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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: Edris Residence  
Other names/site number: \_\_\_\_\_  
Name of related multiple property listing:  
The Architecture of E. Stewart Williams  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 1030 West Cielo 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Not For Publication:  Vicinity: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,

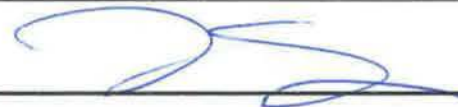
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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:

\_\_\_ A \_\_\_ B X C \_\_\_ D

		<u>11/7/16</u>
<b>Jenan Saunders/Deputy State Historic Preservation Officer</b>		<b>Date</b>
<u>California State Office of Historic Preservation</u>		
<b>State or Federal agency/bureau or Tribal Government</b>		

In my opinion, the property ___meets ___does not meet the National Register criteria.	
<b>Signature of commenting official:</b>	<b>Date</b>
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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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

12/27/2016  
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

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

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**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: WOOD, STONE: Granite, METAL: Steel, 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.)

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### Summary Paragraph

The Edris Residence, designed in 1953 and completed in 1954 for William and Marjorie Edris, was set amidst a boulder-strewn alluvial fan of Mt. San Jacinto in Palm Springs. The goal was to integrate as much of the natural environment into the modern design as possible. Although of steel frame construction, the exterior of the modest sized house was clad in native rock and board-and-batten Douglas fir siding. Williams employed a triangular steel truss so that the living room roof would slope upward to celebrate the magnificent view. The Edris Residence retains an exceptionally high level of integrity, perfectly exhibiting Williams' philosophy that modern design should express the natural environment in which it is located.

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### Narrative Description

The Edris House exhibits many elements that appeared in Williams' residential commissions throughout his career: a steel structural frame, shed roof, deep overhangs, large expanses of fixed glazing, sliding glass doors, and, most importantly, the integration of natural materials such as wood cladding and native rock into his modern designs. The site in Palm Springs' Tuscany Hills was chosen specifically for its rugged natural setting. Williams' goal was to move as few boulders as possible so that the 2,700 square foot, L-shaped house would appear to grow out of the desert landscape. Williams framed the house in steel, utilizing a triangular truss to allow the

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roof to rise so that panoramic views of the vast Coachella Valley were visible from the elevated site. The steel frame also supported the natural wood cladding used throughout the house. On the exterior, board-and-batten Douglas fir siding covered most surfaces; on the interior, wood paneling was used for walls and ceilings, the latter of which continued past walls of glass or wood to form extended eaves. Native rock veneer on south and west elevations provided a striking contrast to smooth wood and glass surfaces. The natural rock chimney that visually anchors the house to the site extends past the living room's floor-to-ceiling windows, dissolving the barrier between indoors and outdoors.

The interior consists of a large open public area with a bedroom on each end. The open kitchen merges with a seating area that flows into the dining space and living room. An indoor planter features a row of steel rods topped by lights with small Dixie Cup-inspired metal shades. Another indoor planter is to the right of the front door as one enters. The master bedroom occupying the north wing eschews interior barriers such that the bedroom merges with the dressing and bathroom areas, and a small office space. The mosaic wall tiles and fixtures of the washroom, lavatory, shower, and bathtub are all original. Enormous plate glass windows fill the area with light. Beautiful wood paneled closet doors run the length of one wall with a built-in combination sink, medicine cabinet, vanity, and dresser centering the room. Throughout the house are Williams-designed built-in cabinets, shelving, storage spaces, and a wet bar hidden behind folding wood doors. Interior and exterior sculptural metal sconces are also custom-designed by Williams.

The bedroom on the south end of the house differs from the master bedroom in that its west wall is of sturdy native rock topped by clerestory windows. The room's south wall consists of fixed windows, sliding glass doors, and a pair of built-in dressers. Like the master bedroom, this bathroom features original cabinets, mosaic tiles, and fixtures.

Walkways and patio decks feature Arizona flagstone that merge with boulders embedded in concrete. A flagstone path descends from the rear patio to the irregularly shaped swimming pool that Williams nestled into a small arroyo. A gravel driveway leads to an enclosed garage and the sheltered main entrance.

The original building permits dated 1953 reveal that the seven-room dwelling cost approximately \$50,000 to construct, a large sum for a house at that time. The foundation alone was another \$4,500 and the swimming pool cost \$6,000. The only other building permit is dated 2003 and is for a spa that was constructed at the rear of the house, shielded by a wood fence. Remarkably, the house has had only two owners and there have been no alterations to its original design. The property retains the essential physical features associated with the residential work of E. Stewart Williams, melding the natural environment with modern design that was the essence of Williams' architectural philosophy. The Edris Residence remains the most original, best-preserved example of a Williams-designed residence in Palm Springs retaining all aspects of integrity and fully conveying its architectural significance.

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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**

1954

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1954

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Williams, E. Stewart

\_\_\_\_\_  
\_\_\_\_\_

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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 Edris Residence 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 mid-century residential architecture as interpreted by E. Stewart Williams. In addition, the property meets *The Architecture of E. Stewart Williams* Multiple Property Submission registration requirements for residential buildings in association with the historic context “Architecture as environmental expression in the greater Coachella Valley, 1946-1976.” The period of significance corresponds with the building’s date of construction, 1954.

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

The Edris Residence exhibits the distinctive characteristics of dwellings Williams designed from 1947 through the 1960s. Specifically, a shed roof, deep overhangs, large expanses of glazing with sliding glass doors for indoor-outdoor flow, and an open floor plan. As important, natural materials are integrated into the design with native rock used for walls and its prominent chimney; wood finishes for interior cabinets, doors, walls and ceilings; and Douglas fir board-and-batten siding for exterior surfaces.

The Edris Residence is significant within the oeuvre of E. Stewart Williams and fits within the historic context presented in the Multiple Property Documentation Form, “Architecture as environmental expression in the greater Coachella Valley, 1946-1976.” The Edris Residence retains an exceptionally high level of integrity, exemplifying Williams’ philosophy that modern design should express the natural environment in which it is located. As a result it is readily identifiable as the work of E. Stewart Williams, meeting National Register Criterion C because it embodies the distinctive characteristics of residential buildings associated with the 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 E. Stewart Williams* Multiple Property Documentation Form.

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### 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, Architecture and Design Center

Historic Resources Survey Number (if assigned): \_\_\_\_\_

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## 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: 33.845996 Longitude: -116.561184

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

Property is located at 1030 West Cielo Drive, Palm Springs, Riverside County, California near West Panorama Road. The property fronts a portion (450 feet) of West Cielo Drive. Its legal description is LOT 6 MB 022/087 LITTLE TUSCANY 6. APN 504-201-009

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**Boundary Justification** (Explain why the boundaries were selected.)

Property includes the entire parcel historically associated with the Edris Residence.

