

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.

RECEIVED 2280

AUG 14 2015

1. Name of Property

Historic name: Sieroty House

Nat. Register of Historic Places
National Park Service

Other names/site number: _____

Name of related multiple property listing:

The Architecture of Albert Frey

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

2. Location

Street & number: 695 East Vereda Sur

City or town: Palm Springs

State: CA

County: Riverside

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

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

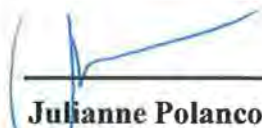
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

		<u>13 August 2015</u>
Julianne Polanco/State Historic Preservation Officer		Date
<u>California State Office of Historic Preservation</u>		
State or Federal agency/bureau or Tribal Government		

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

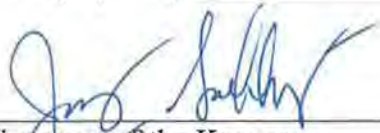
Sieroty House
Name of Property

Riverside, California
County and State

4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper
for

9-26-2015
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>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.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: METAL, WOOD, STUCCO, 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 Sieroty House of 1941 is located in the Movie Colony district of Palm Springs. This single-family dwelling was one of the earliest residential commissions Albert Frey received after settling permanently in the desert a few years earlier. It appeared the same year as his own dwelling, Frey House I. While both houses feature a flat roof and large sliding glass doors, the Sieroty House differs in its wood frame construction and stucco finish. In addition, the Sieroty property is punctuated with numerous steel frame fixed and casement windows. Since its original construction, the Sieroty family—who continue to own the residence—retained Frey to design an addition to the living room and sliding glass doors for a bedroom. The house is in excellent condition and exhibits a high level of integrity.

Narrative Description

Designed early in Frey's Palm Springs career, the Sieroty House is finished in stucco versus the corrugated metal and asbestos board that clads his later residential work. The dwelling's flat roof, deep overhangs, pipe post supports, open carport, large expanses of fixed glazing, and sliding glass doors are elements that appeared throughout his architectural career.

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The one-story house is L-shaped in plan, and located in one of the city's oldest residential neighborhoods known as the Movie Colony due to the presence of numerous Hollywood luminaries who resided there prior to World War II. The large parcel upon which the dwelling sits is landscaped primarily with coarse gravel and desert plants with tall hedges and palm trees surrounding the perimeter. As noted, steel-framed fixed and casement windows punctuate the stucco-finished house on all elevations including most corners. The rear (south) elevation facing the swimming pool is entirely glazed with an enormous floor-to-ceiling fixed window adjacent to sliding glass doors. The projecting bedroom also contains pool-facing sliding glass doors. Inside the house, the living room fireplace is framed by glazed tiles that together display a short poem written by owner Julian Sieroty and dated 1941, the year of the home's construction. Two small bedrooms are located at the east end of the house with the kitchen and dining room on the west end. The varnished wood front door features a porthole window. Extending from the west elevation is the single vehicle carport with its flat roof supported by steel posts.

Building permits document the introduction of a swimming pool at the rear of the house in 1951 and, in 1957, the installation of pool-facing sliding glass doors to the southwest bedroom. The addition of air conditioning in 1965 resulted in the erection of a tall, recessed metal screen on the roof to conceal the equipment and ductwork. Of these modifications, only the metal screen on the roof is visible from the public right-of-way. While detracting from Frey's original flat roof design, the screen—which is easily removable—does not materially affect integrity of design, materials, or workmanship given the unmodified nature of the remainder of the house. As a result, the Sieroty House is able to convey its architectural significance because the property retains the essential physical features associated with the early work of Albert Frey. These features include a flat roof, deep overhangs, stucco finish, steel framed casement windows, large expanses of glass, and slender steel posts. In addition, the design rejects applied ornamentation and historical references. The Sieroty House retains integrity of association as it continues to be owned by the Sieroty family and used as a single-family residence. The dwelling is at its original location and the setting has been retained. Because of these factors, integrity of feeling also remains high.

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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

1941

Significant Dates

1941

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Frey, Albert

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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 Sieroty House is eligible for the National Register of Historic Places under Criterion C at the local level of significance in the area of Architecture. The property embodies the distinctive characteristics of residential architecture associated with the modern movement as interpreted by Albert Frey for the desert environment of the Coachella Valley. In addition, the property meets *The Architecture of Albert Frey* Multiple Property Submission registration requirements for single-family residences in association with the historic context “Desert Modern Design in the Coachella Valley, 1934-1965.” The period of significance corresponds with the building’s date of construction, 1941.

