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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: Elrod, Arthur, House

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

Residential Architecture of John Lautner in Southern California, 1940-1994

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

### 2. Location

Street & number: 2175 Southridge Drive

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

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

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

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

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

\_\_\_ national \_\_\_ statewide x local

Applicable National Register Criteria:

x A \_\_\_ B x C \_\_\_ D

State Historic Preservation Officer <i>2 March 2016</i>	
Signature of certifying official/Title:	Date
<u>California Office of Historic Preservation</u>	
State or Federal agency/bureau or Tribal Government	

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

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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

4/19/2016  
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>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </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  
            
            
            
          

**Current Functions**

(Enter categories from instructions.)

Domestic:  
Single Dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern Movement:

Other: Mid-century Modern

Other: Organic

Other: Expressionist

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Principal exterior materials of the property: 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.)

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### Summary Paragraph

The Arthur Elrod House was designed by John Lautner in the Mid-century Modern style with influences of Organic and Expressionist architecture. It is located on a prominent hillside site in Palm Springs, California. The Elrod House exhibits the horizontal emphasis, large expanses of glass, and open plan associated with Mid-century Modern architecture; while the dramatic domed concrete roof, circular living area, asymmetrical organization, and physical and visual connections to its hillside site reflect the influences of Organic and Expressionist design. Though alterations were made to the Elrod House over time, it retains significant character-defining features on the interior and exterior. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

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## **Narrative Description**

The Arthur Elrod House is located on the west side of Southridge Drive in Palm Springs, California. The property is bounded on the south by adjacent residential development, on the west and north by undeveloped hillside, and on the east by Southridge Drive. The property contains a split-level, single-family residence constructed in 1968 and modified by Lautner in 1971 and 1974. The house sits close to the street, at the upper portion of the downslope lot. It is designed in the Mid-century Modern style with pronounced Organic and Expressionist influences. It is constructed of reinforced concrete. The irregular plan is composed of a large circular volume housing the living area, guest room, and kitchen, with an angled wing to the south containing a master bedroom suite and carport. The living area has a shallow conical roof composed of a steel frame with alternating concrete and copper-clad triangular wedges. The copper-clad wedges are angled to create radial clerestory windows. The bedroom wing has a flat built-up roof with a wide fascia. The wing encloses a semicircular entrance court to the east, bisected by a concrete wall that curves in both plan and profile and divides the court into a driveway to the south and an entrance garden to the north, accessed by a copper-clad gate. The exterior walls are of exposed board-formed concrete and glass. The primary entrance is asymmetrically located in a wide recess on the south façade of the living wing and consists of a frameless glass door with fixed sidelights. The entrance is accessed by an exposed aggregate concrete walk. Fenestration consists of tall rectangular windows and high ribbon windows facing the entrance court and street, and walls of glass on the west façade.

The entrance opens to the main living area, a 60-foot diameter, split-level open space surmounted by the shallow concrete dome. The dome is supported on a continuous concrete tension ring and concealed steel columns, giving the impression that it is suspended over the space. Large outcroppings of rock existing on the site were left in place and incorporated into the design. A broad staircase descends from the upper living area between two boulders to the lower pool terrace, which extends into the room. A sliding wall of glass opens the entire west side of the living area to the pool terrace and the vista beyond. The kitchen is concealed behind wood-paneled partitions. Interior finishes include slate tile flooring, concrete walls and ceilings, and wood paneling.

### ***Alterations***

The living room's original zigzagged frameless glass wall blew out in a windstorm in 1971 and was replaced with curved, retractable glass walls. After Elrod's death in 1974, Lautner modified the house for subsequent owners. A lower-level guest wing was constructed north of the pool terrace, containing three additional bedrooms.

### **Integrity**

Although there have been alterations to the property over time, the Elrod House retains all seven aspects of integrity.

