

City of La Quinta Historic Resource Survey and Context Statement



Prepared For

City of La Quinta
Design & Development Department
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La Quinta Resort and Club, February 1959.

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Executive Summary

The primary purpose of this historic resource survey and context statement is to evaluate the significance and integrity of historic-era properties in the City of La Quinta under the criteria of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the La Quinta Historic Resources Inventory (Local Register), and to establish parameters via the historic context statement for future identification and evaluation of potential historic resources not yet surveyed.

In 1996-1997, the city commissioned preparation of an intensive-level citywide survey of buildings and structures over 45 years of age (historic-era). The 1996-1997 survey documented and evaluated 72 properties for significance including identification of the Cove as a thematic historic district. A second citywide survey was completed in 2006 to evaluate additional sites that had reached the 45-year threshold between 1997 and 2006. The 2006 survey evaluated 183 buildings that retained good or fair historic integrity. In 2012, the results of the previous surveys were compiled into a citywide historic resources survey report with a draft historic context statement prepared in 2011 by the City of La Quinta.

In 2022, Urbana Preservation & Planning, LLC (Urbana) was commissioned by the city to update and expand the 2011 draft historic context statement and the citywide historic resources survey. Urbana's methods and findings are presented in this report. The current citywide survey identified 489 historic-era properties within the city boundaries. See Figure 1 for a map of the survey area. Urbana staff documented and evaluated 363 sites at an intensive level on Department of Parks and Recreation (DPR) 523 series forms. Of these 363 evaluated properties, 103 are opined significant and eligible for designation and listing on the Local Register, CRHR, or NRHP, either individually or as contributors to a local historic district. 259 documented and evaluated properties were identified as not significant and ineligible for listing on the Local Register, CRHR, or NRHP. One property, previously evaluated eligible, could not be thoroughly re-evaluated due to lack of visibility and access. This property is recommended for follow-up with access permissions.

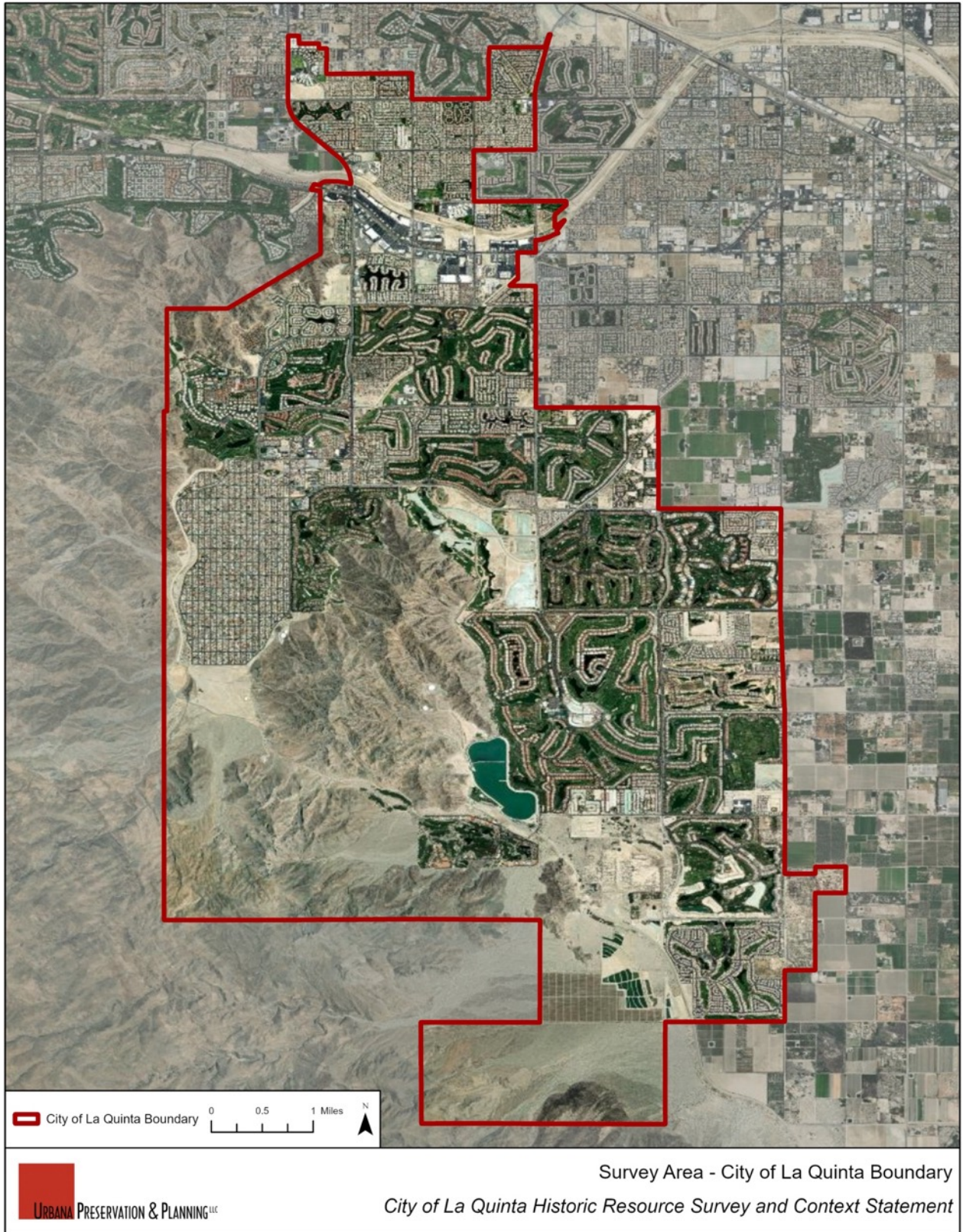


Figure 1. City of La Quinta Boundary – Survey Area.

Introduction

In 2022 Urbana Preservation and Planning, LLC (Urbana) was commissioned to expand and update the City of La Quinta's 2006 citywide historic resources survey and 2011 historic context statement package to aide in the identification and evaluation of potential historic resources throughout the city. Preparation of the updated survey and context implements the city's goal to protect and preserve valuable and irreplaceable historic resources.

Report Organization

This report is organized to include the following sections: Methodological Approach, Historic Context Statement, Historical Resource Survey Results, and Recommendations for Future Action. Urbana's survey effort and presentation of information utilizes neighborhood boundaries established by long-range planning efforts, identification of individual subdivision tracts within each historic-era neighborhood, and intensive documentation and evaluation of historic-era properties within. Historic-Era Neighborhood Maps are included in Appendix A.

The historic context statement and the historic resource survey are intended to inform planning and development decisions involving built environment property types. As such, the previously prepared (2011) prehistoric / archaeological theme is removed from the body of this report and is in Appendix B.

The results of the historic resource survey, with eligibility conclusions informed by the context statement, are presented with tables for all identified historic-era properties, all surveyed properties, significant / eligible and not significant / ineligible properties included in Appendix C. Property evaluations, on California Department of Recreation (DPR) 523 series forms for all surveyed properties organized by neighborhood in Appendix D. Information regarding historic districts within the La Quinta and their associated contributing properties is collected in Appendix E. Lastly, the qualifications for all Urbana staff, with resumes attached, are included in Appendix F.