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**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, 2016

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**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: Edris Residence  
City or Vicinity: Palm Springs  
County: Riverside  
State: CA  
Photographer: Peter Moruzzi  
Date Photographed: January 2016

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

1 of 14 South and east elevations, camera facing northwest

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- 2 of 14 South and west elevations, camera facing northeast
- 3 of 14 West elevation, camera facing east
- 4 of 14 East elevation, camera facing southwest
- 5 of 14 East elevation, camera facing northwest
- 6 of 14 East and north elevations, camera facing south
- 7 of 14 North elevation, camera facing southwest
- 8 of 14 Living room, camera facing south
- 9 of 14 Family room, camera facing southeast
- 10 of 14 Kitchen, camera facing southwest
- 11 of 14 Main entrance, camera facing west
- 12 of 14 Master bedroom hallway, camera facing south
- 13 of 14 Master bedroom, camera facing northwest
- 14 of 14 Guest bedroom, camera facing northwest

**Index of Figures; Photos by Julius Shulman, 1954**

- Figure 1 South and east elevations, looking northwest
- Figure 2 South and east elevations, looking northwest
- Figure 3 West and south elevations, looking northeast
- Figure 4 East elevation, looking west
- Figure 5 North elevation, looking south
- Figure 6 Swimming pool, looking southeast
- Figure 7 Living room, looking southeast

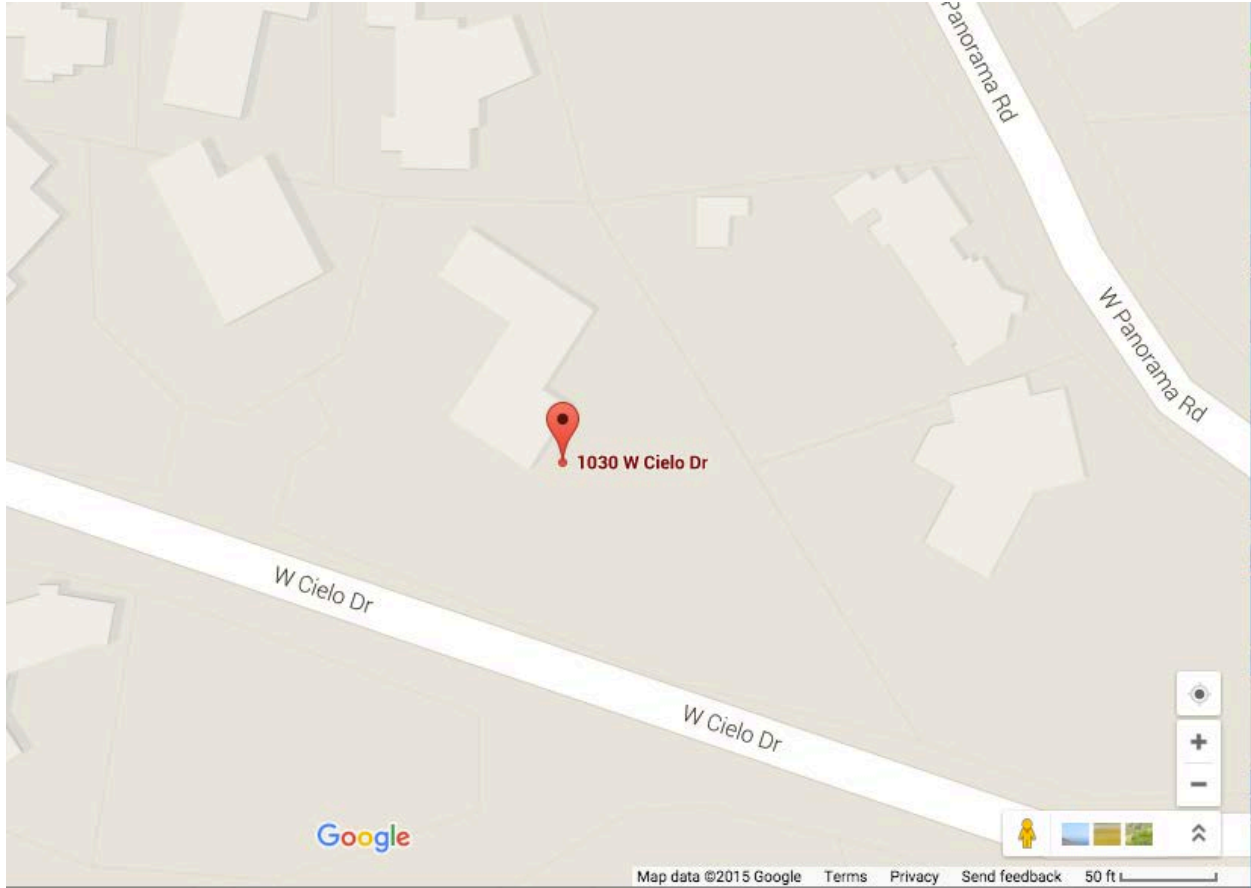
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### Location Map