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- **Location:** The Elrod House remains on its original site. It retains integrity of location.
- **Design:** The Elrod House retains a majority of the significant character-defining features of its original Organic- and Expressionist-influenced Mid-century Modern design by John Lautner, including its concrete construction, irregular plan, entrance court, circular living area with shallow domed roof, incorporation of existing boulders, interior organization and finishes, pool terrace, and integration with site and views. Later alterations, including the living area's retractable glass walls and the addition of the guest wing, were designed by Lautner and so maintained the architect's original design intent. It therefore retains integrity of design.
- **Setting:** The Elrod House remains on its sparsely-developed hillside setting and maintains its commanding views of Palm Springs and Mount San Jacinto. It retains integrity of setting.
- **Materials:** The Elrod House retains the majority of its historic materials, including its reinforced concrete structure, glass walls, stone outcroppings, slate flooring, and wood paneling. It retains integrity of materials.
- **Workmanship:** The Elrod House retains the physical evidence of its mid-20<sup>th</sup> century construction techniques by master builder Wally Niewiadomski, including its reinforced concrete construction, frameless glass walls, and incorporation of existing boulders and outcroppings. It retains integrity of workmanship.
- **Feeling:** The Elrod House retains integrity of location, design, setting, materials, and workmanship, and continues to convey the aesthetic sense of its Organic- and Expressionist-influenced Mid-century Modern design. It therefore retains integrity of feeling.
- **Association:** The property retains integrity of location, design, setting, materials, workmanship, and feeling, which combine to convey its Organic- and Expressionist-influenced Mid-century Modern design by master architect John Lautner. It therefore retains integrity of association.

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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**

1968-1974  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

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

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

Lautner, John (architect)  
Niewiadomski, Wally (builder)  
\_\_\_\_\_



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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 Arthur Elrod House is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C as an excellent example of the Organic- and Expressionist-influenced Mid-century Modern architecture of master architect John Lautner. It meets the registration requirements outlined in the Multiple Property Documentation Form “Residential Architecture of John Lautner in Southern California, 1940-1994” for this period of Lautner’s work: it exemplifies the tenets of the modern movement and the important characteristics of Lautner’s work from this period; displays the significant character-defining features of Mid-century Modern architecture; dates from the period of significance; exhibits quality of design; and retains all seven aspects of integrity. The period of significance is 1968, reflecting the date that the house was completed, until 1974, the year that Lautner completed modifications to the house for the home’s new owners.

The Elrod House meets Criterion Consideration G of “exceptional importance” required for properties that have achieved significance within the past 50 years. Sufficient time has passed to have a scholarly perspective on Lautner’s work from this period, and he is a recognized master architect. The Elrod House is exceptionally important as one of Lautner’s most iconic and well-known works. It represents his mature style and mastery of concrete construction, and includes several signature design elements. The Elrod House has been published over 70 times in newspapers, periodicals, and trade publications, and it is well-known as a location from the James Bond film *Diamonds are Forever*. It was featured in the *Los Angeles Times* twelve times, starting with an elaborate spread on November 3, 1968,<sup>1</sup> along with articles in the *Los Angeles Examiner*, *New York Times*, *Desert Sun*, *San Francisco Chronicle*, and *London Times*. In 1969 and 1970 it was featured in *Architectural Record*,<sup>2</sup> *Architectural Design*,<sup>3</sup> and *Architectural Digest*.<sup>4</sup> Other prominent national and international periodicals include *Architects’ Journal*; *A+U: Architecture and Urbanism*; *Architektur Aktuell*; *Le Soir*; and *Architettura: Cronache e Storia*. Historian Thomas Hines wrote that the Elrod House is the “best designed and most fully realized” of Lautner’s monumental houses from the period.<sup>5</sup> The Elrod House was featured in the 2008 exhibition and accompanying catalogue of Lautner’s work *Between Earth and Heaven: The Architecture of John Lautner*,<sup>6</sup> and is included in other publications about architecture from the period in general and the work of John Lautner specifically. Although the period of

<sup>1</sup> Dan MacMasters, “Canopy of concrete for a Spectacular Desert House,” *Los Angeles Times*, November 3, 1968.

<sup>2</sup> “Five Distinctive Houses: Concrete House for a Rocky Ridge in Palm Springs, California,” *Architectural Record*, November 5, 1970, 116-117.

<sup>3</sup> “Architect John Lautner, AIA,” *Architectural Design*, May 13, 1969, 45-47.

<sup>4</sup> “Elrod Residence,” *Architectural Digest*, Spring 1969.

<sup>5</sup> Thomas Hines, *Architecture of the Sun: Los Angeles Modernism 1900-1970* (New York: Rizzoli, 2010), 642.