Methods

The methodological approach involved four main tasks: desk and field survey, research, context preparation, documentation and reporting, and stakeholder involvement.

The Design and Development Department for the City of La Quinta has made it a goal to regularly update the historic resource survey approximately every decade to account for new properties that meet the age threshold for evaluation. This goal is part of the larger community vision for La Quinta outlined in the 2035 General Plan. In 2011 the City of La Quinta updated the historic context statement from 1997 and CRM TECH published a historic resources survey update for the 1996-1997 and 2006 updates in the following year, 2012. The 2012 report identified 119 historic resources from both survey efforts combined.

While the 2011 draft historic context statement and the 2012 historic resources survey are valuable resources that served as the guiding documents for this update, the passage of time required an update. The 2011 draft historic context statement, completed by the La Quinta Planning Division, did not include a concrete analytical framework to identify and evaluate historic resources for future survey efforts. The context statement provides significant themes for the broad history of La Quinta, but that information is not consistently applied to property types through the lens of significance thresholds, integrity considerations, and character defining features for specific architectural styles. The 2012 CRM TECH effort summarized previous findings through 2006, only accounting for buildings and other built environments features that were constructed during or before 1962, leaving a 15-year gap between survey efforts. The current historic resource survey and context statement provided an opportunity to update both the 2011 draft historic context statement and the 2012 historic resources survey. This report was prepared in accordance with accepted preservation practice as outlined in the steps below:

Desk and Field Survey

Urbana utilized historic aerial imagery and Assessor year-built data to identify 489 historic-era properties within the city boundaries. Of these 489 properties, 263 of these properties were previously surveyed. Urbana updated the previous findings for these properties and documented and evaluated 100 additional properties on DPR 523 series forms, the standard technical documentation for properties in California.

Field survey occurred over several days in August 2022 with additional field visits in November 2022. Representative house types, architectural styles and stylistic variations, common hardscape / landscape features, streetscape features, and community facilities within La Quinta were photographed over the course of this fieldwork. All fieldwork was conducted from the public right-of-way. Only primary buildings on a parcel (the building that fronts the public right-of-way) were surveyed. Any properties that could not be observed from the public right-of-way were not surveyed. In particular, the survey focused on properties constructed between 1935 and 1978 and those identified by members of the community as having historical importance.

Research

Contextual and property-specific research informed survey activities, context development, and significance evaluations for individual properties. Research tasks involved in-person and remote / digital research of resources on file at the City of La Quinta, the City of La Quinta and Riverside County Library system, the Riverside Assessor-County Clerk-Recorder, UC Riverside, the Los Angeles Public Library, Calisphere, and the La Quinta Museum and Historical Society.

Assessor-Recorder data informed year-built dates for properties throughout the city and were used to develop the survey spreadsheet.

Local and regional newspapers were researched via the California Digital Newspaper Collection at UC Riverside, Genealogy Bank, and Newspapers.com. Newspaper accounts detailed the area's history including references to the development of larger residential tracts, and buildings and structures on individual parcels, as well as accounts of individuals associated with the city at different points in time.

Building permit records, available in digital format via the City's Laserwebsite, were reviewed and tabulated for use in property documentation. Each survey property was

researched for previous permits issued. The permit data was integrated into the construction history portions of the property documentation. The permits also provided past owner names and any attributed architects, designers, and builders which offered additional research leads.

The collections and exhibits at the La Quinta Museum and the La Quinta Historical Society provided local history data including *Coachella Valley Telephone Directories*, historic maps, historic photographs, newspapers and other ephemera, as well as information on specific properties in the city. The 2020 publication *Images of America: La Quinta* was additionally reviewed to glean historical information on specific properties and to inform the larger history of the city. Owners and occupant names were researched at the La Quinta Historical Society with additional genealogical research conducted online via Ancestry.

Aerial imagery was research at multiple locales including National Environmental Title Research (NETR) Historic Aerials, UC Santa Barbara FrameFinder, and the U.S. Interior Department's Earth Explorer collection.



Figure 2. La Quinta, Coachella Valley, Looking Southwest, 1956.

Los Angeles Public Library, Kelly-Holiday Mid-Century Aerial Collection GPC_b23_f1_i27 (Photographic print); KHAf 274-2).

Subdivision tract maps, downloaded from the Riverside County Land Records Research Tool, set against the City's Residential Directory Map (showing current neighborhood names and locations) helped to verify boundaries, arrangement, and size of lots, and offered insight on the pace of growth for the city via survey and recordation dates. Urbana mapped the locations and boundaries of historic-era and contemporary neighborhoods using these resources.

Context Preparation

Utilizing contextual and property-specific research, Urbana developed an updated and expanded historic context statement. This context statement analyzes the historical development of the city and contains information about historical trends and properties, organized by important themes with corresponding timeframes.

The context development effort utilized the 2011 draft historic context statement prepared by the La Quinta Planning Division and submitted to the La Quinta Historic Preservation Commission. This report was prepared by Former Associate Planner, Leslie Mouriquand; Former Planning Manager, Christine di Lorio; Former Principal Planner, Stan Sawa; and Planning Manager, David Sawyer. The current context statement introduces new themes, property type descriptions, significance thresholds, and integrity consideration to provide parameters for the identification of significant properties in the city. Seven themes were prepared as part of the updated context effort.

- Theme 1: The Coachella Valley in the Spanish and Mexican Eras, 1774 – 1848
- Theme 2: Railroad Development and Homesteads, 1848 – 1920
- Theme 3: Ranches and Agriculture, 1900 – 1970s
- Theme 4: Recreation and Leisure, 1926 – 1970s
- Theme 5: Residential Development, 1934 – 1970s
- Theme 6: Commercial Development, 1934 – 1970s
- Theme 7: La Quinta Architectural Styles, 1900s – 1970s

Documentation and Reporting

Upon completion of fieldwork and contextual and property-specific research, Urbana documented and evaluated all surveyed properties and prepared this survey report package. All property documentation conformed to the California SHPO *Instructions for Recording Historical Resources* (1996 as amended).

The fieldwork data was used to update findings for previously recorded properties through

the preparation of DPR 523 L (Continuation Sheet) forms for each previously recorded resource with updated photographs, descriptions of integrity, and eligibility conclusions. In addition to updating existing records, Urbana documented and evaluated 100 newly identified properties that reached the 45-year age threshold between 2006 and 2022 using DPR 523 Series Forms, including 523A Primary Record; 523B Building, Structure, Object Record; and 523J Location Record. Urbana assessed each property to determine the level of alteration and integrity status and focused more intensive documentation and evaluation on those properties that appeared to qualify as historical resources more readily under CEQA.

Stakeholder Involvement

Stakeholders included the City's Design and Development Department, Planning Division; the Planning Commission; the La Quinta Historical Society; and individual property owners and their representatives who provided access to properties, photographs, and other historical data to inform the survey process.