Latitude: 33.845996

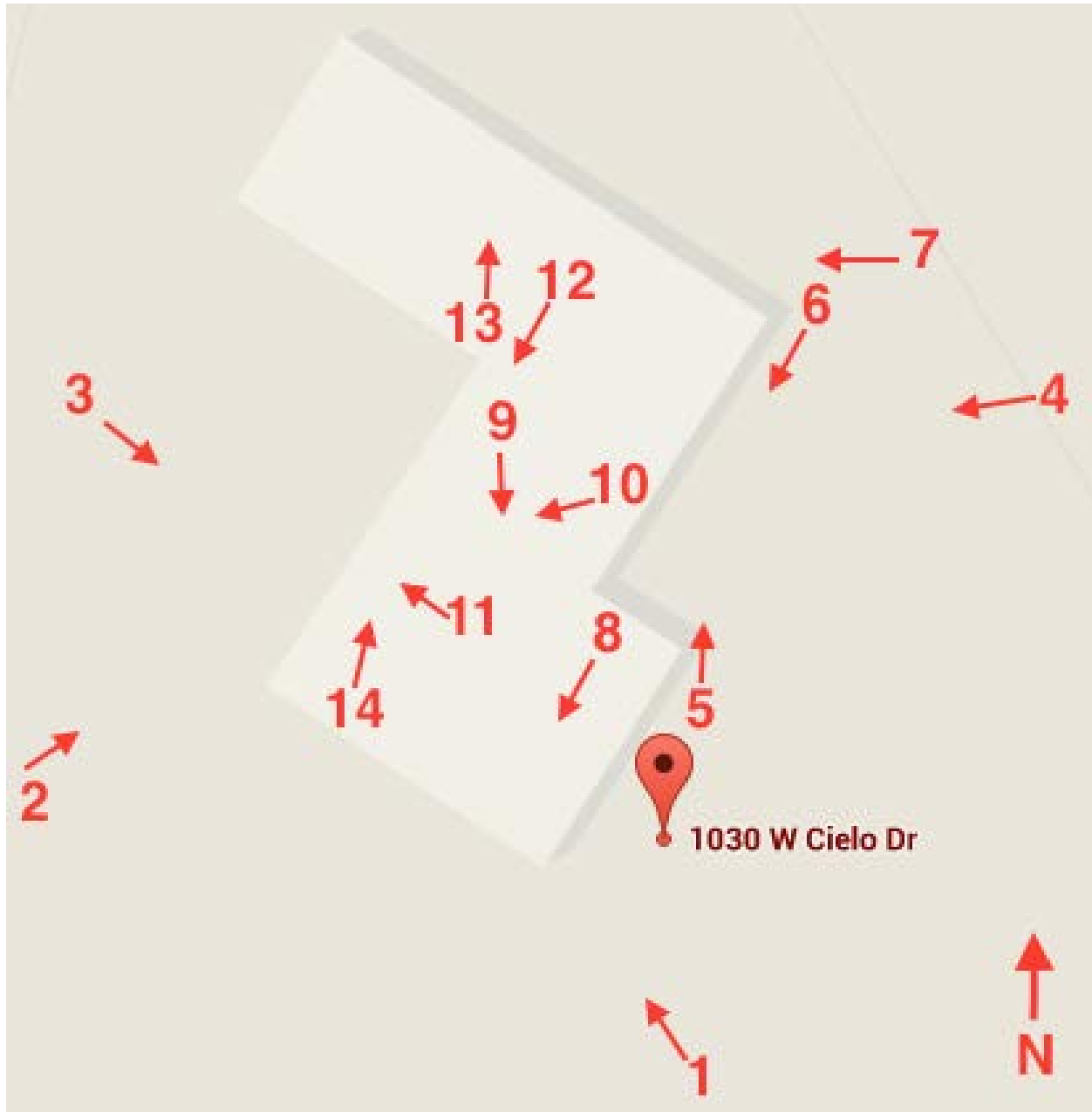
Longitude: -116.561184



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### Sketch Map/Photo Key



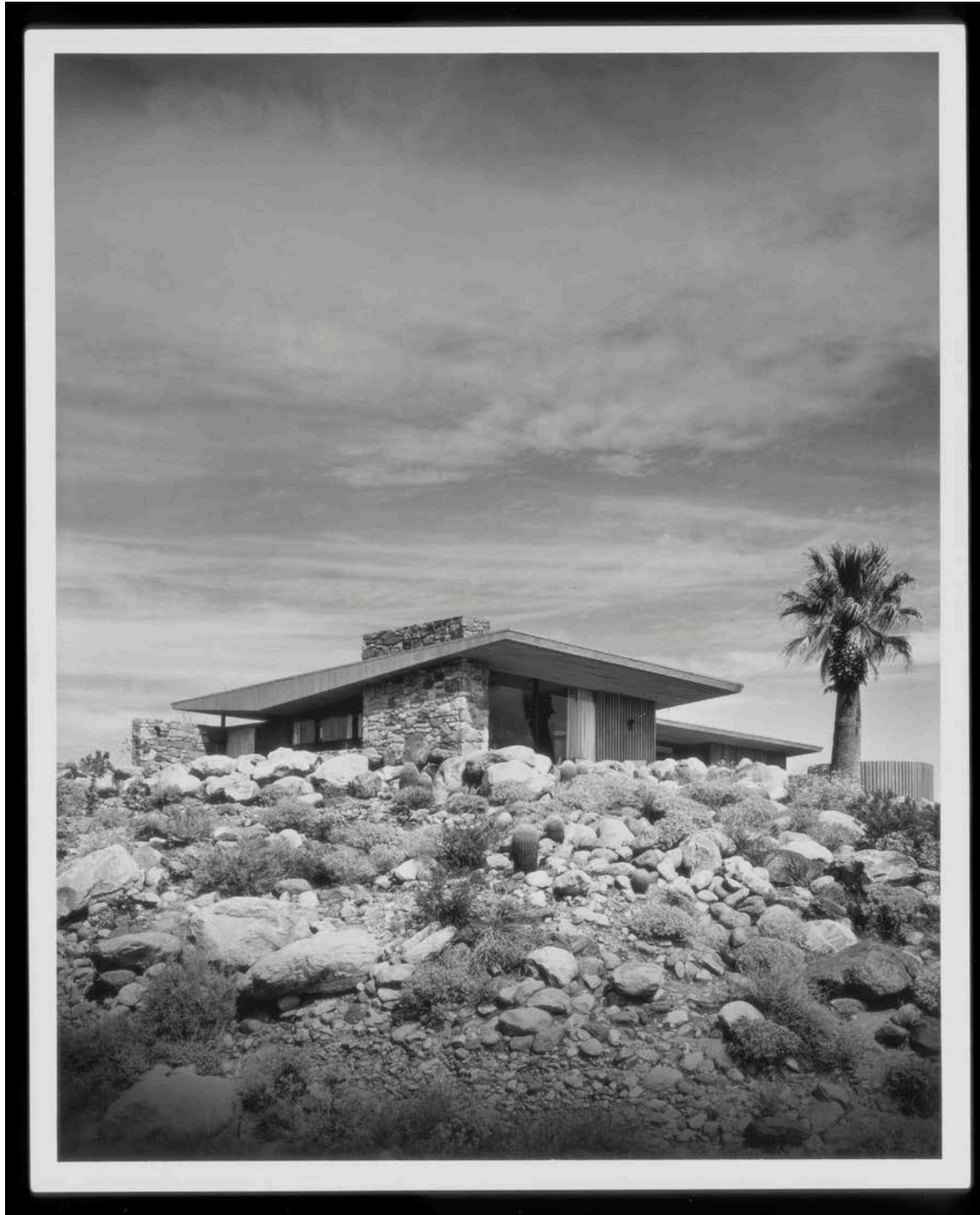
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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. South and east elevations, looking northwest, 1954**



© J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10).