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

The property was designed by architect Albert Frey for Julian M. Sieroty in 1941. The original building permit was not located by the city. As an early example of Albert Frey’s residential work, the Sieroty House is important because it demonstrates Frey’s initial use of stucco as an exterior finish in contrast with his preference for corrugated metal or concrete asbestos board cladding requiring little to no maintenance that appeared on his own homes and later residential commissions. The house is clearly a Frey design in its flat roof, deep eaves, metal-framed windows, generous use of plate glass windows and sliding glass doors, and slender pipe roof supports. An absence of applied ornamentation and a rejection of historical references further denote the house as representative of the modern movement.

The Sieroty House exemplifies the distinctive characteristics of single family residences associated with architect Albert Frey. The importance of the house and its significance within the “Desert modern design in the Coachella Valley 1934-1965” historic context are presented in the Multiple Property Documentation Form. The house is a key example of the single-family residence property type that maintains sufficient integrity to convey its significance as a readily identifiable work of master architect Albert Frey. The property meets National Register Criterion C because it embodies the distinctive characteristics of residential architecture associated with Albert Frey and is the work of a master architect.

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9. Major Bibliographical References

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

As indicated in *The Architecture of Albert Frey* Multiple Property Documentation Form.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University of California, Santa Barbara
- Other

Name of repository: Palm Springs Art Museum

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than one acre

Latitude/Longitude Coordinates

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

1. Latitude: 33.838485

Longitude: -116.539481

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

The nominated property is located at 695 East Vereda Sur, Palm Springs, Riverside County, California on the south side of East Vereda Sur. The property fronts approximately 190 feet of East Vereda Sur. Its legal description is LOT 4 MB 018/076 EL MIRADOR ESTATES APN: 507-092-003

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with 695 East Vereda Sur.

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: December 30, 2014

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Sieroty House
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Photo Log

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

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

- 1 of 8 CA_Riverside County_Frey MPS_Sieroty House_0001.tif
Context view, subject property on left behind hedges, camera facing southwest
- 2 of 8 CA_Riverside County_Frey MPS_Sieroty House_0002.tif
Primary (north) elevation, camera facing southeast
- 3 of 8 CA_Riverside County_Frey MPS_Sieroty House_0003.tif
Primary entrance, camera facing southeast
- 4 of 8 CA_Riverside County_Frey MPS_Sieroty House_0004.tif
North elevation, camera facing southwest
- 5 of 8 CA_Riverside County_Frey MPS_Sieroty House_0005.tif
Rear elevation, camera facing northwest
- 6 of 8 CA_Riverside County_Frey MPS_Sieroty House_0006.tif
Carport, camera facing northeast
- 7 of 8 CA_Riverside County_Frey MPS_Sieroty House_0007.tif
Interior view, living room facing pool, camera facing southeast
- 8 of 8 CA_Riverside County_Frey MPS_Sieroty House_0008.tif
Interior view, tile fireplace, camera facing northeast

Index of Figures

Figure 1 Palm Springs sketch map by Albert Frey. Sieroty House is indicated with arrow.

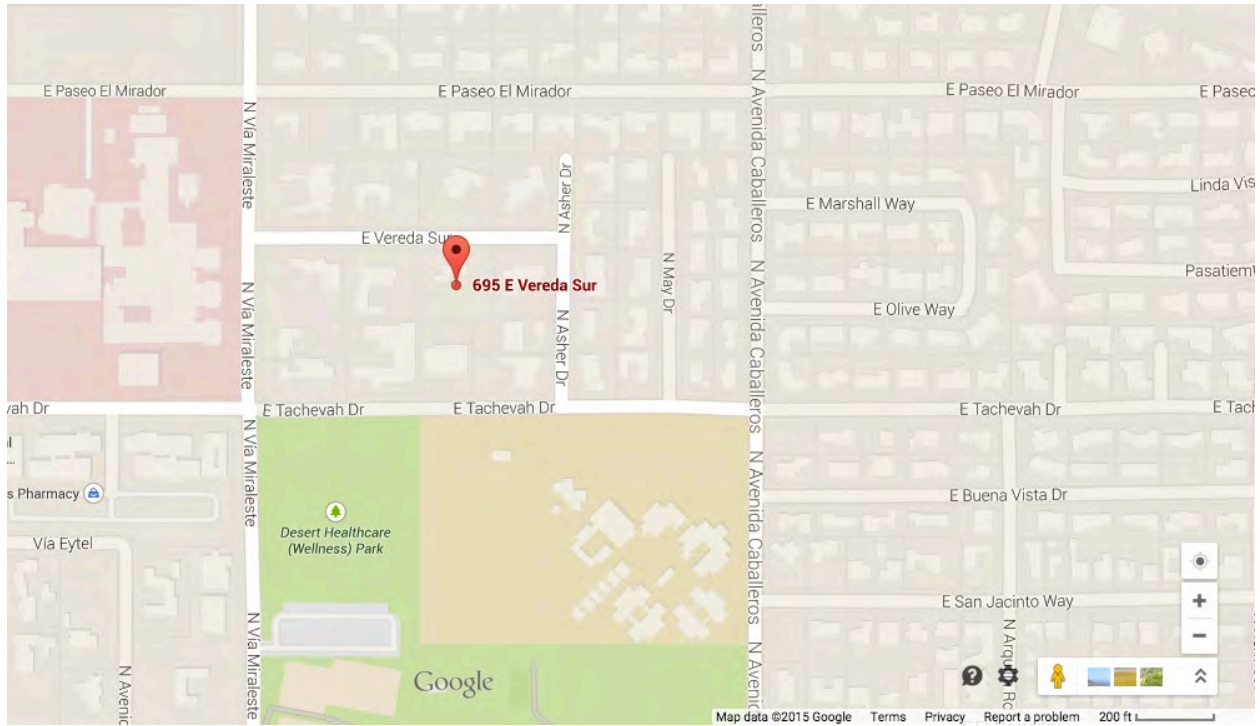
Sieroty House
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Location Map