La Quinta Planning Commission and City Council

In April and June 2022, Urbana and City Staff presented an overview of the survey effort, including project goals, notable properties and locales, and preliminary findings to the Planning Commission. Urbana provided separate presentations to the Planning Commission and the City Council in March and April 2023, detailing the process conclusions and to solicit feedback. Both the Commission and Council shared local insight, requested an explanation of how the survey findings would inform the local permit and project review process, and accepted the findings of the survey report.

La Quinta Design and Development Department

The City of La Quinta Design and Development Department manages building and planning within the City of La Quinta. Within the Development Department, there is a Building Division and a Planning Division. The Building Division manages and administers building codes, permits, and inspections for new construction projects. The Planning Division produces general plans for the city, manages the development of La Quinta through zoning, produces applicable reports related to future development projects, and manages the historic preservation program. The Design and Development Director, Danny Castro, and Senior Planner, Carlos Flores, were directly consulted throughout the historic resource survey and context statement development process with other members of the

Design and Development Department, including Building Official, A. J. Ortega; Planning Manager, Cheri Flores; and Associate Planner, Sijifredo Fernandez. Each member of the Design and Development Department assisted in providing input, feedback, and support throughout the research, fieldwork, and analysis stages of the report.

A project kick-off was presented to the Design and Development Department in June 2022. In July 2022, Urbana met with the Design and Development team for a second time to share and review the draft list of historic-era properties intended for survey. In September 2022, Urbana met with the Design and Development team to discuss the existing historic preservation program and to provide recommendations on future program changes. Additional meetings with City Staff occurred in January February 2023 in preparation for the March 2023 Planning Commission meeting and April 2023 City Council meeting.

La Quinta Historical Society

The La Quinta Historical Society is a volunteer nonprofit organization that supports the La Quinta Museum; collects and maintains historic archives & artifacts; provides educational programs and history talks; conducts community outreach and presentations; and curates events and tours throughout La Quinta. Throughout the development of the historic resource survey and context statement, members of the La Quinta Historical Society assisted Urbana staff by conducting local research, providing applicable historic documents and photos; and administering access to their archives. President of the La Quinta Historical Society, Linda Williams, and Archives Manager, Sabina Greco, consistently provided feedback and support for Urbana staff through communications and on-site assistance.



Figure 3. Headquarters of the La Quinta Historical Society, historically constructed for use as the Palm Springs Land Irrigation sales office, developers of the Cove.

Project Personnel

Urbana employed a team approach to the project with several employees contributing to the project including

- John Hyche, MA, Associate Historian,
- Alexandra Baker, MCP, Preservation Planner,
- Alexia Landa, BA, Historian / Archaeologist,
- Nehemiah Buenaventura, AIAS, Research Associate,
- Scott Solliday, MA, Senior Associate Historian,
- Douglas E. Kupel, Ph.D., RPA, Senior Historian, and
- Wendy L. Tinsley Becker RPH, AICP, Principal.

Urbana personnel meet the Secretary of the Interior's Professional Qualifications Standards in the disciplines of History, Architectural History, and Archaeology. Resumes are included in Appendix F.

Regulatory Framework

This historic resource survey documented and evaluated 363 properties for eligibility under the criteria of the National Register of Historic Places (NRHP), the California Register for Historical Resources (CRHR), and the La Quinta Historic Resources Inventory (Local Register). Properties listed on or eligible for listing on the NRHP, CRHR, and Local Register generally qualify as historic properties and historic resources under Federal, State and local regulatory frameworks. Following is an overview of the historic preservation regulatory framework for properties and projects in La Quinta.

National Historic Preservation Act (NHPA) & Historic Properties

The NHPA requires federal agencies to consider the effects of proposed undertakings on historic properties. A historic property is defined as any building, site, district, structure or object that is listed in or eligible for listing in the NRHP. For a property to qualify for the NRHP, it must meet one of four criteria for evaluation and retain sufficient integrity to convey its significance. Pursuant to *National Register Bulletin 15* (36 CFR § 60.4), the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and one or more of the criteria listed below.

- Criterion A.** That are associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B.** That are associated with the lives of persons significant in our past
- Criterion C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components lack individual distinction
- Criterion D.** That have yielded, or may be likely to yield, information important in prehistory or history

NRHP Criteria Considerations

According to the criteria considerations provided by the National Park Service in 36 CFR § 60.4, districts, sites, buildings, structures, and objects such as cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years that meet one or more of the NRHP criteria are not considered eligible for listing in the NRHP. However, such properties would qualify in La Quinta if they were found to be integral parts of districts that do meet the criteria or if they fall within the following categories listed below.

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance
- B. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event
- C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life
- D. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance
- G. A property achieving significance within the past 50 years if it is of exceptional importance

NRHP Aspects of Integrity

In addition to meeting at least one of the designation criteria, a property must retain sufficient integrity to convey its significance for listing in the NRHP. Integrity is the ability of a property to convey its significance using physical characteristics related to a proposed historic period of significance. The National Park Service has defined the following seven aspects of integrity in *National Register Bulletin 15* listed below.

- **Location** - the place where the historic property was constructed or the place where the historic event occurred

- **Design** - the combination of elements that create the form, plan, space, structure, and style of a property
- **Setting** - the physical environment of a historic property
- **Materials** - the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- **Workmanship** - the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- **Feeling** - a property's expression of the aesthetic or historic sense of a particular period of time
- **Association** - the direct link between an important historic event or person and a historic property

California Environmental Quality Act (CEQA) & Historical Resources

Pursuant to the CEQA PRC § 15064.5(a), the term "historical resources" includes the following listed below.

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR (Public Resources Code, Section 5024.1)
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets one or more of the criteria for listing on the CRHR (Public Resources Code Section 5024.1)

Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

Criterion 2. Is associated with the lives of persons important in California's past

Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history

- The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1

The CRHR includes resources listed in or formally determined eligible for listing in the NRHP as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).

The CRHR statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the CRHR, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the CRHR. However, this does not mean that resources identified in a survey that is more than five years old need not be considered “historical resources” for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the CRHR.

CRHR Aspects of Integrity

Historical resources eligible for listing in the CRHR must meet one of the criteria of significance described 14 CCR § 4852(b) retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Like the NRHP, the integrity of sites potentially eligible for inclusion in the CRHR are

evaluated regarding their retention of location, design, setting, materials, workmanship, feeling, and association. Historical resources must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the NRHP, but they may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data.

CRHR of Historical Resources Special Considerations

Certain properties may be listed in the CRHR under specific special circumstances. These special considerations are listed below.

- Moved buildings, structures, or objects. The Commission encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the CRHR if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment
- Historical resources achieving significance within the past fifty (50) years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty (50) years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance
- Reconstructed buildings. Reconstructed buildings are those buildings not listed in the CRHR under the criteria in 14 CCR § 4852(b)(1), (2), or (3). A reconstructed building less than fifty (50) years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices; e.g., a Native American roundhouse.