Edris Residence  
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**Figure 2. South and east elevations, looking northwest, 1954**



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**Figure 3 West and south elevations, looking northeast, 1954**



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**Figure 4. East elevation, looking west, 1954**

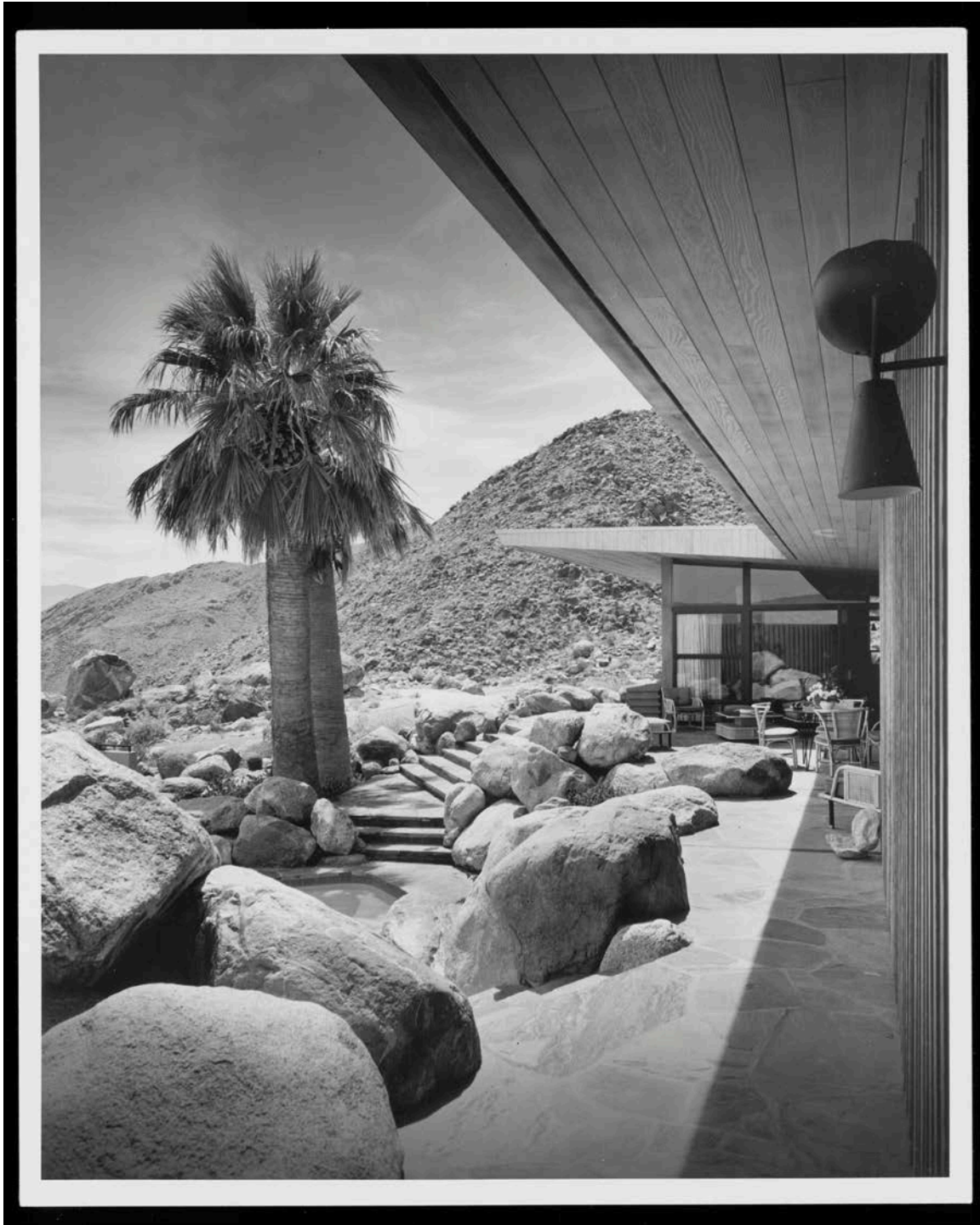


© J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10).

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**Figure 5. North elevation, looking south, 1954**



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**Figure 6. Swimming pool, looking southeast, 1954**



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**Figure 7. Living room, looking southeast, 1954**



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National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 11/10/2016      Date of Pending List: 12/12/2016      Date of 16th Day: 12/27/2016      Date of 45th Day: 12/27/2016      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

<i>Submission Type</i>	<i>Property Type</i>	<i>Problem Type</i>
<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input checked="" type="checkbox"/> Other		<input type="checkbox"/> Less than 50 years

Accept       Return       Reject      12/27/2016 Date

Abstract/Summary Comments: The Edris Residence is locally significant under National Register Criterion C (Architecture). Completed in 1954, the property embodies the distinctive characteristics of master architect E. Stewart Williams' evolving architectural approach to residential design in the unique conditions of the Palm Springs desert. The modest-sized home features a steel-frame construction clad in native rock and board and batten wood siding, with expansive window areas. The house's dramatic upward sloping roof takes advantage of the site's dramatic views and opens the interior to the house's rugged natural surroundings. Among the architect's most intact works, the property meets the MPS' registration requirements for residential architecture.

Recommendation/ Criteria:

Reviewer Paul Lusignan      Discipline Historian

Telephone (202)354-2229      Date \_\_\_\_\_

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

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

## **The Architecture of E. Stewart Williams Multiple Property Submission (MPS) Imperial, Riverside, and San Bernardino Counties Staff Report**

The National Park Service (NPS) introduced the Multiple Property Submission (MPS) in 1984. The purpose of the MPS is to document as a group for listing in the National Register of Historic Places (National Register) properties related by theme, general geographical area, and period of time. It may cover any geographical scale—local, regional, state, or national. It is used to register thematically related properties simultaneously and establishes the registration criteria for properties that may be nominated in the future.

Technically the MPS acts as a cover document and is not a nomination in its own right. It is a combination of the **Multiple Property Documentation Form (MPDF)** and the **Individual Registration Form**. Information common to the group of properties is presented on the Multiple Property Documentation Form, and the Individual Registration Form is specific to the nominated individual building, site, district, structure, or object. Once an MPS is listed, additional associated property nominations may be submitted to the Commission at any time.

The Architecture of E. Stewart Williams MPS has a single associated historic context: “Architecture as environmental expression in the greater Coachella Valley, 1946-1976.” Four associated property types include single family residence, commercial building, cultural institution, and educational institution. The geographic area of the MPDF includes the greater Coachella Valley of Imperial, Riverside, and San Bernardino Counties, California.

Williams’ architectural impact in the Coachella Valley is revealed in the sheer number of his built projects, in the prominence of some of his buildings, and in the respect for his work by scholars and architectural aficionados drawn to the Coachella Valley to celebrate his design legacy. The work of E. Stewart Williams 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. Williams successfully united the warmth of natural materials with the precision of International Style Modernism in designing buildings devoted to client needs while tailored to the local setting.

A 1986 oral history project captured William’ overall design philosophy in his own words. “I always have tried to use in any building I’ve done as many natural materials and natural finishes and let the beauty of the material be the thing that you see on the finish, not covered with stucco or covered with paint. And I think that, more or less, this rule has guided me all through the years that we’ve done work here.”

In November 2014, the Palm Springs Art Museum organized the exhibition “An Eloquent Modernist: E. Stewart Williams, Architect.” It featured drawings, renderings, models,

photographs, watercolors, etchings, and film clips to provide a comprehensive overview of Williams' creative output and afforded a view of his formative role in the development of Modern architecture in Palm Springs, the Coachella Valley, and beyond. The exhibition and catalog form the basis of the contextual framework utilized in this Multiple Property Submission for understanding the significance of the architect's work.

