

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

Supplementary Listing Record

NRIS Reference Number: 16000889

Date Listed: 12/27/2016

Property Name: Palm Springs Aerial Tramway Mountain Station
(Architecture of E. Stewart Williams 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

12/27/2016

Date of Action

=====
Amended Items in Nomination:

Location:

The Street Location is amended to read: *1 Tram Way, Mt. San Jacinto State Park*

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

889



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: Palm Springs Aerial Tramway Mountain Station
Other names/site number: Palm Springs Aerial Tramway Alpine Station
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: _____
City or town: Idyllwild 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Not For Publication: Vicinity: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

[Signature] 11/7/16

Jenan Saunders/Deputy State Historic Preservation Officer **Date**
California State Office of Historic Preservation

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

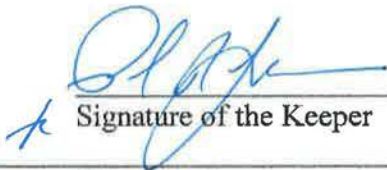
Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper

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

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RECREATION AND CULTURE

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: METAL:steel, WOOD, CONCRETE, 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 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.

Narrative Description

The Palm Springs Aerial Tramway Mountain Station is based on the concept of a Swiss chalet. Y-shaped in plan, the building is perched on the edge of Mt. San Jacinto with its primary elevations facing north. Capped by a slightly pitched roof, the multi-level building is of reinforced concrete construction with the tramway's mechanical equipment and docking station located at the building's west end. Enormous metal-framed floor-to-ceiling plate glass windows provide spectacular Coachella Valley views from the soaring interior space. Similar fenestration on the south elevation of the building's west wing looks out onto a verdant pine forest traversed

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

with hiking trails. Prominent exposed wood beams support the roof and penetrate the glazing on most elevations. At the center point of the Y is a three-sided, full-height metal fireplace—flanked by natural rock veneer—that was more decorative than functional.

A concrete viewing deck wraps around the north and east elevations. The main public areas occupy three floors. The tramway docking station arrives at a middle level where a dramatic interior staircase of wood and metal construction takes visitors to the top level where the cocktail lounge, dining room, fireplaces, and outdoor viewing platform are located. The staircase also descends to an exit leading to mountain hiking paths. An exterior concrete staircase on the building's north side leads to the top level viewing area. The kitchen and cafeteria occupy the south side of the interior space. Wood paneling, prominent wood beams, broad expanses of natural rock veneer, large central fireplaces, artificial pine trees, and huge boulders that line the wood stairs to an upper dining level all emphasize the rustic qualities of the chalet-inspired design.

Other than the wood post-and-beam balcony and exterior staircase leading to winding concrete paths, the building's south-facing side is considerably more utilitarian in its appearance than the north elevation. In particular, the exposed concrete bays and corrugated metal cladding of the "back of house" operations are purposely unadorned.

Extending down from the basement's southwest-facing landing, the poured-in-place concrete walkway provides a curving path of travel to Long Valley's numerous hiking trails and National Register of Historic Places-listed California State Parks ranger station. At the time of its completion, electric heating elements buried inside the "thermal sidewalk" allowed it to be snow free during the snowy seasons. Reconstructed several times over the years, the heating elements are no longer functioning. They may no longer exist inside the current concrete walkway.¹ The approximately 8-foot wide walkway reaches a point approximately 441 feet from the landing.

Building permits were unavailable for the mountain station. Visible inspection and information provided by the Mount San Jacinto Winter Park Authority indicates that there have been modifications to the building over the years.² As relates to integrity, the following list consists primarily of minor upgrades, most necessary for continued operation, that do not significantly affect overall design of the entire building.

The roof was replaced in the 1980s with an added eight inches of insulated foam and ductwork for roof heaters. In the 1960s, some of the open areas under and around the building were enclosed for storage. Steel decking for equipment storage was added to the northwest side of the building. A crane was added to the Mountain Station roof for heavy lifting from the dock. The north side patios on the restaurant level were replaced and expanded. ADA-compliant doors have

¹ Dick Applegate, "Camper Holiday Takes in Disneyland to Desert," *San Diego Union* (January 18, 1970), C-4; 14; and California State Parks, *Long Valley Management Plan, Mount San Jacinto State Park*, [Unpublished Report] (January 2012).

² Mount San Jacinto Winter Park Authority, letter to California Office of Historic Preservation, October 1, 2016, including a list of alterations to the building.

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

replaced original doors and an interior elevator was designed and added; the ADA-required elevator does not significantly affect integrity because it is relatively unobtrusive.

These changes have not negatively affected the building's physical integrity because the property's significance is tied to the quality of the main chalet-inspired public areas that dominate the design. Similarly, modifications to the dining room including the kitchen, cafeteria area, cocktail bar, floor coverings, and light fixtures have not materially affected the property's integrity of design, materials, and workmanship because the key character defining elements: floor plan, glazing, fireplaces, viewing platforms, incorporation of natural rock, exposed beams, wood paneling, and prominent wood staircase have not been compromised. The property also retains integrity of association, setting, location, and feeling.