City of La Quinta Historic Resources, Historic Landmarks and Historic Districts

The La Quinta City Municipal Code outlines the criteria for listing in the La Quinta Historic Resource Inventory (Local Register). The municipal code also describes landmark designation procedures and historic district designation procedures.

The city council maintains a Historic Resources Inventory according to the requirements of the California Office of Historic Preservation. A historic resource may be considered for inclusion in the Local Register based on one (1) or more of the following listed below.

- Criterion A.** It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering or architectural history
- Criterion B.** It is identified with persons or events significant in local, state or national history
- Criterion C.** It embodies distinctive characteristics of a style, type, period or method of construction, is a valuable example of the use of indigenous materials or craftsmanship or is representative of a notable work of an acclaimed builder, designer or architect
- Criterion D.** It is an archaeological, paleontological, botanical, geological, topographical, ecological or geographical site which has the potential of yielding information of scientific value
- Criterion E.** It is a geographically definable area possessing concentration of site, buildings, structures, improvements or objects linked historically through location, design, setting, materials, workmanship, feeling and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement

Significance Thresholds and Integrity Considerations

The significance thresholds and integrity considerations for a property in La Quinta to be listed at the local, state, or national level are grouped by the themes discussed in the historic context statement. The significance thresholds and integrity considerations for each property type within their respective theme are in Appendix B2.

Historic Context Statement

As a locale, La Quinta's early history, in the American period, is tied to the development of homesteads and ranchos, and to the Bradshaw Trail, a short-lived route intended to provide safe and efficient passage between present-day Palm Springs and present-day La Paz, Arizona where a gold strike occurred in 1862. La Quinta's role on the Bradshaw Trail was an important one as a place to find potable water and livestock fodder, an overnight camp spot and place of shelter from windstorms and flashfloods, along the route. In 1868, the Bradshaw route was officially authorized by Congress as a U.S. Mail stagecoach route to carry mail from Los Angeles through San Bernardino, La Paz and Prescott, Arizona, and on to Santa Fe, New Mexico. The Bradshaw Stage Line passed through the northern section of La Quinta until 1877 and was replaced by a graded gravel road in 1915. This early stagecoach route, however, was not the primary transportation corridor in the Coachella Valley. In 1876, the Southern Pacific Railroad extended service from Los Angeles to Indio to transport people and produce grown in the region. The Coachella Valley was home to numerous farming establishments, particularly Indio, which featured reliable water sources. La Quinta's climate fostered growth of exotic dates, sweet corn, Bermuda onions and Thompson seedless grapes, therein becoming one of several agricultural communities in the Coachella Valley.

This Southern Pacific connection opened the Coachella Valley for more than homestead, ranching, and agricultural uses. In the first few decades of the 20th century, tourism including therapeutic and recreational resorts, were developed throughout the valley including the La Quinta Resort, the city's namesake. Established in 1926 by Walter Morgan as the La Quinta Hotel, the resort featured 20 guest casitas, an open-air glassed dining room, three courtyards, a swimming pool, and a nine-hole golf course set over 1,400-acres. Roughly four years later, Santa Carmelita de Vale, the Cove, residential subdivision was platted as a seasonal resort club and community with fifty adobe bungalows by Developer E.S. "Harry" Kiener. Mr. Kiener previously developed the Peter Pan Woodland Club in Big Bear and brought his experience to the Cove project. He commissioned Master Architect S. Charles Lee, noted for his theater designs throughout California and the southwest, to

design the Desert Club in 1937.

In the late 1930s through 1950s, the La Quinta Resort and the Cove were expanded to accommodate growing interests, with a prolonged pause resultant from WWII-era rationing mandates which reduced development activities and tourism in the area. In 1937, under the ownership of B.J. Barder, the La Quinta resort added six tennis courts and a pro shop, and business boomed with a stream of celebrity guests from the entertainment industry. Between 1935 and 1949, approximately 95 houses were constructed at the Cove; many in the Spanish Eclectic style intended to continue the architectural precedent set at the La Quinta Hotel.

In the post-WWI period, the La Quinta Hotel transformed into a full-fledged country club with custom homes built across from the hotel over a new 130-acre land extension named the Golf Estates. As these two resort communities developed, incremental construction of buildings occurred in the Village and municipal infrastructure was established including graded and paved roads, permanent water and sewer services, and gas and electrical utilities. Community building started in the Village and Cove, but development was substantially impaired by WWII and little growth occurred until the contemporary period. In subsequent decades, La Quinta gained a reputation as a vacation or bedroom community for the greater Southern California region. In the early 1980s, housing and commercial building increased. The Cove subdivision was developed with new housing and La Quinta was incorporated as a municipality in 1982. Today the city is still a destination for therapeutic and recreational resort opportunities with more than 20 golf courses, numerous parks, and biking and hiking trails. La Quinta continues to embrace its history while facilitating new development strategies.

The historic context includes a historical narrative, organized by chronological periods of development. For each narrative theme, the relevant property types are identified, and designation requirements (significance thresholds and integrity considerations) are established (see Appendix B2). Seven themes are included in the following pages.

- Theme 1: The Coachella Valley in the Spanish and Mexican Eras, 1774 – 1848
- Theme 2: Railroad Development and Homesteads, 1848 – 1920
- Theme 3: Ranches and Agriculture, 1900 – 1970s
- Theme 4: Recreation and Leisure, 1926 – 1970s
- Theme 5: Residential Development, 1934 – 1970s
- Theme 6: Commercial Development, 1934 – 1970s
- Theme 7: La Quinta Architectural Styles, 1900s – 1970s

Theme 1: The Coachella Valley in the Spanish and Mexican Eras, 1774 – 1848

Juan Bautista de Anza, a Spanish explorer in search of a land route between Mexico and California, passed through the Coachella Valley in 1774.¹ For the Desert Cahuilla people who lived in the region, this was their first contact with Europeans. However, unlike other tribes' experiences with Europeans, this first encounter initially had limited impact on their way of life. The expedition continued to Mission San Gabriel Arcángel. Other visitors in the valley were rare, as Spanish settlement was concentrated on the coastal areas of California Alta. The Cahuilla continued their traditions of hunting and gathering for their subsistence. After 1800, Spanish travel and trade expanded across the desert and the Coachella Valley became a more important location on the well-established trails. Some of the Cahuilla people also traveled outside of the valley on these trails and settled on distant missions established by the Franciscans. As early as 1809, Cahuilla people were being baptized at distant missions, and by 1819, Cahuilla villages



Figure 4. Drawing of Juan Bautista de Anza on horseback.

(San José Public Library, California Room
<https://calisphere.org/item/fcc7b6420c403ee5de4a7c76e2c6d37f/>)

were regularly trading with Spanish travelers. They began obtaining goods such as horses, cattle, glass beads, cloth, and metal tools.² Eventually, contact with Europeans had a devastating impact on the Cahuilla people, first through outbreaks of diseases such as syphilis, cholera, measles, smallpox, malaria, tuberculosis, and typhoid fever, to which they had no natural defenses, and ultimately, the disruption of their traditional culture and practices, the introduction of unhealthy changes in diet, and the stress of coerced labor on ranches.³ The population of many Cahuilla communities declined rapidly.