Latitude: 33.838485

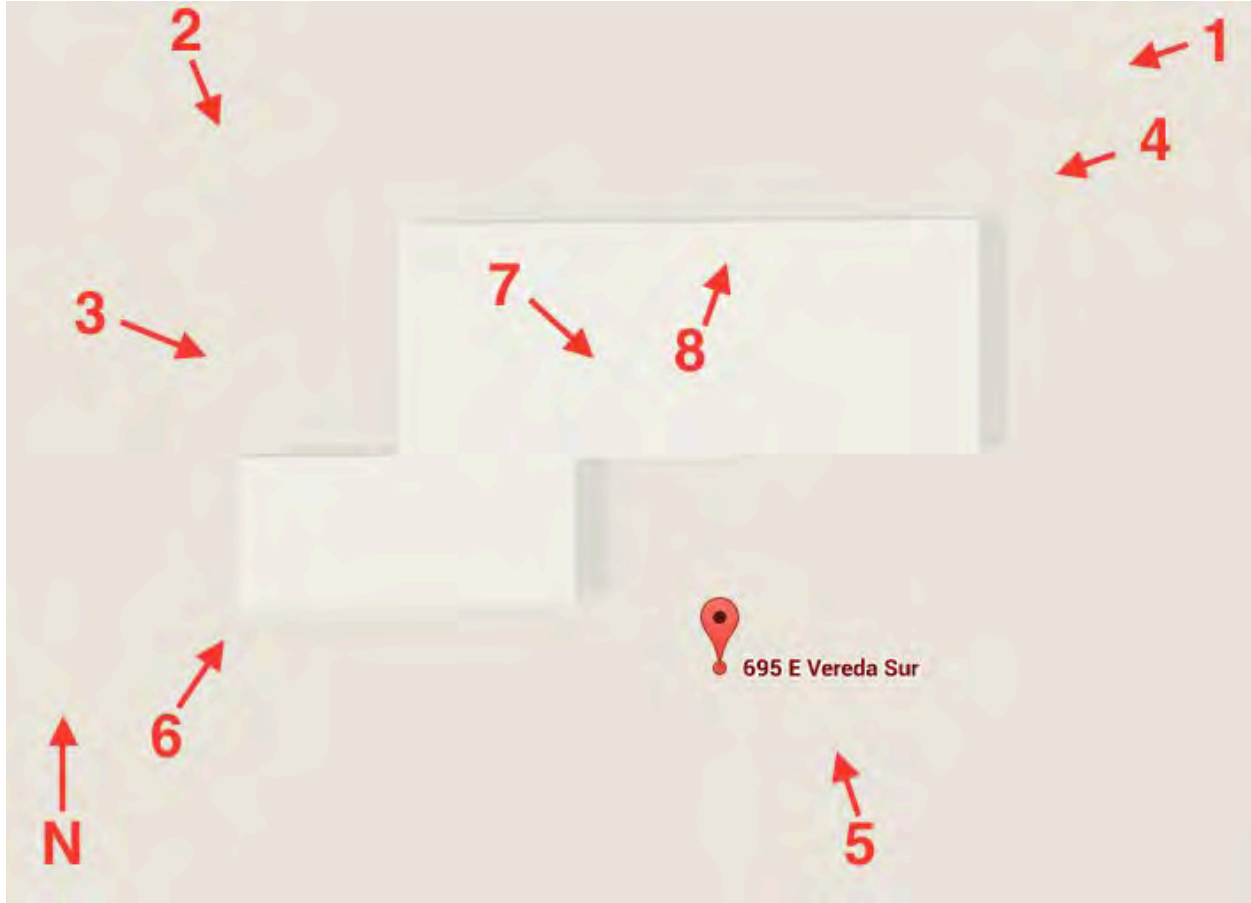
Longitude: -116.539481



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Sketch Map/Photo Key