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1963

Significant Dates

1963

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Williams, E. Stewart

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

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

The Palm Springs Aerial Tramway Mountain Station 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 commercial architecture as interpreted by E. Stewart Williams. In addition, the property meets *The Architecture of E. Stewart Williams* Multiple Property Submission registration requirements for commercial 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 date construction was completed, 1963.

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

The Palm Springs Aerial Tramway Mountain Station is significant under Criterion C because it embodies the distinctive characteristics of a commercial building specifically designed for a mountaintop state park by E. Stewart Williams. The building melds modern design elements such as reinforced concrete construction, large expanses of glazing, and an open floor plan with the warmth of natural materials in creating a modern chalet high above the desert floor.

The Palm Springs Aerial Tramway Mountain Station 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 property is a key example of the commercial building property type that maintains sufficient integrity to be readily identifiable as the work of E. Stewart Williams, FAIA. As a result, the property meets National Register Criterion C because it embodies the distinctive characteristics of commercial buildings associated with the master architect.

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

9. Major Bibliographical References

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

As indicated in *The Architecture of E. Stewart Williams* 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, Architecture and Design Center

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property less than one acre

Latitude/Longitude Coordinates

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

1. Latitude: 33.812927 Longitude: -116.638391

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

The Palm Springs Aerial Tramway Mountain Station is located within the boundaries of the 21 square mile Mt. San Jacinto State Park, with the official address of 25905 California Highway 243, Idyllwild, CA 92549. The official address of the Palm Springs Aerial Tramway is One Tram Way, Palm Springs, CA 92262. The tramway mountain station itself

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

does not have a unique address. The property's boundary includes the outer perimeter of the C-shaped 2-Story building, from its southeast wing to its northeast aerial tramway station. The northeastern boundary includes a 2,040 sq. ft. patio area that projects off the southeast wing's north elevation. The property's southwest boundary extends from the base of the building's northwest wing in a southwesterly direction some 441 ft. along the southeastern perimeter of a winding approximately 8-ft.-wide poured-in-place concrete walk, originally known as a "thermal sidewalk" for its embedded electric heating elements, to a point where it meets an improved dirt trail. The boundary then double backs along the walkway's northwestern perimeter up to its point of origin.

Boundary Justification (Explain why the boundaries were selected.)

The mountain station is the upper portion of the Palm Springs Aerial Tramway, within the boundaries of Mt. San Jacinto State Park. The property's boundaries include the Mountain Station's original 1963 footprint, north patio, and the thermal sidewalk. However, they do not extend beyond their historic footprints out into the surrounding State parkland.

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: April 2016

Additional information provided by Alexander D. Bevil, State Historian II, Southern Service Center, NTC at Liberty Station, Barracks 26, 2797 Truxtun Road, San Diego, CA 92106
alexander.bevil@parks.ca.gov (619) 221-7041

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.)

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

Photographs

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

Photo Log

Name of Property: Palm Springs Aerial Tramway Mountain Station
City or Vicinity: Idylwild
County: Riverside
State: CA
Photographer: Peter Moruzzi
Date Photographed: February 2016

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

- 1 of 12 Approaching Mountain station from tram car, north elevation, camera facing south
- 2 of 12 North elevation, camera facing west
- 3 of 12 North elevation, camera facing east
- 4 of 12 North elevation, camera facing east
- 5 of 12 Exterior fireplace, north elevation, camera facing south
- 6 of 12 West elevation, camera facing east
- 7 of 12 South elevation, camera facing northwest
- 8 of 12 Interior staircase, camera facing southeast
- 9 of 12 Dining room staircase, camera facing southeast
- 10 of 12 Dining room, camera facing west
- 11 of 12 Tram car waiting room, camera facing southeast
- 12 of 12 Tram docking station, camera facing north

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

Index of Figures

- Figure 1 North elevation, looking east; Photo by Julius Shulman, 1963
- Figure 2 Northeast and southwest elevation drawings, 1961
- Figure 3 Section drawings, 1961
- Figure 4 Aerial photo, 2016
- Figure 5 Sketch map showing thermal sidewalk, 2016

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.