<sup>6</sup> *Between Earth and Heaven: The Architecture of John Lautner*, Hammer Museum, July 13 to October 12, 2008. Organized by Nicholas Olsberg and Frank Escher in conjunction with the Department of Architecture and Design at the Getty Research Institute and the John Lautner Foundation. Nicholas Olsberg, ed., *Between Earth and Heaven: The Architecture of John Lautner* (New York: Rizzoli International Publications, 2008).

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significance extends into the more recent past, the original construction date of 1968 is nearing the 50-year threshold. Subsequent alterations in 1971 and 1974 were designed by Lautner, providing continuity of design and compatibility with the original design intent.

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

The Elrod House exemplifies the tenets of John Lautner's residential architecture identified in the Multiple Property Documentation Form "Residential Architecture of John Lautner in Southern California, 1940-1994; Theme: John Lautner Residential Architecture in Southern California, 1956-1969." Lautner's fascination with new shapes and structures came from his determination to humanize spaces and create what he referred to as "real" architecture: "architecture that was authentic, creative, new – yet tied to ancient and timeless ways of building; based on the needs – including emotional needs – of his clients, and the demands of the site."<sup>7</sup> He brought to architecture an expressive and adventurous use of structure, form, and materials.<sup>8</sup> Although he did not consider himself a Modernist, Lautner's interests aligned with the mid-century spirit of architectural experimentation; these factors led Lautner toward bold explorations of hilltop houses, soaring concrete roofs, sculptural steel cantilevers, and expressive double curves. His work was structurally and technologically innovative, while also reflecting Wright's Organic principles of responding to the site and the specific needs of the client. Lautner had a fertile architectural practice for over 60 years, producing some of the most iconic and influential works in post-World War II Southern California and influencing a new generation of architects. In the 1940s, Lautner experimented with simple shapes to achieve an organic expression, melding buildings with their surroundings with the shaped floor plan and roof structure. In the mid-1950s and 1960s, Lautner's work applied the same principles to more complex geometric forms. During this latter period he also experimented with wood and concrete construction. The final phase of his career was characterized by the use of organic forms with increasingly bolder forms and more articulated geometries.

Arthur Elrod (1926-1974) was born in Atlanta.<sup>9</sup> He studied design at Clemson University in South Carolina, and moved to Los Angeles after World War II to study at Chouinard Art Institute. While working at an upscale San Francisco furniture store, W&J Sloane, Elrod met Hal Broderick. In 1953, Elrod and Broderick began an interior design practice in Palm Springs, called Arthur Elrod and Associates. Their offices, located on Palm Canyon Drive, were composed of a design studio and a furniture and fabric showroom. Elrod soon became the "design king of the desert," designing homes, country clubs, and hotels for an elite clientele. He was perceived as handsome, charming, and tireless worker. Arthur Elrod died in Palm Springs in 1974.

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<sup>7</sup> Dave Weinstein, "John Lautner's 'Keeping it Real' Approach to Architecture," <http://www.eichlernetwork.com/article/beyond-flash-and-fantasy> (accessed July 2015).

<sup>8</sup> Ann Philbin, Foreword in Nicholas Olsberg, ed., *Between Earth and Heaven: The Architecture of John Lautner* (New York: Rizzoli International Publications, 2008), 6.

<sup>9</sup> Information on Arthur Elrod adapted from "Arthur Elrod 1: 350 Via Lola," Civic Center: The Politics, Arts and People of San Francisco's Civic Center Neighborhood, <http://sfciviccenter.blogspot.com/2011/11/arthur-elrod-1-350-via-lola.html>, November 12, 2011 (accessed July 2015).

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The Elrod House has several similarities to other Lautner projects, including a difficult, sloping site, extensive use of concrete, prominent roof form, and connection of indoor and outdoor space. In this case, however, Lautner responded to the desert climate and landscape. The concrete roof was designed to shield the occupants from the harsh desert sun, with a wide overhang and triangular cut-outs accommodating skylights that provide indirect light to the interior. Boulders found on the site are incorporated into the design, and the original floor-to-ceiling, frameless glass folded screen in the living room provided a blurring of indoor and outdoor space.