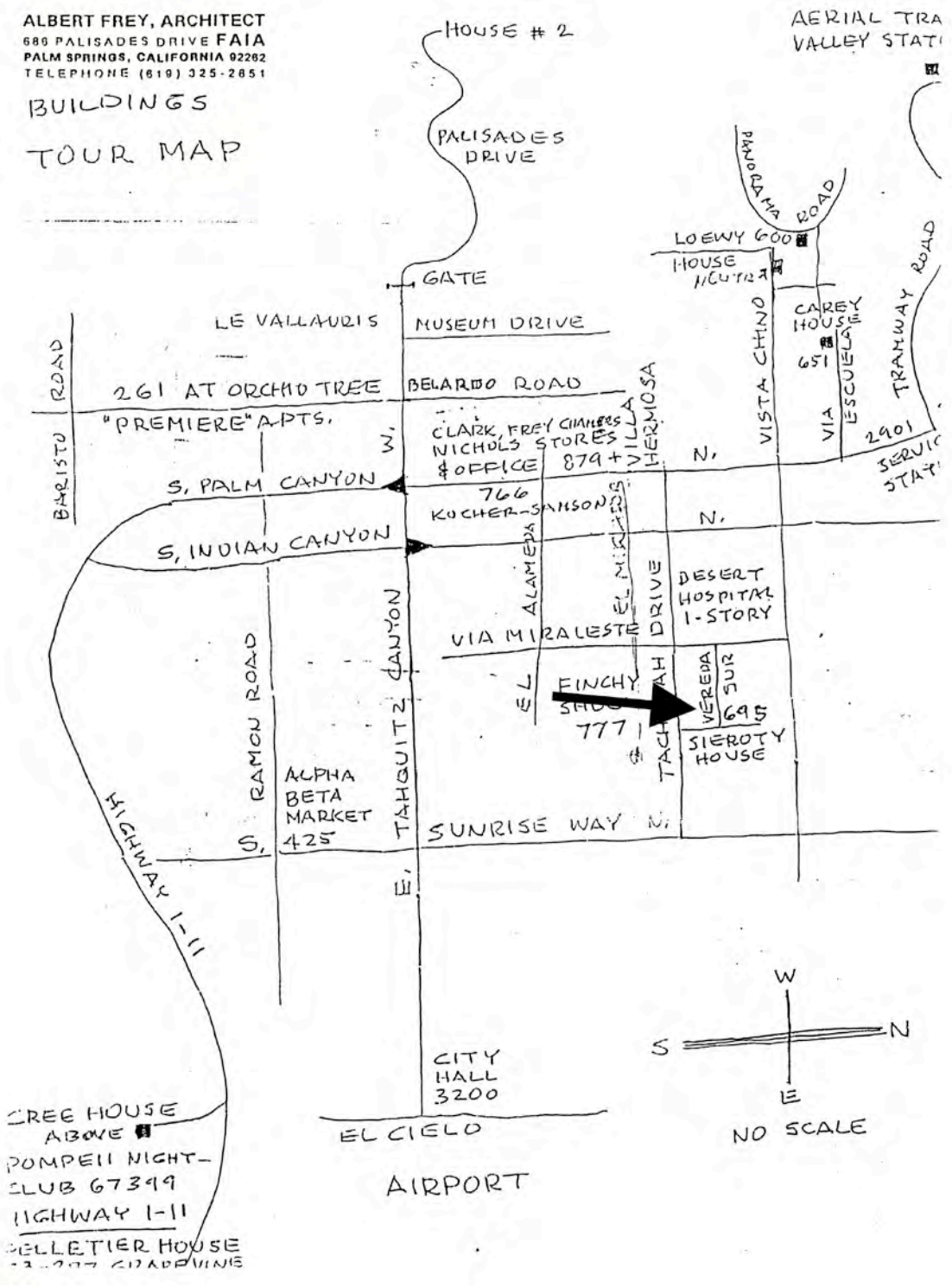
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Figure 1. Palm Springs sketch map by Albert Frey. Sieroty House indicated with arrow.