A small local rebellion in Mexico in 1810 quickly grew into a war for independence from Spain, and after a long struggle to be free from Spanish colonial rule, Mexico gained its

independence in 1821. Alta California, which had few settlers, became a territory of the new Republic of Mexico rather than a state. Important changes in the laws and administration of California included secularization of the missions and the awarding of large land grants to Mexican citizens in the southern California area. Again, this had limited impact on the Coachella Valley as few settlers were interested in establishing a ranch in the arid desert, but Cahuilla men were often sought as wage laborers to work on ranches outside the Coachella Valley.

The United States declared war on Mexico in 1846, and after the war, with the Treaty of Guadalupe-Hidalgo, Mexico ceded control of California and the greater Southwest to the United States. The discovery of gold at Sutter's Mill in 1848 led to the California Gold Rush of 1849, and about 300,000 immigrants traveled to the area from around the world. Thousands of these gold-seekers traveled west along the branches of the southern route, some of which passed through the Coachella Valley. This new wave of settlers and travelers began to impact Cahuilla communities in more direct ways than the previous 50 to 75 years of contact.

Theme 2: Railroad Development and Homesteads, 1848 – 1920

Shortly after the beginning of the American period, settlers became invested in ways to utilize the Coachella Valley and the San Gorgonio Pass to their benefit. Specific technological improvements and advantageous land laws made settlement possible and initial establishments were slow to gain a footing. The advent of sustained contact between Americans and the Desert Cahuilla people also introduced friction between the groups and the eventual establishment of Native American reservations in the Coachella Valley.

Railroad Construction and the Bradshaw Trail

The 1848 Treaty of Guadalupe Hidalgo that ended the war with Mexico allowed the United States to begin surveys for railroads. Between 1853 and 1857, the United States sent out several teams to survey the southwest for possible transcontinental railroad routes. Notable explorers searched for a practical route west in the interest of linking California to the rest of the nation. One of the earliest railroad surveys was led by Lieutenant Robert S. Williamson, a graduate of the United States Military Academy, who led a US Army Corps of Topographical Engineers survey in 1853. Williamson's party left Benicia, California, and

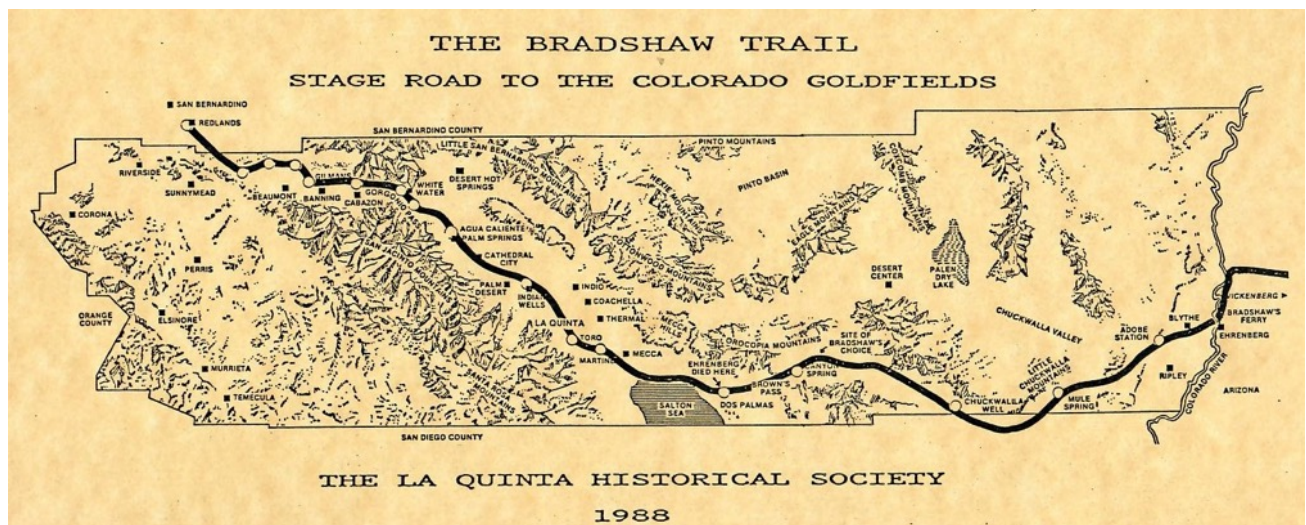


Figure 5. The Bradshaw Trail.

(Betty O'Reilly and Virginia L. Bailey, Ph.D. The Bradshaw Trail: Stage Road to the Colorado Goldfields. Published by the La Quinta Historical Society, 1988)

travelled south, exploring passes through the Sierra Nevada.⁴ The most southerly branch, from Texas to San Diego, was surveyed by Lieutenant John C. Parke and geologist William Blake. This route was later used by the "Jackass Mail" from Texas to San Diego in 1857, and then by the Butterfield Overland Mail stagecoach trail that went through Yuma and on to Los Angeles and San Francisco. The company departed with a large contingent of workers

and supplies and surveyed the Coachella Valley in 1853, identifying the San Gorgonia Pass as the best low-level mountain pass on the Pacific slope suitable for a potential railway line.

In 1861, four Sacramento businesspeople incorporated the Central Pacific Railroad (CPRR). These investors, known as "The Big Four," included Leland Stanford, Mark Hopkins, Charles Crocker, and Collis P. Huntington, were known for building the western section of the first transcontinental railroad across Sierra Nevada. They also bought the Southern Pacific Railroad (SPRR), which ran from San Francisco to San Diego via the San Joaquin Valley, to expand it into a southern transcontinental route.⁵ In 1871, Congress authorized the SPRR to be the only railroad to "construct a line of railroad from a point at or near Tehachapi Pass, by way of Los Angeles, to the Texas Pacific Railroad at or near the Colorado River." This action essentially blocked the Texas Pacific in California.⁶ The SPRR began construction through the Coachella Valley in 1864. The grade through San Gorgonia Pass was one of the most difficult to build, requiring wagons to haul water, food, supplies, and materials to the site. As the railway line was completed, a railroad depot was constructed in present-day Indio, as a mid-way point between Yuma and Los Angeles. In 1877, the Southern Pacific Railroad reached the Arizona border and controlled approximately 85% of California's railroad mileage. Congress granted the right of way through the military reservation at Fort Yuma to the SPRR, leading the way for the railroad company to complete the transcontinental route along the 32nd parallel route as originally envisioned when the Gadsden Purchase treaty was ratified in 1854. By 1883, the line extended to New Orleans by connecting to railroads that were constructed to the West.