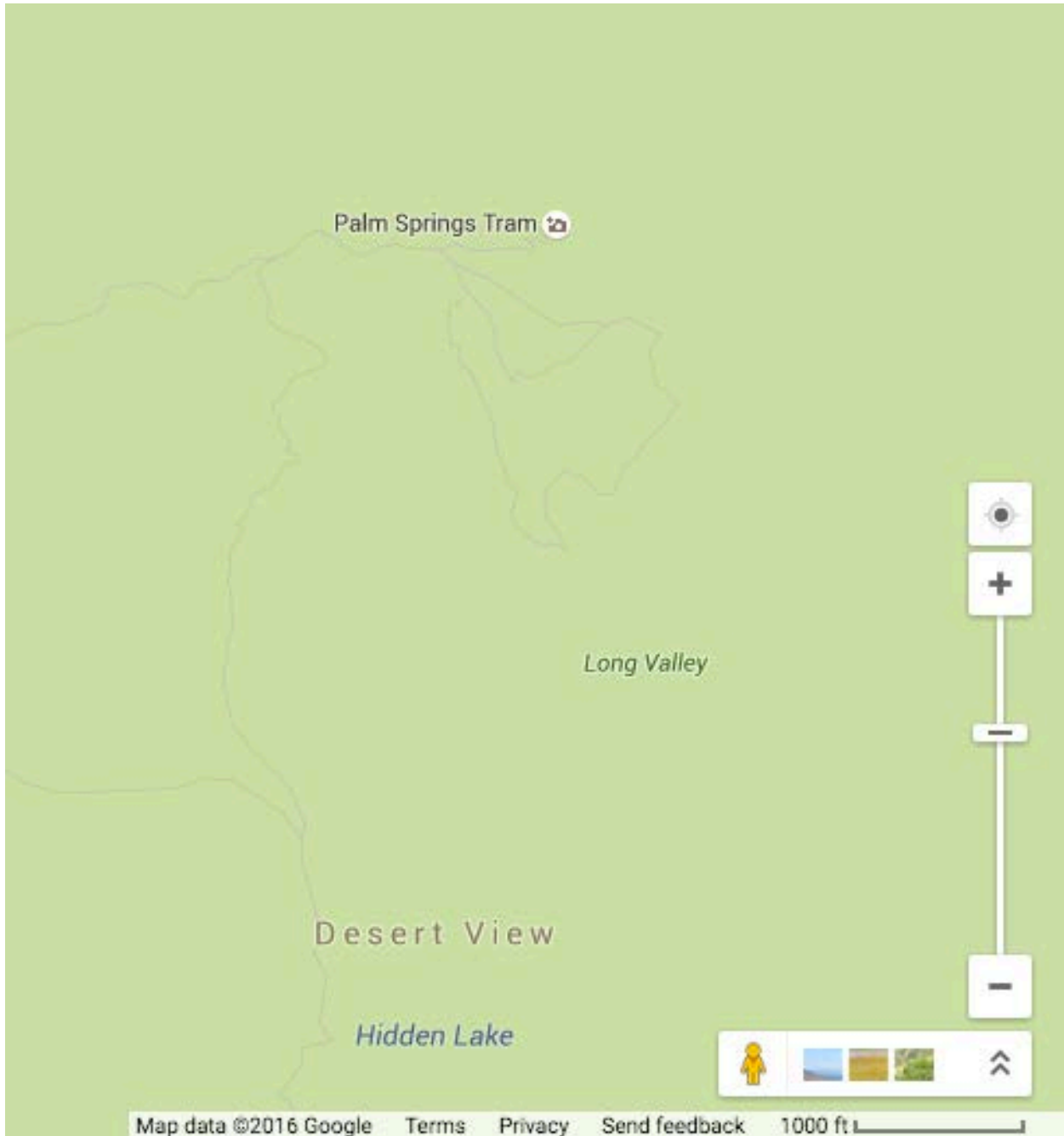
Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