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ADT













*Ah you may sing of beauties afar
And worldly thoughts that delight
But give us the joy of a desert day
And the peace of a desert night
1941*



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Sieroty House
NAME:

MULTIPLE Architecture of Albert Frey MPS
NAME:

STATE & COUNTY: CALIFORNIA, Riverside

DATE RECEIVED: 8/14/15 DATE OF PENDING LIST: 9/09/15
DATE OF 16TH DAY: 9/24/15 DATE OF 45TH DAY: 9/29/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000643

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9-28-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

Meets Reg Requirements

metal roof screen does detract, though

RECOM./CRITERIA Accept C

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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

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

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

**RECEIVED 2280**

AUG 14 2015

**Nat. Register of Historic Places
National Park Service**

August 13, 2015

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005

Subject: **The Architecture of Albert Frey MPS
Riverside County, California
National Register of Historic Places Nominations**

Dear Mr. Loether:

Enclosed please find **The Architecture of Albert Frey Multiple Property Submission** consisting of the Multiple Property Documentation Form and ten associated individual nominations to the National Register of Historic Places. On August 7 in Sacramento, California, the California State Historical Resources Commission unanimously approved the MPS and found ten individual properties eligible for the National Register of Historic Places under Criterion C at the local level of significance.

The enclosed eight disks contain the true and correct copy of the nominations for THE ARCHITECTURE OF ALBERT FREY MULTIPLE PROPERTY SUBMISSION. Disk 1 includes the Multiple Property Documentation Form, correspondence, and ten associated individual nominations for Carey House, Fire Station #1, Frey House II, Kocher-Samson Building, Loewy House, North Shore Yacht Club, Palm Springs City Hall, Palm Springs Tramway Valley Station, Sieroty House, and Tramway Gas Station to the National Register of Historic Places. Disks 2 through 8 contain photographs in this same order.

The resources are eligible under Criterion C because they embody the distinctive characteristics of residential, commercial, civic, or religious architecture associated with architect Albert Frey. Frey's architecture helped define desert modernism in the Coachella Valley. Desert modernism is the adaptation of modern architectural concepts to the climatic extremes of the Coachella Valley while embracing the area's unique natural setting of mountains and open vistas. The geographical area of the MPS is Riverside County, California.

The first ten properties nominated under this MPS are as follows, in alphabetical order. Period of significance is the date of construction, indicated in parentheses.

- Carey House: 651 West Via Escuela, Palm Springs (1956)
- Fire Station #1: 227 North Indian Avenue, Palm Springs (1955)
- Frey House II: 686 Palisades Drive, Palm Springs (1964)
- Kocher-Samson Building: 766 North Palm Canyon Drive, Palm Springs (1934)
- Loewy House: 600 Panorama Road, Palm Springs (1946)

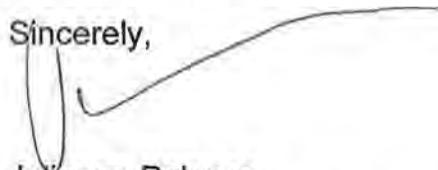
- North Shore Yacht Club: 99-155 Sea View Drive, Mecca (1958)
- Palm Springs City Hall: 3200 East Tahquitz Way, Palm Springs (1952-1956)
- Palm Springs Tramway Valley Station: 1 Tram Way, Palm Springs (1963)
- Sieroty House: 695 East Vereda Sur, Palm Springs (1941)
- Tramway Gas Station: 2901 North Palm Canyon Drive, Palm Springs (1965)

The MPS, including the MPDF and ten associated properties, is nominated on behalf of a group of private individuals. In its role as representative of the City of Palm Springs, a Certified Local Government, the Historic Site Preservation Board did not comment on the nomination.

Eleven letters of support were received, including a letter from the City of Palm Springs in support of the three city-owned properties. A letter of objection is on file from Mount San Jacinto Winter Park Authority, owner of Palm Springs Tramway Valley Station and governing body of Palm Springs Aerial Tramway. The Authority, a public agency and public corporation of the State of California, was created by the Mount San Jacinto Winter Park Authority Act Ch.1040 of the Statutes of 1945, as amended by Ch.70 of the Statutes of 1947 and Ch.1004 of the Statutes of 1951, of the State of California.

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

Sincerely,



Julianne Polanco
State Historic Preservation Officer

Enclosure