During the last portion of his career, Lautner returned to many of his earlier commissions to carry out alterations or make additions. In 1971, Lautner returned to the Elrod House to replace the original glass wall that had been damaged in a sandstorm. This time, the accordion wall was replaced with a curving, retractable glass curtain wall that opens to fully reveal the living room to the outdoors. Lautner's office also designed a guesthouse addition to the property in 1974, consisting of three bedrooms and a fitness room. The Elrod House was "perhaps the last example in the long line of distributed plans, starting from the Shusett House, in which Lautner radiated the zones of the building into distinctive segments that spread out from a central point."<sup>10</sup>

### ***Mid-century Modern Architecture***

Mid-century Modern is a term used to describe the post-World War II iteration of the International Style in both commercial and residential design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, and in residential design to the postwar need for efficiently-built, moderately-priced homes. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans. It was a conscious reaction against the rigid architectural language of the International Style, which was minimalist in concept, stressed functionalism, and was devoid of regional characteristics and nonessential decorative elements.

### ***Organic Architecture***

Frank Lloyd Wright first used the term 'organic architecture' in an article for *Architectural Record* in August 1914.<sup>11</sup> Wright applied the word organic to "'living' structure – a structure or concept wherein features or parts are so organized in form and substance as to be, applied to purpose, integral. Everything that 'lives' is therefore organic."<sup>12</sup> Organic architecture meant a living architecture in which every composition, element, and detail was deliberately shaped for the job it was to perform. Wright stressed the unity of building, furnishings, and environment in an "organic-entity, as contrasted with that former insensate aggregation of parts...One great

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<sup>10</sup> Nicholas Olsberg, ed., *Between Earth and Heaven: The Architecture of John Lautner* (New York: Rizzoli International Publications, 2008), 104.

<sup>11</sup> Adapted from "Wright – Organic Architecture," Frank Lloyd Wright Trust, <http://www.flwright.org/ckfinder/userfiles/files/Wright-Organic-Architecture.pdf> (accessed August 2015).

<sup>12</sup> Frank Lloyd Wright, *Modern Architecture; Being the Kahn Lectures for 1930* (Princeton, NJ: Princeton University Press, 1931), 27.

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thing instead of a quarrelling collection of so many little things.”<sup>13</sup> Wright expressed his concept of Organic design through crystalline plan forms, the possibility of growth by asymmetrical addition, the relationship of composition to site and client, and the use of local materials.<sup>14</sup>

The chief concept of Organic architecture is the merging of building and nature, so that the design responds to the environment rather than imposing itself upon it. Organic architecture grew out of the site from within, employing natural shapes, complex geometries, and new building materials and technologies to unify all elements of the design – site, structure, spaces, fixtures, finishes, and furnishing - into a single harmonious unit.<sup>15</sup>

### ***Expressionist Architecture***

Expressionist architecture is loosely based on the German Expressionist movement of the early twentieth century.<sup>16</sup> Expressionism is a rejection of the modern ideals embodied in Miesian buildings. The architecture is meant to evoke an emotional, rather than intellectual, response. Expressionism repudiated modern rationalism and emphasized abstraction of form to symbolically express subjective interpretation of inner experience. Forms were inspired by natural phenomena including caves, crystals, rocks, and other organic, non-geometric forms to produce “an architecture of motion and emotion, ambiance, radicalism, and sweeping change.”<sup>17</sup> Innovative building materials such as concrete, plastics, and laminates are often incorporated in the design to achieve the artistic forms.

At the Elrod House, Lautner used design elements reflecting Organic - and Expressionist-inspired Mid-century Modern architecture. It retains significant character-defining features of the original design, including its concrete construction, irregular plan, entrance court, circular living area with shallow domed roof, incorporation of existing boulders, interior organization and finishes, pool terrace, and integration with site and views.

### **Conclusion**

The Elrod House is significant as an excellent example of Organic- and Expressionist-inspired Mid-century Modern architecture by master architect John Lautner. It meets the registration requirements outlined in the Multiple Property Documentation Form “Residential Architecture of John Lautner in Southern California, 1940-1994; Theme: John Lautner Residential Architecture in Southern California, 1956-1969.” The design is a highly innovative solution for the site and the client, providing ample light and views on a restrictive cliffside lot. Lautner had previously utilized concrete in the roof structures of the Reiner/Burchill House and the Sheats-Goldstein

<sup>13</sup> Ulrich Conrads, *Programs and Manifestoes on 20<sup>th</sup>-century Architecture* (Cambridge, MA: MIT, 1999), 25.

<sup>14</sup> Peter Collins, “The Biology of Analogy,” *Changing Ideals in Modern Architecture 1750-1950* (London: Faber and Faber, 1965).