Location Map

Latitude: 33.812927

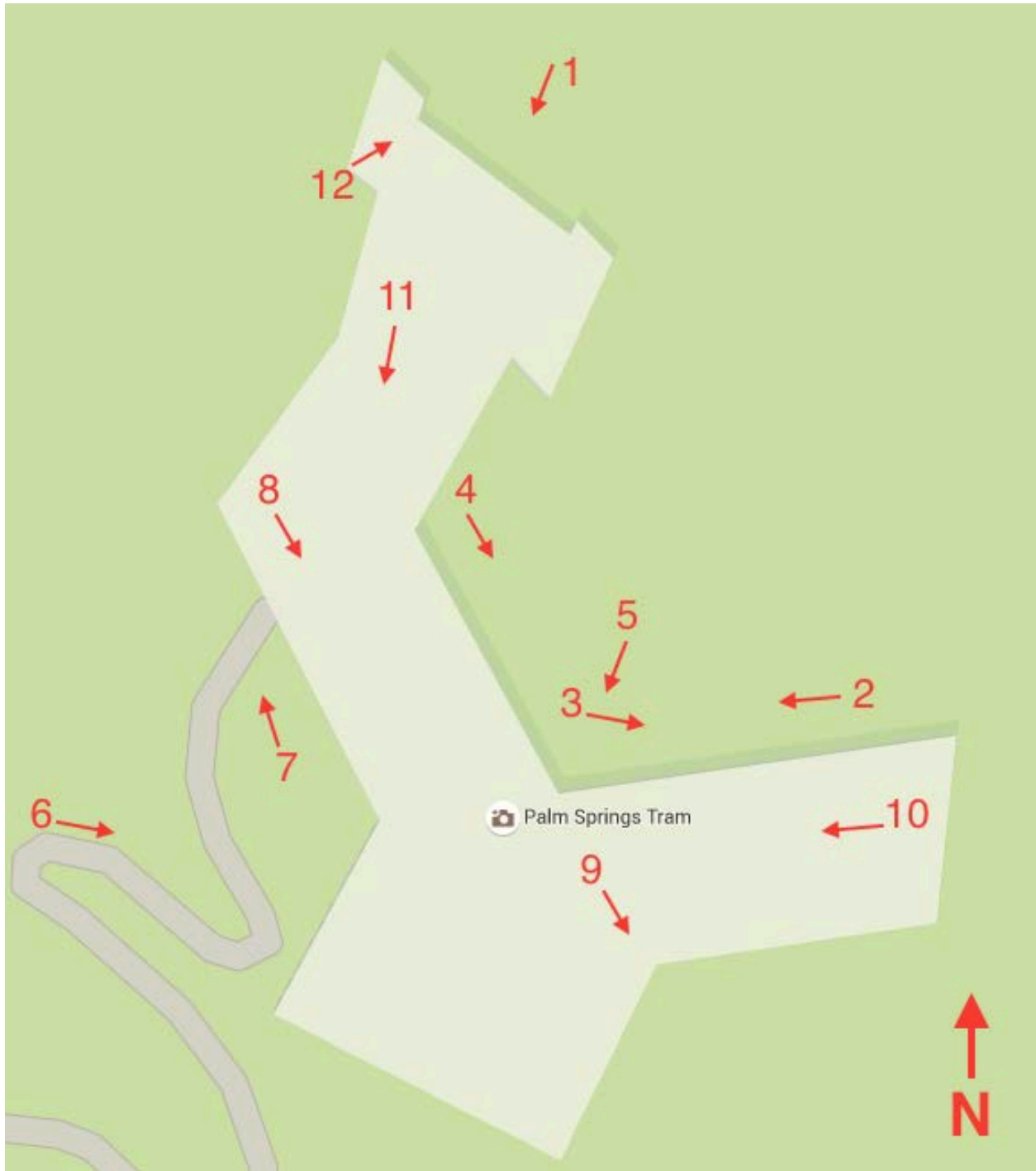
Longitude: -116.638391



Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

Sketch Map/Photo Key



Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

Figure 1 North elevation, looking east, 1963