The first twelve properties nominated under this MPS are as follows, in alphabetical order, in two groups. Letters of objection have been received from the property owners in the second group. Those nominations were heard on the Discussion and Action portion of the agenda. All nominated properties are eligible for the National Register under Criterion C in the area of Architecture, at the local level of significance.

### Consent Calendar

- Coachella Valley Savings #2, 499 South Palm Canyon Drive, Palm Springs, Riverside County
- Edris Residence, 1030 West Cielo Drive, Palm Springs, Riverside County
- Kenaston Residence, 39-767 Desert Sun Drive, Rancho Mirage, Riverside County
- Koerner Residence, 1275 South Calle de Maria, Palm Springs, Riverside County
- Palm Springs Desert Museum, 101 Museum Drive, Palm Springs, Riverside County
- Palm Springs Unified School District Educational Administrative Center, 333 South Farrell Drive, Palm Springs, Riverside County
- Santa Fe Federal Savings and Loan Association, 300 South Palm Canyon Drive, Palm Springs, Riverside County
- Sinatra, Frank, Residence, 1145 East Via Colusa Road, Palm Springs, Riverside County
- Williams, E. Stewart and Mari, Residence, Location Restricted at Property Owner's Request, Palm Springs, Riverside County

### Discussion and Action

(Letters of objection on file)

- Coachella Valley Savings #1, 383 South Palm Canyon Drive, Palm Springs, Riverside County
- Oasis Commercial Building, 101 South Palm Canyon Drive, Palm Springs, Riverside County
- Palm Springs Aerial Tramway Mountain Station, 25905 California Highway 243, Idyllwild, Riverside County

### Consent Calendar

**Coachella Valley Savings #2** is a blend of International Style modernism, Classical symmetry, and sculptural monumentality. It is of steel and concrete construction engineered for both seismic safety and to provide a single enormous banking space without interior columns. Its primary elevation is symmetrically arranged with inverted arches as columns supporting the flat roof. The composition is raised above a reflecting pool with fountains, emphasizing the building's monumentality and giving the

appearance that the massive structure is floating above the water. Although the interior has been remodeled and the exterior modified for disabled access and the addition of an ATM, it retains sufficient historic and architectural integrity to convey its significance. The property embodies the distinctive characteristics of mid-century commercial architecture as interpreted by E. Stewart Williams and meets the MPS registration requirements for commercial buildings. The period of significance corresponds with the building's date of construction, 1961.

**Edris Residence**, designed for William and Marjorie Edris, was set amidst a boulder-strewn alluvial fan of Mt. San Jacinto in Palm Springs. The goal was to integrate as much of the natural environment into the modern design as possible. Although of steel frame construction, the exterior of the modest sized house was clad in native rock and board-and-batten Douglas fir siding. Williams employed a triangular steel truss so that the living room roof would slope upward to celebrate the magnificent view. The residence retains an exceptionally high level of integrity, perfectly exhibiting Williams' philosophy that modern design should express the natural environment in which it is located. The property embodies the distinctive characteristics of mid-century residential architecture as interpreted by E. Stewart Williams and meets the MPS registration requirements for residential buildings. The period of significance corresponds with the building's date of construction, 1954.

**Kenaston Residence** is located near the Thunderbird Country Club in Rancho Mirage. U-shaped in plan, the dwelling's most striking feature is a swimming pool within the "U" where a natural rock wall (the west elevation of the living room) continues below the pool surface to several feet beneath the water level. The pool is visible from most of the interior rooms and hallways. This same natural rock, which clads a portion of the exterior north elevation, softens the strict rectilinear geometry of the flat-roofed house. Consistent with Williams' architectural philosophy, the Kenaston Residence adeptly demonstrates how he integrates natural materials expressing the local environment into his modern architectural designs. The residence retains integrity despite additions to the east end of the dwelling. The property embodies the distinctive characteristics of mid-century residential architecture as interpreted by E. Stewart Williams and meets the MPS registration requirements for residential buildings. The period of significance corresponds with the building's date of construction, 1956.

**Koerner Residence** was designed for the Vancouver-based couple of Leon and Thea Koerner in the Deepwell neighborhood of Palm Springs. The house was placed on a flat parcel with a panoramic view of Mt. San Jacinto to the west, sharing the upswept roof of Williams' earlier Edris Residence. Floor to ceiling windows bring abundant light into the wood post-and-beam dwelling. Internal courtyards wrapped in glass enclose planting and water features. The ubiquitous swimming pool outside of the living room features a shaded resting area near the pool steps. The celebrated Los Angeles-based firm of Eckbo, Royston and Williams designed the property's landscaping, much of which remains extant. Overall, the Koerner Residence exhibits a high level of integrity. The property embodies the distinctive characteristics of mid-century residential architecture as interpreted by E. Stewart Williams and meets the MPS registration requirements for

residential buildings. The period of significance corresponds with the building's date of construction, 1955.

**Palm Springs Desert Museum** is situated at the foot of Mt. San Jacinto in downtown Palm Springs. This important cultural institution was completed in 1976 with a major expansion occurring in 1996. Raised above ground level, the museum building houses art galleries, natural history exhibits, and a performing arts center. A tranquil sunken garden imparts a sense of visual lightness to the overall composition. The building's design embraces the New Brutalism in its massive scale and reinforced concrete construction. Williams clad the building in a natural material—volcanic cinder—to reflect the rugged textures and colors of the mountain while producing dramatic textural effects that distinguish the museum's presence. A noncontributing resource is the freestanding Williams-designed Marks Administration Building completed in 1981 and located north of the museum. The Williams-designed second story museum addition completed in 1996 is not visible when viewed from Museum Drive because it rises from the rear half of the original building. The addition features a smooth surface with an incised grid pattern that differentiates it from the original concrete surfaces of hammered or ribbed aggregate and volcanic cinder cladding. The Palm Springs Desert Museum possesses sufficient historic and architectural integrity necessary to convey its significance. The property embodies the distinctive characteristics of E. Stewart Williams' post-1965 architectural approach to cultural institutions and meets MPS registration requirements for cultural institutions. The period of significance corresponds with the building's original date of construction, 1976. Because of its architectural distinction and monumental presence as the city's premier cultural institution, the Palm Springs Desert Museum possesses exceptional importance sufficient to meet Criteria Consideration G: Properties That Have Achieved Significance Within the Past Fifty Years.

**Palm Springs Unified School District Educational Administrative Center** is located on the northeast corner of the Palm Springs High School campus. Strongly influenced by the International Style, the building is of steel frame construction. Prominent steel dogleg I-beams on the primary (east) elevation and exterior steel posts on the other elevations frame the building and support the flat roof. Aluminum-framed windows and enamel spandrels are recessed beneath the roof's deep overhangs. Non-structural concrete block walls extend south and east of the building each displaying the name "PALM SPRINGS UNIFIED SCHOOL DISTRICT" in a modern metal typeface. The building is in excellent condition exhibiting sufficient historic and architectural integrity to convey its significance. A noncontributing resource is a small wood-framed temporary building just west of the Center. The property embodies the distinctive characteristics of architecture designed for educational institutions as interpreted by E. Stewart Williams in the early 1960s and meets MPS registration requirements for educational institutions. The period of significance corresponds with the building's date of construction, 1960.