In 1862, gold was discovered near La Paz, Arizona, attracting potential miners from Los Angeles to travel eastward across the Mojave and Colorado Deserts utilizing the San Gorgonio Pass to the Coachella Valley. Henry De Groot, an assistant geologist for the California State Mining Bureau, teamed with newspaper writer J. H. Riley to investigate the La Paz gold rush and travel along the routes miners were taking to get from California to Arizona. De Groot and Riley left from San Bernadino, California, aiming to take a newly opened trail discovered by William Bradshaw which went through the San Gorgonio Pass, cutting 200 miles from the journey. Along the way De Groot described geography, distances traveled, water hole locations, and available food for livestock. Riley kept notes in his diary and recorded stories and narratives from their journey. The Bradshaw Trail ran from the Agua Caliente Village (Palm Springs), through what is now Indian Wells, passing through the northern section of what is now the La Quinta (in the vicinity of the modern day Point Happy Ranch grounds), then through La Quinta to the Rancheria de los Toro's, the Martinez Village, Lone Palm Springs, and Dos Palmas (near the modern-day edges of the Salton Sea where potable water was available). After passing down the Coachella Valley,

the Bradshaw Trail passed Tabaseca and Chuckawalla, eventually arriving at the Pima Villages near La Paz.⁷

Native American Reservations and Early Homesteads

Throughout the first decades of the American period, the Cahuilla people were often subject to continued labor exploitation for ranching, agriculture, and railroad construction throughout Southern California and the Coachella Valley. An 1860 system of apprenticeship was instituted in California which essentially legalized indentured servitude



Figure 6. Toro vicinity well, Indian Wells.

(Photograph Courtesy Palm Springs Historical Society
<https://www.palmspringslife.com/agua-caliente-water/>)

for Native workers. However, following the Great Drought between 1862 and 1864, cattle raising activity in California sharply declined and large tracts of agricultural lands were divided into smaller parcels. Therefore, the need for Native labor decreased and the need for workers became increasingly filled by Chinese immigrant laborers over the last quarter of the 19th century.⁸ As labor conditions in Southern California evolved, Native American groups sought to push back against their continual mistreatment and lack of property rights.

In 1870, the Indian Rights Association was created to stop the theft of Indian land and water across the country. Several religious organizations also joined the effort in support of Native Americans, and in response,

President Ulysses S. Grant implemented a procedure for establishing land grants for specific tribes. This became known as the Grant Peace Policy. President Grant established the first reservations for the Cahuilla, Torres-Martinez, Cabazon, and Morongo peoples in the San Gorgonio Pass and Coachella Valley in 1875. The Augustine Reservation is two miles east of

the eastern boundary of La Quinta. The Cabazon Reservation was placed approximately three miles to the northeast of La Quinta, while the closest section of the Torres-Martinez Reservation was located just a few miles to the southeast.⁹

The boundaries of the first reservations were not clearly defined, resulting in lawsuits by settlers who challenged the reservation grants. In 1852 the Desert Cahuilla people in the Coachella Valley were to be given a strip of land that was 30 miles wide and 40 miles long, including land that would later become La Quinta. However, Congress failed to ratify the treaty and the proposed reservation boundaries were not formally recognized.¹⁰ In 1887 Congress passed the Dawes Act, which allowed the division of reservation land into separate tracts allotted to individual Native Americans. Conflicts over land ownership and allotments continued. To resolve these disputes the Act for the Relief of Mission Indians was enacted in 1891, which established reservations in Southern California according to the recommendations of the Smiley Commission. This act clearly defined the boundaries of each reservation. However, due to lawsuits, the designated reservation lands were reduced by one-third of what was originally designated. However, because of late settlement on Cahuilla lands within the Coachella Valley, many tribes in the area were able to hold on to some of their ancestral territories using a variety of methods that changed over time. The Torres-Martinez Desert Cahuilla Indians, the Agua Caliente Band of Cahuilla Indians, and the Cabazon Band of Mission Indians entities and their governmental borders are products of the reservation system that continued to evolve after 1875.

Land Grants and Homesteads

The creation of the tribal reservation system coincided with the inception of other federal policies designed to encourage Americans to move west and develop the vast interior of the continent. The suite of laws that made formal settlement in the western United States possible began with the Homestead Act of 1862. Homesteading was integral to the settlement of the American West. The 1862 law and subsequent related laws allowed settlers to gain ownership of land owned by the federal government and considered part of the public domain. Although homesteading had its roots in the mid-nineteenth century, easing requirements and extending the act allowed homesteading to continue in the early twentieth century. The homestead laws were changed and modified many times and reinterpreted by rules and court decisions. These changes allowed people to homestead larger tracts of land. Also, the laws evolved so that residency requirements were reduced. The Homestead Act and its amendments had such an impact on the settlement of the western United States that by 1958 some 38,784,000 acres of federal land had been transferred from the public domain to homesteaders in California alone.¹¹

Under the Homestead Act of 1862, an applicant could declare his or her intent to homestead. The person was then required to make certain improvements, including building a residence, cultivating the land, and residing on the claim for five years, and then would receive a patent for a 160-acre parcel. A homestead claim could be made by almost anyone who was the head of a household or at least 21 years of age. U.S. citizens, freed slaves, new immigrants, single women, and people of all races were eligible. Though the requirement for “proving up” homestead claims changed over time, applicants were required to live on the land for a set amount of time and make improvements, which required a significant amount of work and investment. For many homesteaders to successfully receive their land patent, they were forced to take out loans and live frugally.¹²

Homesteading, though initially focused on agriculture, shifted to include ranching. Out of necessity, many homesteads were characterized by multiple economic endeavors. Regions with marginal soils or sparse water featured homesteads characterized by multiple-use properties. Homesteaders in these areas would conduct subsistence agriculture, which included raising livestock, row crops, and orchards. These early homesteaders had to diversify to subsist and perhaps turn a small profit. This changed with the advent of agricultural irrigation in the desert regions where homesteaders could rely on irrigation companies to supply water from surface ditches or groundwater wells. Subsequent homesteading laws and amendments to the Homestead Act of 1862 changed the requirements to accommodate the realities of life in the arid West by allowing larger plots for farming and stock-only patents, as well as more flexibility in residency requirements that allowed applicants to spend periods of time away from the homestead to pursue a second livelihood.¹³

In 1862 the government provided land grants to railroad companies to encourage railroad construction. The odd numbered sections of public land were reserved for the railroads with five alternate sections per mile on each side of the rail line, for 10 miles on each side of the line. In 1864 the railroad grants were increased to 20 alternate sections for each mile of track, thus reaching far from the rail line. In 1871 Congress stopped issuing railroad grants. Three years after the railroad was completed unused lands could be sold at \$ 1.25 per acre for settlement and preemption. Preemption was the right of settling on and improving unappropriated public lands and, later, of buying them at the minimum price without competition.¹⁴

One of the most significant of these later laws was the Desert Land Act of 1877 which eliminated the requirement for homesteaders to live on the land. It also expanded the amount of acreage that settlers could acquire to 640 acres. Significantly, the impetus for

the Desert Land Act came from California representative John K. Luttrell who wanted to speed up privatization of land east of the Sierra Nevada Mountains. He was instrumental in getting Congressional approval of the Lassen County Land Act of 1875 which expanded acreage for homesteads in Lassen County, California. This was a precursor to the subsequent Desert Land Act of 1877 which extended the provisions to other areas in California and other western states.¹⁵