<sup>15</sup> Virginia Savage McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 2014), 656.

<sup>16</sup> Adapted from “Modern Movement: Neo-Expressionism (1955-Present),” Alaska Department of Natural Resources: Office of History & Archaeology, <http://dnr.alaska.gov/parks/oha/styleguide/neoexpressionism.htm> (accessed August 2015).

<sup>17</sup> Adrian Sheppard, FRAIC, “The Return of Expressionism and The Architecture of Luigi Moretti,” 1-2, [www.mcgill.ca/architecture/files/architecture/ExpressionismMoretti.pdf](http://www.mcgill.ca/architecture/files/architecture/ExpressionismMoretti.pdf) (accessed August 7, 2015).

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House in 1963 and had previously explored the intersecting circular geometries in several houses. However, the Elrod House is set apart from others due to the degree of site integration, evident in the incorporation of natural boulders and topography of the main, circular living space. It retains significant character-defining features of the original design and retains all seven aspects of integrity.

Completed in 1968, the Elrod House has not yet reached 50 years of age and therefore must exhibit “exceptional importance” as required by Criteria Consideration G. John Lautner is a recognized master architect, and sufficient time has passed for a scholarly perspective on his work from this period. The Elrod House is exceptionally important as one of Lautner’s most iconic and well-known works. It illustrates the evolution of his work during this period, reflecting the increasingly elaborate form and structural solutions he employed in the late-1960s, and represents his mature style and mastery of concrete construction. The Elrod House has been published over 70 times in newspapers, periodicals, and trade publications, used in the James Bond film *Diamonds are Forever*, and prominently featured in several books on Lautner’s work by noted authors and architectural historians. Although the period of significance extends into the more recent past, the original construction date of 1968 is nearing the 50-year threshold. Subsequent alterations in 1971 and 1974 were designed by Lautner, providing continuity of design and compatibility with the original design intent.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this 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
- Other

Name of repository: Getty Research Institute; Lautner Foundation

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

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**10. Geographical Data**

**Acreege of Property** 2.96

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                        |
|------------------------|------------------------|
| 1. Latitude: 33.793358 | Longitude: -116.510953 |
| 2. Latitude:           | Longitude:             |
| 3. Latitude:           | Longitude:             |
| 4. Latitude:           | Longitude:             |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |



Elrod, Arthur, House  
Name of Property

Riverside, CA  
County and State

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

The property is located at 2175 Southridge Drive. The parcel is bounded by Southridge Drive on the south and east, the cliffside on the north and west.

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

The boundaries represent the historic and current boundaries of the Elrod House property.

---

**11. Form Prepared By**

name/title: Original nomination prepared by Zach Morgan and Matias Cena, California State Polytechnic University Pomona, under the guidance of Lauren Weiss Bricker and Luis G. Hoyos

Revised nomination:

name/title: Christine Lazzaretto, Principal; John LoCascio, Senior Architect; Molly Iker, Associate Architectural Historian

organization: Historic Resources Group

street & number: 12 S. Fair Oaks, Suite 200

city or town: Pasadena state: CA zip code: 91105

e-mail christine@historicrosourcesgroup.com

telephone: 626-793-2400 x112

date: August 6, 2015

---

**Additional Documentation**

Submit the following items with the completed form:

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

**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.

Elrod, Arthur, House  
Name of Property

Riverside, CA  
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: Arthur Elrod House

City or Vicinity: Palm Springs

County: Riverside

State: California

Photographer: Luis G. Hoyos

Date Photographed: April 27, 2011

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

<b>PHOTO #</b>	<b>DESCRIPTION/VIEW</b>
----------------	-------------------------

0001	Exterior view of west façade, facing east.
0002	Exterior detail of canopy from pool, facing south.
0003	Exterior overall view, facing south.
0004	Interior view of living room, facing east.
0005	Interior view of living room, facing north.
0006	Interior view of upper story bedroom wing, facing west.