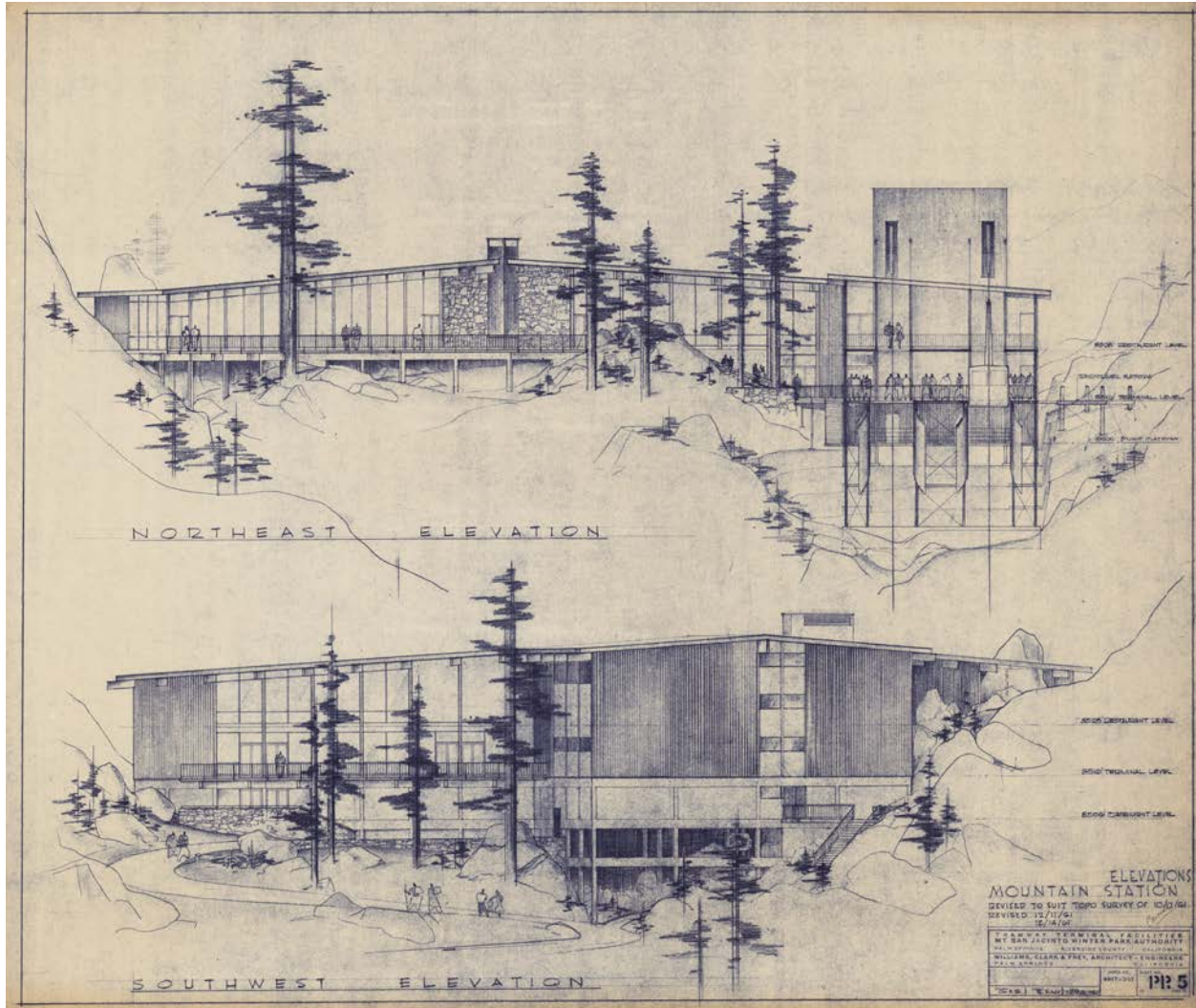


© J. Paul Getty Trust. Getty Research Institute, Los Angeles (2004.R.10).

Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

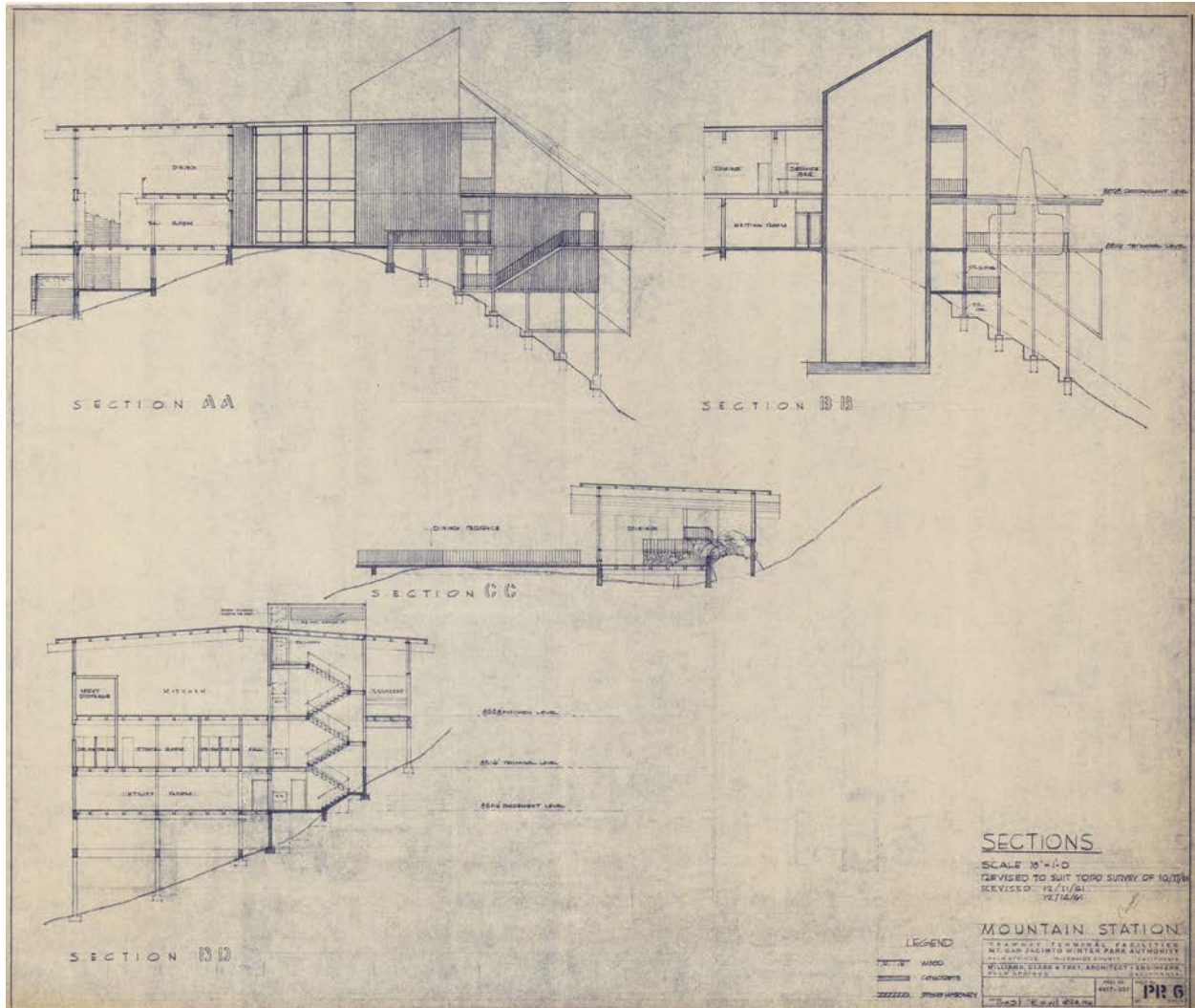
**Figure 2 Northeast and southwest elevation drawings, 1961
Courtesy California State Parks**



Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

Figure 3 Section drawings, 1961; Courtesy California State Parks



Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

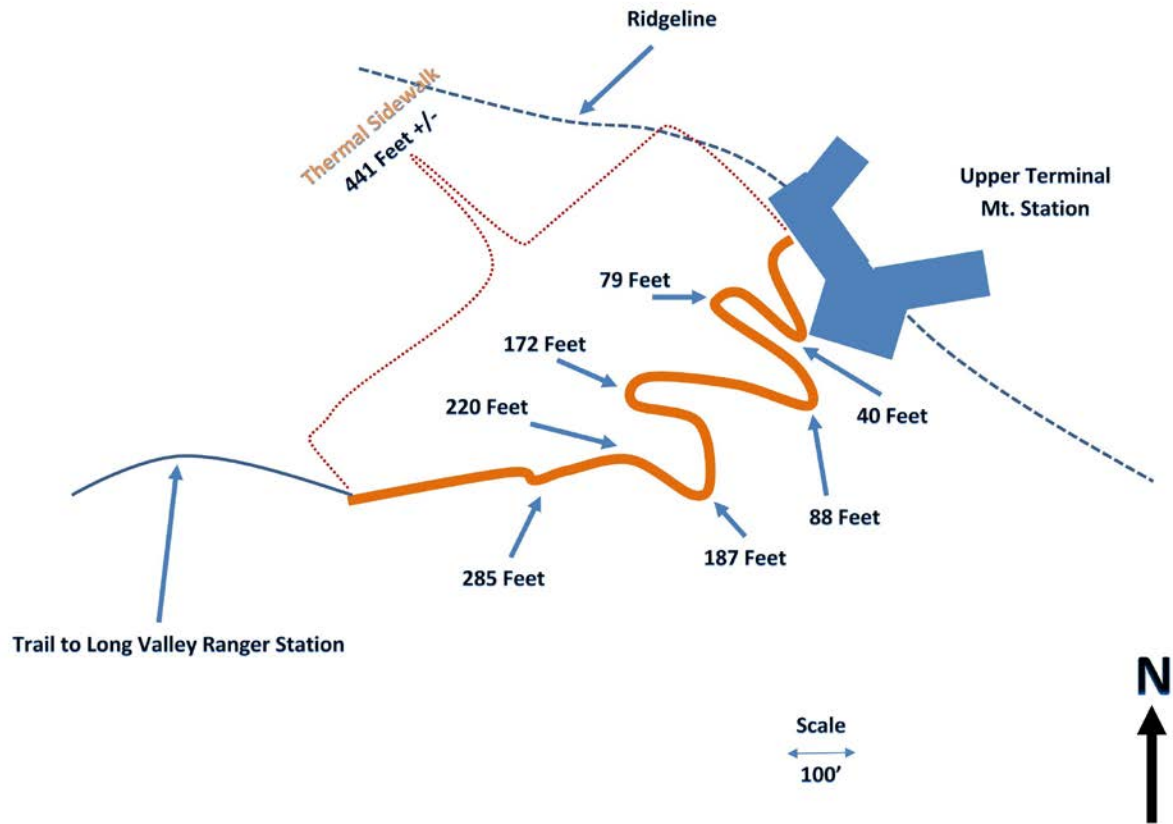
Figure 4 Aerial photo, 2016; Google Earth image annotated by California State Parks



Palm Springs Aerial Tramway Mountain Station
Name of Property

Riverside, California
County and State

Figure 5 Sketch map showing thermal sidewalk; Courtesy California State Parks











PALM SPRINGS AERIAL TRAMWAY
TRUSS: WHEELER CORP
ROOF: TIGHE
ARCHITECT: WHEELER CORP
1963








**MOUNT
SAN JACINTO**
STATE PARK
A CALIFORNIA STATE PARK

COLLECTING OF
FIRE COVERS, ROCKS, OR
OTHER NATURAL FEATURES
IS PROHIBITED WITHIN
THE STATE PARK SYSTEM









WELCOME



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: Nomination

Property Name: Palm Springs Aerial Tramway Mountain Station

Multiple Name: Architecture of E. Stewart Williams MPS

State & County: CALIFORNIA, Riverside

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: 16000889

Nominator: State

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 Palm Springs Aerial Tramway Mountain Station meets National Register Criterion C (Architecture) at the local level. Completed in 1963, the unique recreational building represents a Modernist interpretation of a Swiss Chalet, with angled wings, sloping roofs supported on exposed wood beams, and large window areas, all fit into the rugged mountaintop topography. The property embodies the distinctive characteristics of master architect E. Stewart Williams' mature approach to commercial architectural design in the unique conditions of Palm Springs and meets the MPS registration requirements for commercial architecture.