For the La Quinta area, the first applications for government land were made just before the turn of the century. The types of land grants in La Quinta consisted of Desert Land Entries, Homestead Entries, Railroad Grants, Cash Entries, Reclamation Homestead Entries, State Grants, and properties acquired through the Indemnity List. There were numerous attempts to homestead and acquire government land; however, only a small fraction of all the attempts reached the patent status. The Bureau of Land Management Historical Indices records each of the attempts and those that reached a patent. Many of the granted lands were later sold.¹⁶

The interest in homesteading slowed in 1917 when the impacts of World War One reduced homesteading after the war. Also contributing to the decline was the lack of good lands since many of the prime locations had already been homesteaded. Drought and the post-World War I economic collapse of agricultural and livestock prices further contributed to the decline of homesteading. To combat the decline, Congress adopted several measures to encourage homesteading and to reward veterans for their service in World War during the 1920s.¹⁷

Homesteaders' Houses

As discussed previously, there were numerous attempts to homestead land in the La Quinta area. Only a fraction of those who attempted were successful in obtaining a patent on their claims. To obtain a patent on a homestead, a home was required to be built and lived in for a period of five years while a minimum of one-eighth of the land was farmed and improved. The houses constructed under these requirements were often small, single wall construction with wood siding.

Architectural design requirements were not specified; however, most existing homestead houses were built in a rectangular shape with a gable type of roof. Building materials appear to have most commonly been wood frame with wood siding, with wood framed multi-pane glass windows. Occasionally a fireplace was constructed.

One of the last examples of a homestead house to exist in La Quinta was the Burkett

Homestead house, demolished in March of 1996. The property is located approximately one mile south of the present-day State Highway 111 on the east side of Washington Street. Manning Burkett brought his family from Maine to Long Beach in 1905, then on to La Quinta for his son's health. Five generations of the Burkett family lived on the property. From observation, two houses on the ranch were built many years ago, one older than the other. In 1917 Burkett homesteaded the property, so it can be assumed that the first house was built in 1917 or shortly after as per the requirements for homesteaders. The smaller house (probably the oldest house) was single-story, wood-frame construction, with wooden siding. The larger house was a single-story, wood-frame structure with stucco exterior finish. There is no documented information about the architectural details of the structures or a site plan of the property. Horse corrals were constructed on the ranch. A fire occurred in the kitchen of the larger house sometime in early 1995. A demolition permit was issued only for the burned house; however, both houses were demolished. In March of 1996, the remaining structures were torn down.

The first house built on the John Marshall Ranch, which was located at the southern end of Washington Street on the south side of Avenue 52, was a homestead house. It is described as small and was built in 1910. A pamphlet, published by the La Quinta Historical Society in 1996, mentions the small house but does not give any details. After the large hacienda style house (Hacienda Del Gato) was built, the smaller house was relegated to the ranch caretaker. Mellon and Associates documented the structures on the Marshall Ranch in 1996. The Traditions residential project has been constructed on the land surrounding the hacienda. The Hacienda Del Gato and its adjacent grounds and entry from Avenue 52 have been retained and restored and are used as the homeowner's association office.

The Point Happy Ranch on the west side of Washington Street, just south of Highway 111, was homesteaded by Norman "Happy" Lundbeck at the turn of the century. It was a distinct development from the other homesteaded properties. The ranch included a one-room grade school, built in 1916 primarily to serve the children living on the ranch. A teacher was hired for the school. The school building was simple, with a gabled roof, and constructed with wood-frame and wood siding. A school district was formed which served the area between Palm Springs and two miles east of Washington Street. A few years after it was built the school was relocated to Indian Wells. The school district boundaries included over 190 square miles and included present-day Palm Desert, Indian Wells, and La Quinta, as well as a swath eight miles wide that extended across the Santa Rosa Mountains to the southern county line. On July 1, 1929, the Point Happy School merged with the Indio School District.

The Point Happy Ranch had a stable and a small store where the Santa Rosa Mountain spur reaches out into the desert. The ranch was in the path of the Bradshaw Trail stagecoach Trail. Only a few hundred yards to the west of the ranch, in Indian Wells, was a stage stop and watering hole (La Quinta Historical Society n.d.). This may have been the walk-in well dug by the Cahuilla.

The ranch was purchased in 1922 by Chauncy D. Clarke, a noted philanthropist, oil man and geologist. He also acquired several adjoining parcels totaling 135 acres. Clark came from a wealthy family that owned a whisky distillery in Peoria, Illinois. Mr. Clarke named the property the Point Happy Date Gardens and planted a large portion of his initial 134-acre property in Deglet Noor date palms. These were the first Deglet Noor dates cultivated in California. His ranch became a great success, known not only for its dates but also for prized Arabian horses and lavish gardens. Mr. Clarke died on August 22, 1926. Prior to his death, Mr. Clarke sold his Arabian horses to the Kellogg Ranch in Pomona, now the site of the California State Polytechnic University, Pomona. Marie Clarke, Chauncy's wife, was a founder of the Hollywood Bowl and financially underwrote the Indio Women's Club. Mrs. Clarke died on October 30, 1948. The ranch was left to Claremont College which later sold off parts of the ranch.

The structures on the ranch, which stretched back to the La Quinta Hotel, include an Old California style house, a guesthouse, two swimming pools, an archery course, bridle paths, gardens of rare trees and flowers, and a worker's village. Each home in the village was air conditioned and supplied with a radio.

In the mid-1950s Point Happy Date Garden was sold to Mr. William DuPont, Jr., a member of the famous DuPont Chemical Corporation family. He built a home for himself astride a mountain saddle in the Santa Rosa Mountain spur that overlooked the Point Happy Ranch. The home is a single-story, single-family house of red brick construction. There is a built-in swimming pool and patio deck on the east side of the house. Below, in the date garden, DuPont built a Mediterranean period style home with a pool and tennis court in 1965, for Miss Alice Marble, a tennis celebrity in the 1930s. There were several workers' houses on the ranch as well as equipment sheds and carports. Mr. DuPont died on December 29, 1965. Subsequently portions of the northern portion of the ranch were sold off to developers.

Theme 3: Ranching and Agriculture, 1900 – 1970s

California has a deserved reputation as a prime location for ranching and agriculture activities. This reputation dates to the earliest era of Spanish and Mexican land grants when Hispanic vaqueros brought ranching culture to Alta California. Americans first traveled west to California to pursue gold and agriculture was a necessary part of sustaining the miners. Many Americans soon realized that even greater fortunes could be made by providing ranching and agricultural products to sustain the mining industry. By the end of the nineteenth century, California saw increasing specialization of agricultural products and an expansion of agricultural output due to improved technology. Today, California is a world leader in agricultural production and the Coachella Valley is one of the state's premier agricultural areas.

Ranching is considered a sub-industry of agriculture and is the most widespread agricultural industry in California and an important part of the regional economy. Ranchers primarily produce meat. Hides are used to make leather, and sheep and goats can be sheared for their wool and mohair. Cattle and sheep are the dominant types of livestock. Dairying is considered part of ranching, as is poultry which is often called chicken ranching. Agriculture in California is generally limited to areas under irrigation where a wide variety of crops are grown. Farmers grow food crops like grains, vegetables, fruit and nuts. They also raise fiber and other non-food crops.