**Santa Fe Federal Savings and Loan Association**, now the Palm Springs Art Museum Architecture & Design Center, was strongly influenced by the International Style. The one-story building is a Miesian pavilion of steel frame construction on a raised concrete pad. Full height glazing on three sides creates a delicate "jewel box" effect, especially



when illuminated at night. Load carrying steel posts are placed outside the glass walls. Perforated sliding gold anodized aluminum panels cut glare on west and east elevations. Crowning the building is a flat roof that extends beyond the glazing to mirror the cantilevered concrete floor slab below. The building was rehabilitated following the Secretary of the Interior's Standards. It exhibits sufficient historic and architectural integrity to convey its significance. The property embodies the distinctive characteristics of International Style architecture as interpreted by E. Stewart Williams for commercial buildings of the early 1960s and meets the MPS registration requirements for commercial buildings. The period of significance corresponds with the building's date of construction, 1960.

**Frank Sinatra Residence** was E. Stewart Williams' first residential commission in Palm Springs. The single-family desert vacation house was commissioned by Sinatra in the summer of 1946. Williams' design for a modern ranch style house won out over the Georgian Revival mansion that Sinatra had initially requested. The 4,500 square foot dwelling is of wood frame construction with a flat and shed roof, open floor plan, large expanses of glazing including sliding glass doors, and a stucco exterior finish that replaced the original redwood siding. Original window frames, glazing, entry doors, and sliding glass doors have been replaced. In addition, concrete decking instead of flagstone now surrounds the large swimming pool. Despite these alterations, the overall building exhibits sufficient historic integrity to convey its significance. The property embodies the distinctive characteristics of mid-century residential architecture as interpreted by E. Stewart Williams and meets the MPS registration requirements for residential buildings. The period of significance corresponds with the building's date of construction, 1947.

The goal for the **E. Stewart and Mari Williams Residence** was to integrate as much of the natural environment into the modern design as possible. Located on a flat parcel that had once been a portion of the El Mirador golf course, the 2,380 square foot house is of wood frame, post and beam construction with stucco and board-and-batten sheathing. With his own home Williams was able to fully realize his design philosophy of bringing the natural environment into the living space. To this end, Williams designed a butterfly roof cantilevered out over three rows of side beams. This eliminated walls so that the landscape could flow through floor-to-ceiling glazing in each room. The house is essentially a roof over a garden, a shelter for a very hard climate. The Williams Residence retains a high level of integrity, perfectly exhibiting Williams' philosophy of architecture as environmental expression. The property embodies the distinctive characteristics of mid-century residential architecture as interpreted by E. Stewart Williams and meets the MPS registration requirements for residential buildings. The period of significance corresponds with the building's date of construction, 1955.

#### Discussion and Action

**Coachella Valley Savings #1** is located at the north end of the Palm Springs banking district. The two story with mezzanine International Style steel-framed, reinforced concrete building was clearly influenced by Le Corbusier's Villa Savoye in France. The building appears as a rectangular box of painted white stucco floating above a wide

driveway and a small lobby. It is raised on piloti to create a covered driveway with parking spaces beneath the upper floor and around the west and south sides of the building. The east elevation frames a wall of glass with aluminum mullions fronted by vertical metal louvers to control the light. The rear, west side of the building is characterized by two rows of ribbon windows sheltered by metal awnings at the second floor and mezzanine levels. Although no longer used as a bank, CVS #1 exhibits sufficient architectural integrity to convey its significance. The property embodies the distinctive characteristics of mid-century commercial architecture as interpreted by E. Stewart Williams and meets the MPS registration requirements for commercial buildings. The period of significance corresponds with the building's date of construction, 1956.

**Oasis Commercial Building** in the heart of downtown Palm Springs is an International Style two-story, steel-framed reinforced concrete building that was clearly influenced by Le Corbusier's Villa Savoye in France. Ground floor shops are deeply recessed beneath the projecting second story, which is supported by piloti. The upper floor contains offices and a full-width loggia facing the busy street. A pleasant courtyard centers the composition. As relates to integrity, while most of the ground floor shops have seen innumerable tenants, their storefronts and footprints have not markedly changed. The interior of the northwest portion of the building has been extensively remodeled from a former drug store to a contemporary restaurant although its façade has only been slightly altered. The overall building exhibits historic integrity sufficient to convey its significance. The noncontributing resource is the remaining tower and commercial wing of the original Oasis Hotel designed by Lloyd Wright in 1923. While clearly differentiated from the 1955 Oasis Commercial Building, the older tower is attached to the newer elevator shaft that is connected by a bridge to the commercial building. The property embodies the distinctive characteristics of mid-century commercial architecture and meets the MPS registration requirements for commercial buildings. The period of significance corresponds with the building's date of construction, 1953.

**Palm Springs Aerial Tramway Mountain Station** is located at an elevation of 8,516 feet within the boundaries of Mt. San Jacinto State Park. It is the upper portion of a tram system inaugurated in 1963. The mountain station is based on a Swiss chalet, with angled wings with sloping roofs and large windows to take in views. The building with its wings and outdoor terraces is fitted to the topography. The lower base of the building, including the tower that contains the tram's mechanical equipment and receives the tramway cars, is constructed of reinforced concrete. The portion of the building above the concrete base is made primarily of wood and glass. The building is in excellent condition exhibiting sufficient historic and architectural integrity to convey its significance. The property embodies the distinctive characteristics of mid-century commercial architecture and meets the MPS registration requirements for commercial buildings. The period of significance corresponds with the date construction was completed, 1963.

The MPS, including the MPDF and twelve 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 was advised of the nominations. Three letters of support have been received for the Multiple Property Submission and associated nominations. Additional letters of support were received specific to Palm Springs Aerial Tramway Mountain Station and Sinatra Residence. Letters of objection have been received from the owners of Coachella Valley Savings #1, Oasis Commercial Building, and Palm Springs Aerial Tramway Mountain Station. The Mountain Station nomination was updated with information about alterations provided by the property owner. Oasis Commercial Building received a second letter of objection from the owner plus two additional letters of objection.

Mount San Jacinto Winter Park Authority, owner of Palm Springs Aerial Tramway Mountain Station and governing body of Palm Springs Aerial Tramway, is a public agency and public corporation of the State of California, 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.

