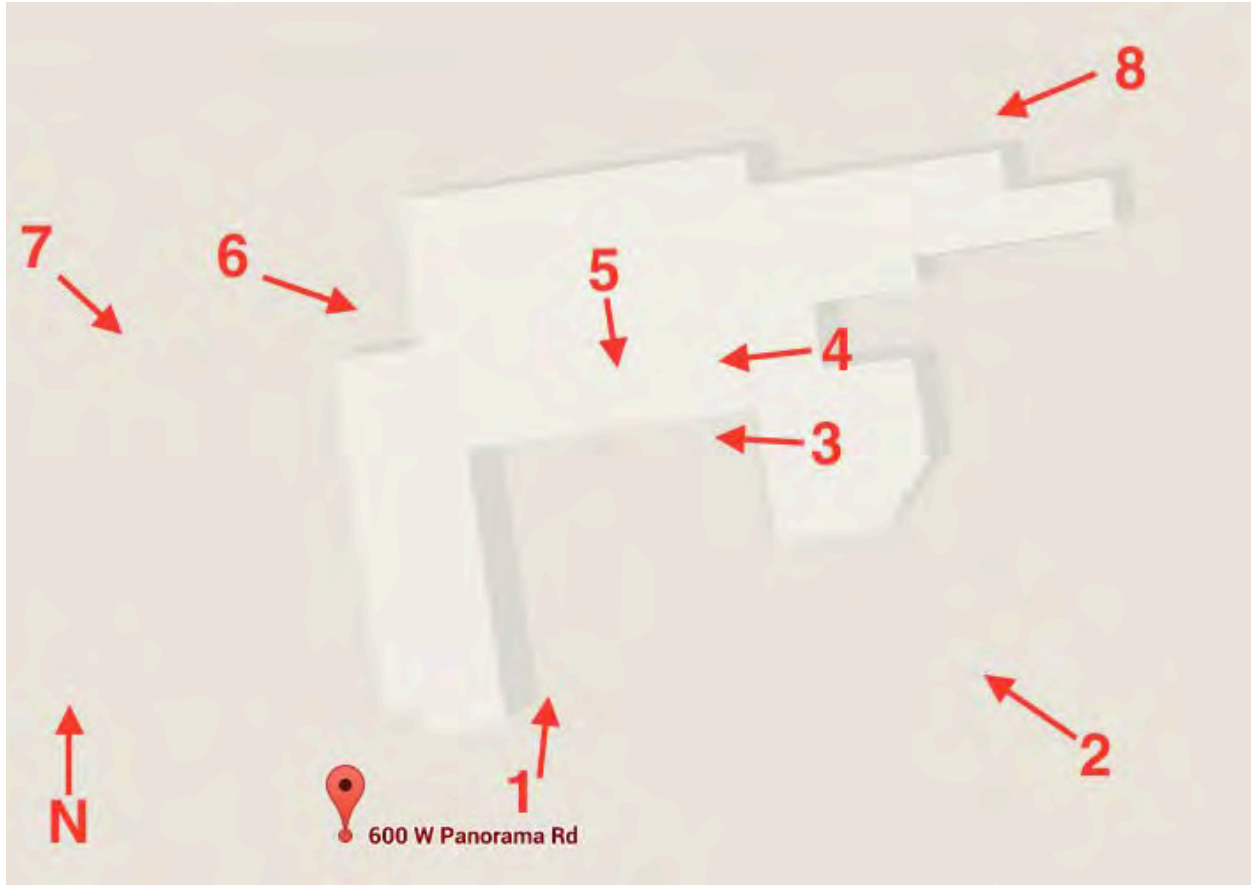
Latitude: 33.845078 Longitude: -116.553943