Recommendation/ Criteria: Accept NR Criterion C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date _____

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

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



DEPARTMENT OF PARKS AND RECREATION
Inland Empire District
17801 Lake Perris Drive
Perris, California 92571

Lisa Ann L. Mangat, Director

September 27, 2016

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100
Sacramento, California 95816

RE: National Register of Historic Places Nomination for the Palm Springs Aerial
Tramway Mountain Station

Dear Ms. Polanco,

We at the Inland Empire District were pleased to receive your notification that the State Historical Resources Commission intends to take action on the nomination of Palm Springs Aerial Tramway Mountain Station to the National Register of Historic Places.

As you know, the Mount San Jacinto State Park Discontiguous Park Rustic Historic District, encompassing the 1934-1942 Civilian Conservation Corps and the 1948 to 1965 Postwar phases of California State Parks history, was listed to the National Register in June 2013. We believe that the current nomination compliments the existing National Register district by inclusion of the Palm Springs Aerial Tramway Mountain Station, a facility representative of another significant period of State Parks history.

The September 12, 1963 opening of the Palm Springs Aerial Tramway was the culmination of twenty-eight years of effort on the part of local Palm Springs real estate developers and businessmen. In their efforts to validate the aerial tramway's construction, the newly formed Mount San Jacinto Winter Park Authority argued that it would be beneficial to all Californians, especially skiers and hikers. Despite the fact that no public funds were used for the aerial tramway's construction or operation, the development was mired in controversy. Conservationists accused the Winter Park Authority of misrepresenting the public. Because of the northwestern section of the Mount San Jacinto State Parks' craggy mountain topography, they argued, the aerial tramway's upper destination would be highly unsuitable for recreational skiing. Their argument went further to state that the aerial tramway's true purpose was just to lure tourists to the area, for the benefit of Palm Springs business elite. Admittedly, the Riverside County Board of Supervisors went on record stating that "the need for more recreational attractions near growing population centers superseded the need for wilderness [areas]."

Ms. Polanco
September 27, 2016
Page 2

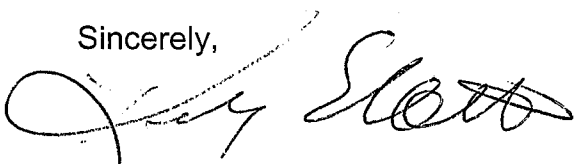
Disagreement continued between the aerial tramway's promoters/operators and environmental preservationists allied with California State Parks. The Mt. San Jacinto Winter Park Authority sought to increase revenue by expanding recreational opportunities on the mountain. These included ski lifts and cleared ski runs on San Jacinto Peak, an ice rink and toboggan runs in Long Valley, an improved picnic area along Hidden Lake to the south, and a "spectacular" 50-room resort hotel perched on the edge of the escarpment straddling Long and Chino valleys.

After allowing the Winter Park Authority to erect the Long Valley Ranger Station in 1964 to have a State Parks presence in the area, California State Parks, backed by the California State Parks Commission, opposed the Winter Park Authority's expansion plans that would allow further intrusion into the park. Changing attitudes in State, federal, and the public's attitude toward wilderness areas, propelled by the Winter Park Authority's proposed developments, had a profound effect on Mt. San Jacinto State Parks' future status and management.

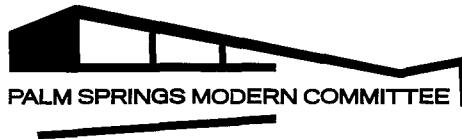
In December 1963, the California State Parks Commission changed the park's name to Mount San Jacinto State Park and Wilderness. The first park unit so designated in the California State Parks system, its designation represented a paradigm shift in California State Parks' attitude towards wilderness protection. Indeed, State Parks would take a hard line against any future attempts by business interests to develop parks for commercial advantage.

While we understand that the nomination presented for consideration lists the property under Criterion C for its architectural significance, rather than A, inclusion of Mountain Station on the National Register of Historic Places nonetheless brings the story of Mt. San Jacinto State Park and Wilderness full circle. We wholeheartedly support this nomination and look forward to attending the SHRC meeting on October 28.

Sincerely,

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

Kelly Elliott
Inland Empire District Superintendent
California State Parks



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 2010.¹ 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.

¹ 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.

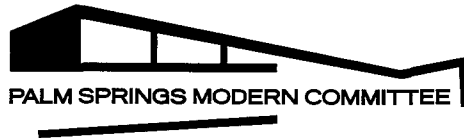
PROVENANCE - Attribution of Design to E. Stewart Williams FAIA

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.² 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,

² 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.³ 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.

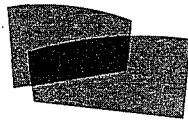
Sincerely,

A handwritten signature in black ink, appearing to read "C Menrad", with a long, sweeping underline.