Staff supports the Multiple Property Submission, consisting of the Multiple Property Documentation Form and twelve associated nominations, as written, and recommends the State Historical Resources Commission approve The Architecture of E. Stewart Williams MPDF, and determine that Coachella Valley Savings #1, Coachella Valley Savings #2, Edris Residence, Kenaston Residence, Koerner Residence, Oasis Commercial Building, Palm Springs Aerial Tramway Mountain Station, Palm Springs Desert Museum, Palm Springs Unified School District Educational Administrative Center, Santa Fe Federal Savings and Loan Association, Sinatra Residence, and Williams Residence meet National Register Criterion C at the local level of significance, and Palm Springs Desert Museum satisfies Criteria Consideration G. Staff recommends the State Historic Preservation Officer approve the nominations for forwarding to the National Park Service.

Amy H. Crain  
State Historian II  
October 31, 2016



October 16, 2016

California State Parks  
ATTN: Office of Historic Preservation  
Julianne Polanco  
State Historic Preservation Officer  
1725 23rd Street, Suite 100  
Sacramento, CA 95816-7100

Dear Ms. Polanco,

The Palm Springs Modern Committee (PS ModCom) is a non-profit organization dedicated to the appreciation and preservation of Desert Modern architecture and design. We accomplish this through education, advocacy for threatened buildings, promotion of heritage tourism, and the celebration of successes in preservation and adaptive reuse. PS ModCom is one of the sponsors of the National Register of Historic Places Multiple Property Submission (MPS) for the work of architect E. Stewart Williams. As such, we have reviewed the nomination and believe that the MPS document and all 12 of the associated nominated properties clearly meet the criteria for National Register listing.

Apparently, there is owner opposition to two of the 12 nominated properties: Coachella Valley Savings #1 (CVS #1) and the Oasis Commercial Building. The letter from the owner of CVS #1 does not challenge any aspect of the nomination, simply stating opposition to it. PS ModCom believes that the nomination makes the case that CVS #1 meets the criteria and exhibits sufficient integrity for National Register listing and we encourage you to concur with this finding.

As relates to the Oasis Commercial Building nomination, the property owner and their representative Andrea Urbas identify three areas of concern: Integrity, Provenance, and Williams as master architect.

## **INTEGRITY**

While most of the ground floor shops have seen innumerable tenants, their storefronts and footprints have not markedly changed. However, the interior of the northwest portion of the building has been extensively remodeled from a former drug store to a contemporary restaurant although its façade has only been slightly altered. Nonetheless, the overall building exhibits historic integrity sufficient to convey its significance.

In a unique approach to historic preservation, the Palm Springs City Council chose to designate only the second story of the Oasis Commercial Building as a local landmark in 2010.<sup>1</sup> As a result, while the upper office floor appears relatively unchanged there have been some alterations to the ground floor area, particularly the outdoor spaces around the north end of the building. A fence of multicolored posts encloses restaurant patios in the courtyard and adjacent to the sidewalk on the north side of the building. A fence also encloses the patio at the adjacent Starbucks store.

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<sup>1</sup> Known as a City of Palm Springs Class One Historic Site.



In addition, some of the windows and entrances of the large restaurant space have been modified. Unfortunately, few building permits documenting these alterations were located by the city.

Ms. Urbas asserts that the historic relationship of the rear (west) elevation to the former Oasis resort has been lost because the resort portion has since been demolished. Because of this, she writes, "The Oasis building is only responsive to Palm Canyon Drive and Tahquitz Canyon Drive; the rear has now been relegated to the now commonplace rear elevation of typical commercial buildings. No longer are there storefronts opening to the back – the back is now a parking lot."

We strongly disagree. While the resort buildings are indeed gone, the key elements of the rear entrances to the commercial spaces remain. Specifically, the original metal-framed entrance doors, plate glass store windows, custom door pulls, natural rock cladding, piloti, dramatic exterior staircase and, in the case of the former Kreis Drugstore, the original metal-framed rectangular display window are all intact. Indeed, the existence of the parking lot provides – as intended – customer access to the rear entrances of the building's commercial spaces.

To summarize, overall integrity of design, materials, and workmanship remains high. Although the restaurant occupies the space of a former drugstore, it and the building's other ground floor spaces remain commercial. Similarly, the building's second story units remain offices. As a result, integrity of association and feeling is retained. Situated on a prominent corner in the center of town, the property's integrity of location and setting remains unchanged. This is true even with the presence of the 1923 Oasis Hotel tower and commercial wing on the south end of the property because these original elements existed when the Oasis Commercial Building was erected in 1955. To summarize, the subject building is able to convey its architectural significance, retaining the characteristic physical features associated with the work of E. Stewart Williams, namely, the integration of natural materials expressing the local environment into his modern architectural designs.

#### **PROVENANCE - Attribution of Design to E. Stewart Williams FAIA**

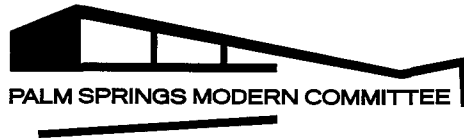
Architecture is a collaborative enterprise with various individuals contributing to the successful completion of a project. Outside of architects working alone, partners in an architectural practice typically share in the credit assigned to the completed building. However, within a practice, architects often focus on aspects to which they are attracted or especially adept. Of the firms with which E. Stewart Williams was a partner during his career – Williams, Williams and Williams from 1946 to 1956, Williams and Williams from 1957 to 1963, and Williams, Clark and Williams from 1963 to 1970 – Stewart generally assumed the role of lead designer.<sup>2</sup> Of his firm's many collaborations, the roles that the various architects played have been researched, identified and documented in the project list compiled by the Palm Springs Art Museum in its 2014 exhibition catalog "An Eloquent Modernist: E. Stewart Williams, Architect" pages 190-201. Based on the extensive research performed by these scholars, there is no doubt that E. Stewart Williams was responsible for the design of the Oasis Commercial Building.

#### **WILLIAMS AS MASTER ARCHITECT**

In November 2014, the Palm Springs Art Museum organized the exhibition "An Eloquent Modernist: E. Stewart Williams, Architect." It featured drawings, renderings, models, photographs, watercolors,

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<sup>2</sup> Bricker, Lauren Weiss PhD. Williams, Sidney, ed. *An Eloquent Modernist: E. Stewart Williams, Architect*. Palm Springs, California: Palm Springs Art Museum, 2014.



etchings, and film clips to provide a comprehensive overview of Williams' creative output and afforded a view of his formative role in the development of Modern architecture in Palm Springs, the Coachella Valley, and beyond. A comprehensive 208-page catalog produced for the exhibition included essays by noted scholars Lauren Weiss Bricker, PhD; Elizabeth Edwards Harris, PhD; Erin Hyman, PhD; Volker M. Welter, PhD; Sidney Williams; and Wim de Wit.<sup>3</sup> Both the exhibition and catalog decisively demonstrated that E. Stewart Williams FAIA was a master architect.

In summary, the Palm Springs Modern Committee urges the commission to affirm that the E. Stewart Williams Multiple Property Submission and all 12 individual nominations meet the necessary criteria for listing in the National Register of Historic Places.