Elrod, Arthur, House  
Name of Property

Riverside, CA  
County and State

**Additional Documentation: Location Map**

**Figure 1.**

Elrod House - 2175 Southridge Drive, Palm Springs, CA 92264

USGS COORDINATES: 33.793358, -116.510953

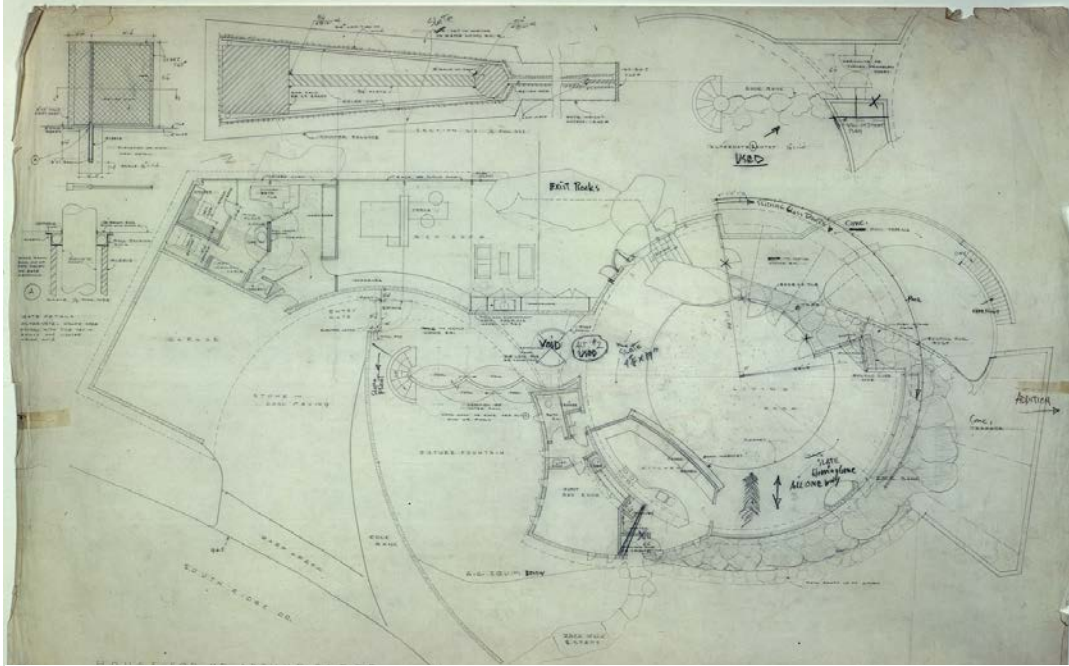


Elrod, Arthur, House  
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**Additional Documentation: Floor plan**

**Figure 2.**



Floor plan, Arthur Elrod House (© The John Lautner Foundation, courtesy of Frank Escher, 1968)

Elrod, Arthur, House  
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**Additional Documentation: Photographs**

**Figure 3.**



View of primary façade, facing northwest (© The John Lautner Foundation, courtesy of Frank Escher, date of photograph unknown)

Elrod, Arthur, House  
Name of Property

Riverside, CA  
County and State

**Figure 4.**



View of primary façade, facing northwest (Photo credit: Coronare Modestus Faust, photographed in 2011)

**Figure 5.**



Detail of entry gate, facing northwest (© The John Lautner Foundation, courtesy of Frank Escher, date of photograph unknown)

Elrod, Arthur, House  
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**Figure 6.**



Detail of stairway to rooftop terrace, facing northwest (© The John Lautner Foundation, courtesy of Frank Escher, date of photograph unknown)

Elrod, Arthur, House  
Name of Property

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**Figure 7.**



View of west façade, facing south (Photo credit: Coronare Modestus Faust, photographed in 2011)

**Figure 8.**



Detail of roof structure, facing south (Photo credit: Coronare Modestus Faust, photographed in 2011)



Elrod, Arthur, House  
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**Figure 9.**



Detail of primary entrance (Photo credit: Coronare Modestus Faust, photographed in 2011)

**Figure 10.**



Interior detail of living room (Photo credit: Coronare Modestus Faust, photographed in 2011)

Elrod, Arthur, House  
Name of Property

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County and State

**Figure 11.**



Interior detail of living room (© The John Lautner Foundation, courtesy of Frank Escher, date of photograph unknown)

Elrod, Arthur, House  
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Riverside, CA  
County and State

**Figure 12.**



Interior detail (Photo credit: Coronare Modestus Faust, photographed in 2011)

Elrod, Arthur, House  
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Riverside, CA  
County and State

**Figure 13.**



Interior detail of window system and stair well (Photo credit: Coronare Modestus Faust, photographed in 2011)