Chris Menrad
President
Palm Springs Modern Committee

³ 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- 20th 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 20th 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



MOUNT SAN JACINTO WINTER PARK AUTHORITY

October 1, 2016

Office of Historic Preservation
Julianne Polanco
State Historic Preservation Officer
1725 23rd Street, Suite 100
Sacramento, CA 95816

Re: Objection to the Palm Springs Tramway Mountain Station Nomination to the
National Register of Historic Places

Dear Ms. Polanco,

As stated in the National Register of Historic Places "How to support or Object to Listing" I hereby certify that I, Rob Parkins, as President of the Mt. San Jacinto Winter Park Authority, governing body of the Palm Springs Aerial Tramway to which the subject Mountain/Alpine Station comes under its authority, do object to the nomination of the Palm Springs Aerial Tramway's Mountain Station based upon incorrect information in the nomination.

In support of the objections I ask that you consider the following:

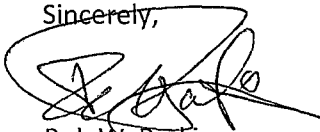
Of concern is the narrative description presented in the nomination in that it does not identify the physical features of the Mountain Station that are primary contributing elements to the historic integrity of the property, nor does it wholly account for the extent and impact of past alterations to the building. Inevitably changes have occurred to the Tramway property in the years since its original construction. Specifically in the National Register of Historic Places Registration Form under Narrative Description the following are either incorrect and have been modified:

1. The windows were and still remain wood framed not metal framed.
2. The fireplaces are metal but not enamel metal. They were never for heat; the heating of the Mountain Station has always been electric since built.

3. The entire roof was replaced in the 1980's to add 8" of insulated foam, and roof heaters with ducting to the inside of the building were added thus changing the original roof line. In the 1960s it was necessary to enclose the open areas under and around the building for needed storage thus altering the outside appearance narrative "that it was tied to the Mountain".
4. The Northwest side appearance of the building was rebuilt and expanded with steel decking for equipment storage.
5. Crane was added to Mountain Station roof for heavy lifting from the dock.
6. North side patios on the restaurant level were replaced and expanded; the approach to the Grubb's View overlook was constructed and concrete stairs added again altering the original design.
7. The doors at the Mountain Station have been removed and refitted with ADA compliant doors; the elevator was designed and added.
8. West side of the building a new outside entrance and exit to a movie room was built from the elevator; and the patio outside the elevator was built along with a retaining wall for the trail to the State Park thus redefining the west of the building.
9. An additional retaining wall was added when a waste water receiving tank and distribution tank was built on the west side of the building.
10. In 2000 the Tramway was refitted with two state of the art 80 passenger rotating cable cars, the largest in the world causing the wooden and concrete docks to be removed and new docks built which were enclosed in glass and aluminum, again altering the north outside of the building.
11. Storage on both sides of the old dock were removed; water receiving docks changed – tubes for water delivery and new receiving tank added; the area in front of docks were modified and a scissor lift added; and the Skagit area concreted and a freight elevator installed with a concrete block building being added beneath for generators and equipment to run the scissor lift and freight elevator thus altering the original appearance when docking at the Mountain Station.

In its current form we object to the Palm Springs Tramway Mountain Station nomination and hope you will consider our reasons in your final decision.

Sincerely,



Rob W. Parkins

President

Mt. San Jacinto Winter Park Authority

Governing Body of the Palm Springs Aerial Tramway

RWP/nn

ACKNOWLEDGMENT

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

State of California
County of Riverside)

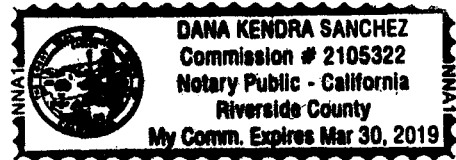
On 10-1-2016 before me, Dana Kendra Sanchez, Notary Public
(insert name and title of the officer)

personally appeared Rob W. Parkins
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Dana Kendra Sanchez* (Seal)



**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



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: **Palm Springs Aerial Tramway Mountain Station**
[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 PALM SPRINGS AERIAL TRAMWAY MOUNTAIN STATION 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 1963 period of significance.

The nomination is submitted under cover of the accompanying new Multiple Property Submission, *The Architecture of E. Stewart Williams*. 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 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 MPS and associated nominations, plus an additional letter of support specific to this nomination. A letter of objection was received from the property owner. Mount San Jacinto Winter Park Authority, owner of the Mountain Station and governing body of Palm Springs Aerial Tramway, is a public agency and public corporation of the State of California. Information about alterations was incorporated into the nomination. If you have any questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

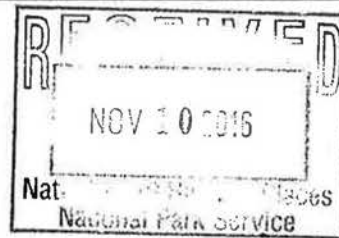
Sincerely,

Jenan Saunders
Deputy State Historic Preservation Officer

Enclosure

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

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

**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.