Sincerely,

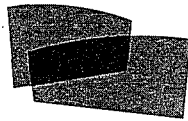
A handwritten signature in black ink, appearing to read "C Menrad", written in a cursive style.

Chris Menrad  
President  
Palm Springs Modern Committee

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<sup>3</sup> Williams, Sidney, ed. *An Eloquent Modernist: E. Stewart Williams, Architect*. Palm Springs, California: Palm Springs Art Museum, 2014.

PALM SPRINGS  
ART MUSEUM  
IN PALM DESERT



August 30, 2016

California State Parks  
ATTN: Office of Historic Preservation  
Julianne Polanco  
State Historic Preservation Officer  
1725 23rd Street, Suite 100  
Sacramento, CA 95816-7100

Subject: E. Stewart Williams National Register of Historic Places Multiple Property Submission Nomination

Dear Ms. Polanco,

On behalf of Palm Springs Art Museum (PSAM), I write to endorse the nomination of the National Register Multiple Property Submission for the architecture of E. Stewart Williams in Palm Springs, California, to be listed in the National Register of Historic Places.

The individual nominations included in the Multiple Property Submission represent some of the best work by E. Stewart Williams during his long career in Palm Springs and honors one of the city's most important architects who pioneered a new desert modernism in the mid- 20<sup>th</sup> century, including the two buildings of which we are property owners: Palm Springs Art Museum and Santa Fe Federal Savings (now known as Palm Springs Art Museum Architecture and Design Center).

Supporting this nomination for the work of such an influential architect, which has indelibly shaped the midcentury architectural fabric of Palm Springs aligns with the museum's mission to connect audiences to art, architecture, and culture and reinforces our unique position as one of the primary museums in California with a dedicated programmatic focus on architecture and design. Having organized *An Eloquent Modernist: E. Stewart Williams, Architect*, the major retrospective exhibition (and accompanying monograph) dedicated to Williams's work in 2014 we can attest to the important place the projects included in the MPS hold in the canon of modernist architecture.

The Commission's positive action on this nomination will be greatly appreciated by the museum and by our many visitors who come to Palm Springs to experience its unparalleled midcentury architecture.

Sincerely,

Brooke Hodge  
Director of Architecture and Design

cc: Elizabeth Armstrong, Executive Director  
Jeb Bonner, Deputy Director  
Sidney Williams, Founding Curator of Architecture and Design



August 22, 2016

California State Parks  
ATTN: Office of Historic Preservation  
Julianne Polanco  
State Historic Preservation Officer  
1725 23rd Street, Suite 100  
Sacramento, CA 95816-7100

Subject: E. Stewart Williams National Register of Historic Places Multiple Property Submission Nomination

Dear Ms. Polanco

Modernism Week would like to endorse the nomination of the National Register Multiple Property Submission for the architecture of E. Stewart Williams in Palm Springs, California to be listed in the National Register of Historic Places.

The individual nominations detailed in the MPS represent some of the best work by E. Stewart Williams during his long career in Palm Springs and honors one of Palm Springs' most important architects who pioneered a new desert modernism in the middle decades of the 20<sup>th</sup> century.

Supporting this nomination for such an important midcentury resource in Palm Springs further enhances and supports the mission of Modernism Week, which is "*to celebrate and foster appreciation of mid-century architecture and design, as well as contemporary thinking in these fields, by encouraging education, preservation and sustainable modern living as represented in Palm Springs.*"

The Commission's positive action on this nomination will be greatly appreciated by the thousands of Modernism Week enthusiasts here in Palm Springs, throughout the U.S. and around the world.

Sincerely,  
The Modernism Week Board of Directors

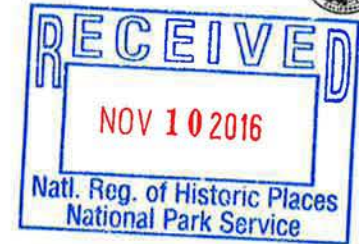
J. Chris Mobley, Board Chair  
Mark Davis, Treasurer  
Gary Johns, Secretary  
Lise Baadh, Director  
Regina Basterrecha, Director  
Maureen Erbe, Director  
William Kopelk, Director  
Russ Schnepf, Director  
Laurie Weitz, Director  
Lisa Vossler Smith, Executive Director

Cc Peter Moruzzi, Historian, Nomination Author  
Amy H. Crain, State Historian II, Registration Unit



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

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



November 7, 2016

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: **Edris Residence**  
**[The Architecture of E. Stewart Williams Multiple Property Submission]**  
**Riverside County, California**  
**National Register of Historic Places Nomination**

Dear Mr. Loether:

**The enclosed disk contains the true and correct copy of the nomination for EDRIS RESIDENCE to the National Register of Historic Places.** On October 28, 2016 in Redlands, California, the California State Historical Resources Commission unanimously found the property eligible at the local level of significance under Criterion C in the area of Architecture with a 1954 period of significance.

The nomination is submitted under cover of the accompanying new Multiple Property Submission, *The Architecture of E. Stewart Williams*. The residence retains an exceptionally high level of integrity, perfectly exhibiting Williams' philosophy that modern design should express the natural environment in which it is located. The property embodies the distinctive characteristics of mid-century residential architecture as interpreted by E. Stewart Williams and meets the MPS registration requirements for residential buildings.

The property 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 was advised of the nominations. Three letters of support have been received for the Multiple Property Submission and associated nominations. 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

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

1725 23<sup>rd</sup> Street, Suite 100  
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**MEMORANDUM**

**FOR:** Control Unit, National Register of Historic Places  
**FROM:** Amy H. Crain, State Historian II, Registration Unit  
**DATE:** November 7, 2016  
**RE:** The Architecture of E. Stewart Williams Multiple Property Submission

Enclosed please find the Multiple Property Documentation Form (MPDF) and individual nominations submitted under cover of a new multiple property submission, *The Architecture of E. Stewart Williams*.

Per an email exchange with National Register Historian Edson Beall last year regarding your preference for separate disks, each nomination has its own disk(s) and transmittal pages. Each correspondence file on disk includes the staff report and three letters of recommendation received for the group of nominations, followed as appropriate by individual documentation specific to that nomination.

The MPDF and staff report reference twelve properties whose individual nominations were submitted to this office and heard by the California State Historical Resources Commission at their meeting October 28, 2016:

- Coachella Valley Savings #1
- Coachella Valley Savings #2
- Edris Residence
- Kenaston Residence
- Koerner Residence
- Oasis Commercial Building
- Palm Springs Aerial Tramway Mountain Station
- Palm Springs Desert Museum
- Palm Springs Unified School District Educational Administrative Center
- Santa Fe Federal Savings and Loan Association
- Sinatra, Frank, House
- Williams, E. Stewart and Mari, Residence

Due to additional concerns expressed on behalf of the property owner, the Oasis Commercial Building request for determination of eligibility will follow under separate cover.

Please let me know if you have questions (916) 445-7009.