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Sketch Map/Photo Key



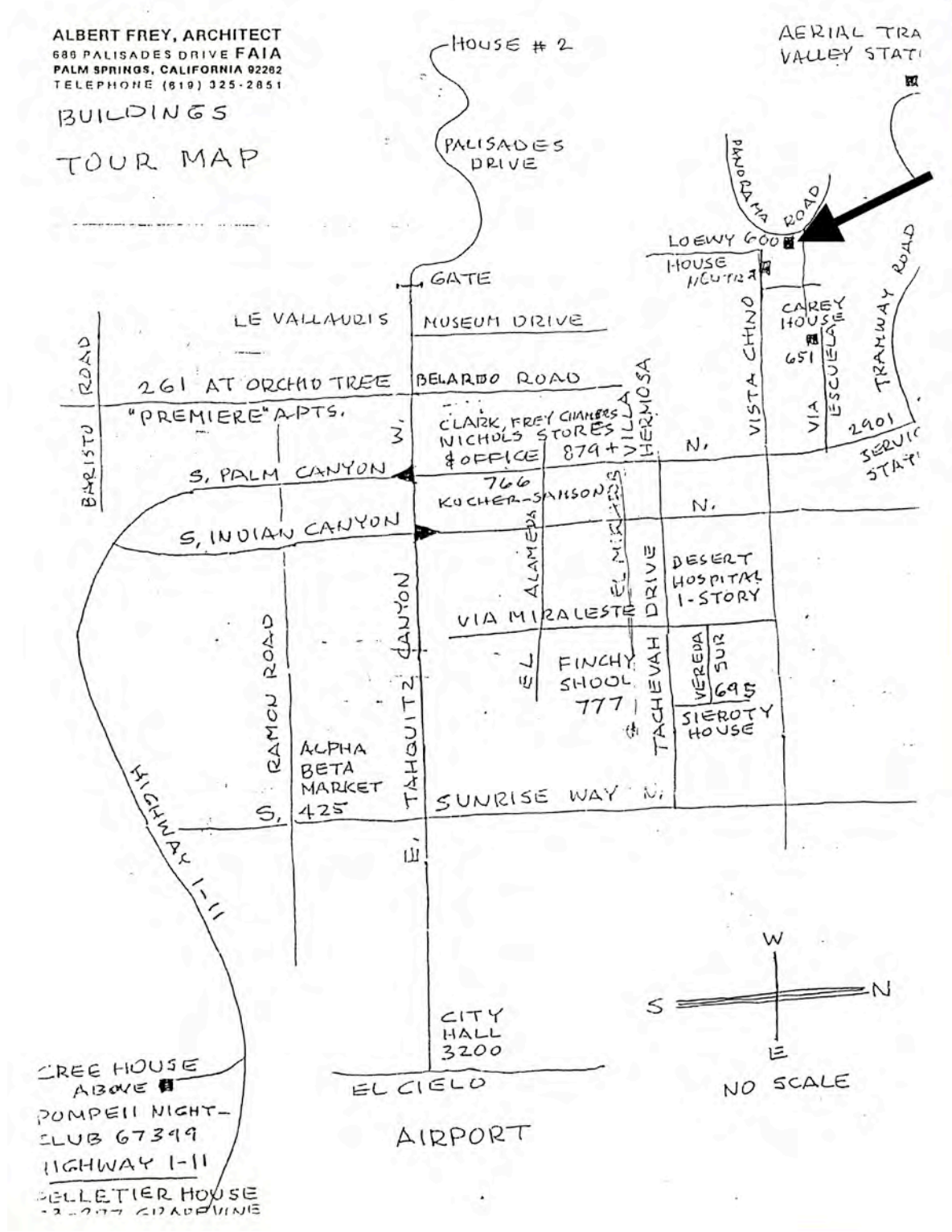
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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. Loewy House is indicated with arrow.



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Figure 2. South and west elevations, looking northeast, 1947.



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Loewy House
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Figure 3. Main entrance, looking southeast, 1947.



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Figure 4. Interior view, living room, looking west, 1947.



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Figure 5. East elevation, looking west, 1947.



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Figure 6. South elevation, looking north, 1947.



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Figure 7. Looking south from living room, 1947.



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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 Loewy 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: 15000639

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 9-29-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

Meets Registration Requirements

RECOM./CRITERIA Accept

REVIEWER J. Gubler 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**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
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)

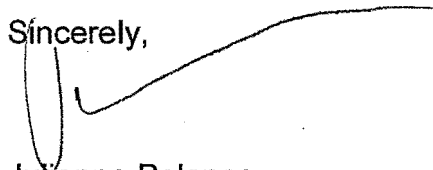
- North Shore Yacht Club: 99-155 Sea View Drive, Mecca (1958)
- Palm Springs City Hall: 3200 East Tahquitz Way, Palm Springs (1952-1956)
- Palm Springs Tramway Valley Station: 1 Tram Way, Palm Springs (1963)
- Sieroty House: 695 East Vereda Sur, Palm Springs (1941)
- Tramway Gas Station: 2901 North Palm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