&a20CUNITED STATES DEPARTMENT OF THE INTERIOR  
&a30CNATIONAL PARK SERVICE

&a22CNATIONAL REGISTER OF HISTORIC PLACES  
&a29CEVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Elrod, Arthur, House  
NAME:

MULTIPLE Residential Architecture of John Lautner in Southern Califor  
NAME: nia, 1940--1994

STATE & COUNTY: CALIFORNIA, Riverside

DATE RECEIVED: 3/04/16 &pW DATE OF PENDING LIST: 4/15/16  
DATE OF 16TH DAY: 4/30/16 &pW DATE OF 45TH DAY: 4/19/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000169

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

The Elrod House is locally significant under National Register Criterion C (Architecture), as an excellent example of Organic- and Expressionist-inspired Mid-century Modern architecture by master architect John Lautner. The residence meets the registration requirements outlined in the Multiple Property Documentation Form "Residential Architecture of John Lautner in Southern California, 1940-1994; Theme: John Lautner Residential Architecture in Southern California, 1956-1969." The design is a highly innovative solution for the site and the client, and received significant scholarly recognition, both at the time of construction and in more recent years. Reflecting the architect's mature style and mastery of concrete construction, the exceptional building is among Lautner's most iconic and well known works.

&a4L

RECOM. /CRITERIA Accept Criterion C

REVIEWER Paul Lusignea DISCIPLINE Historian

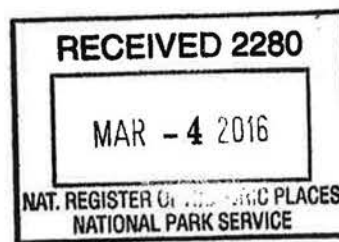
TELEPHONE \_\_\_\_\_ DATE 4/19/16

DOCUMENTATION see attached comments Y/N see attached SLR Y (N)

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

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

1725 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



March 2, 2016

J. Paul Loether

Deputy Keeper and Chief, National Register and National Historic Landmark Program  
National Register of Historic Places  
National Park Service 2280  
1201 I (Eye) Street, NW, 8<sup>th</sup> Floor  
Washington, DC 20005

Subject: **Residential Architecture of John Lautner in Southern California,  
1940-1994 Multiple Property Document  
Carling, Foster House  
Elrod, Arthur House  
Harpel, Willis House  
Harvey, Leo M., House  
Lautner, John and Mary, House  
Pearlman Mountain Cabin  
Schaffer, J.W., House  
Walstrom, Douglas and Octavia, House  
Multiple Counties, California  
National Register of Historic Places**

Dear Mr. Loether:

Enclosed please find the Multiple Property Document for the Residential Architecture of John Lautner in Southern California, 1940-1994 Multiple Property Submission to the National Register of Historic Places, and eight associated individual nominations to the National Register of Historic Places. The documents include the MPDF and eight associated properties, located in Los Angeles and Riverside Counties, California. On January 29, 2016, the State Historical Resources Commission unanimously found the properties eligible for the National Register under Criterion C at the local level of significance, with the Elrod and Walstrom House nominations meeting the requirements of Criteria Consideration G.


The enclosed nine disks contain the true and correct copies of the nominations for the Residential Architecture of John Lautner in Southern California, 1940-1994 Multiple Property Submission. Disk 1 includes the Multiple Property Documentation Form and correspondence, including staff report, and individual nominations for the Carling, Foster House, Elrod, Arthur House, Harpel, Willis House, Harvey, Leo M., House, Lautner, John and Mary, House, Pearlman Mountain Cabin, Schaffer, J.W., House, and the Walstrom, Douglas and Octavia, House. Disks 2-9 contain nomination photographs for the Carling, Foster House, Elrod, Arthur House, Harpel, Willis House, Harvey, Leo

M., House, Lautner, John and Mary, House, Pearlman Mountain Cabin, Schaffer, J.W.,  
House, Walstrom, Douglas and Octavia, House.

The MPDF was written with the collaboration of the John Lautner Foundation. Seven  
letters of support are enclosed.

If you have any questions regarding this nomination, please contact William Burg of my  
staff at 916-445-7004.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julianne Polanco', with a long horizontal flourish extending to the right.

Julianne Polanco  
State Historic Preservation Officer

Enclosures