In 2007, the California Department of Transportation (Caltrans) prepared a historic context for agricultural properties in California. While the Caltrans study is focused on archaeological resources and archaeological research design, it still has important information regarding the built environment.¹⁸ California does not have a developed historic context for the closely related activity of ranching. The Caltrans 2007 context mentions cattle, sheep and hogs as important animal husbandry activities, as well as the dairy and poultry industry. The neighboring state of Arizona has developed two in-depth ranching contexts as part of NRHP multiple property nomination forms. One covers the ranching industry from 1540-1950 and the second covers the modern ranching industry from 1945-1970. While not specific to California, the Arizona contexts share many similarities regarding ranching.¹⁹

The project area is particularly significant regarding agriculture since the Coachella Canal passes through the Coachella Valley and terminates in La Quinta at Cahuilla Reservoir. Fed by Colorado River water first diverted by the All-American Canal, the Coachella Canal is considered a significant historic resource.

Prior to the arrival of Euro-American settlers, the only documented settlements in or near the current City of La Quinta boundaries were Native American villages of the Cahuilla people. The Cahuilla are a Takic-speaking people whose society was initially based on hunting and gathering. At the time of European contact, the Cahuilla were concentrated into three groups, based on geographic setting: the Pass Cahuilla of the San Gorgonio Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley.²⁰

The Cahuilla excavated wells in the harsh environment that provided water for domestic use and for seasonal agriculture. The wells were called “te-ma-ka-wo-mal” and could reach a depth of 15 feet or more. One well was located near today’s Highway 111 and Washington Street in an area called Happy Point by later settlers and called Kavinish by the Cahuilla. A second well was called Kotevewit, in the Cove area of La Quinta and now close to the Tradition Golf Club. Other villages in the La Quinta area included Toro, known today as Torres and called Mauulmii. Another village was called La Mesa, located on the eastern edge of today’s La Quinta.²¹

Early Homesteads and Ranches in La Quinta

The public land laws in the United States provided a mechanism to transfer land from the public domain – lands owned and controlled by the federal government – to private individuals. Acknowledging these originally belonged to native peoples, the private owners that acquired the land from the government initiated the settler era of history in La Quinta. These early homesteads and ranches left a mark on the land and are a key part of community history.²²

Point Happy Ranch

The Point Happy Ranch was the center of early settlement in La Quinta. This was developed around the original Cahuilla well site near Highway 111 and Washington Street, which was later a stop on the Bradshaw Trail. Early settler Norman “Happy” Lunbeck and his family established a store, trading post, and stable in the area. A school was added as the population grew. The Lunbeck family filed for a homestead patent in 1907. Norman Lunbeck died in 1912 and the patent was awarded to his widow Anna Scott Lunbeck in 1914.²³

The Chauncy D. Clarke family, who purchased the Point Happy homestead on the west side of Washington Street, south of Highway 111 in 1922, planted a large portion of their 134-acre holding in Deglet Noor date palms. The ranch became a great success.

Chauncey D. Clark was born in Illinois where his family made a fortune with a whisky distillery. He married Marie Rankin who he met in Phoenix where the couple developed mining properties. In addition to dates, the Clarkes established an Arabian horse farm at Point Happy. The ranch was called the "Point Happy Date Gardens." The date gardens and citrus were actively farmed for many years after Mr. Clarke initially planted the first trees. The varieties of trees on the property included pecan, tangerine, lemon, fig, apricot and mulberry. Avocado trees and orange trees had also been planted among the date groves of the original ranch. Later, grapefruit trees were planted. Chauncey Clarke died in 1926. Mrs. Clarke continued to live on the ranch until she died in 1948. Shortly after her death, the Point Happy Date Gardens were sold to Mr. William DuPont, Jr., heir to the DuPont chemical fortune.²⁴

John Marshall Ranch

One of the earliest ranches that left a lasting mark on La Quinta was the John L. Marshall Ranch. Previous historical studies state that John L. Marshall and his brother-in-law, Albert P. Green, homesteaded property along Avenue 52 in La Quinta. The 1997 historic property survey states that The Southern Pacific Railroad sold a parcel located at the southern terminus of Washington Street to John Marshall and his brother-in-law, Albert Green around 1902-03. Today, this is the location of the Tradition Golf Course. Marshall and Green were partners in the Green-Marshall Company located on Broadway in Los Angeles which sold retail paints, oil, glass, and varnishes. Bureau of Land Management records show that Marshall and Green purchased the land from the railroad and received cash entry patents in 1914. They divided the land, with Marshall taking 240 acres west of Washington Street, south of Avenue 52 and Green the east 163 acres. This cove area soon became known as Marshall's Cove, with the periodic lake that formed in the village area called Marshall Lake, and Washington Street called Marshall Road at that time.²⁵

Mr. Green sold his 160 acres almost immediately as he was not a rancher. The Green property was not developed until 1961 when Howard Ahmanson, president and founder of Home Savings and Loan Association and art patron, built the existing ranch house, guesthouse, manager's house, several outbuildings, and a 9-hole golf course. The main residence is a 3-bedroom hacienda-style adobe blockhouse of Mr. Ahmanson's design, with Spanish tile roof. It is situated in an outcropping of the Santa Rosa Mountains and named Rancho Xochimilco. After Ahmanson's death in 1968 the property continued as an active alfalfa ranch until it was sold in 1980. The ranch house exists as a support building for the city's surrounding Silver Rock Golf Course with several retained outbuildings still used.²⁶ Marshall, on the other hand, kept his 160 acres and planted dates and a citrus orchard. In 1920 a large hacienda-style house was constructed on the Marshall Ranch using local

materials. A smaller adobe house and shed had been built in 1910. Worker's cottages were also constructed. A large swimming pool located next to the large hacienda also served as an irrigation reservoir. The 1997 historic property survey states that "the big house was built in 1920 by a Mr. Swanson."²⁷



Figure 7. Original Gates to Marshall Ranch House.

(Courtesy Tradition Golf Club <https://www.traditiongc.com/iconic-history>).

The Marshall Ranch was actively farmed through the 1980s. There was a succession of owners after the ranch was originally sold by Marshall's son. The next owners were William S. Rosecrans and his wife Elizabeth. Rosecrans was the son of Civil War General William Starke Rosecrans, who had started a real estate career in Southern California. The younger Rosecrans followed in his father's footsteps and became a prominent Los Angeles real estate developer and oil tycoon. Rosecrans re-named the home "Hacienda del Gato" in

honor of the family cat that alerted Mrs. Rosecrans of a rattlesnake outside the kitchen doorway. The couple sold the ranch to James T. Holmes, a Los Angeles area electrical and mechanical engineer. Holmes expanded citrus agriculture on the ranch. According to historians Vicki Steigemeyer and Pam O' Connor, citrus varieties included Eureka lemon, Seville orange, pink grapefruit, ruby grapefruit, Temple orange, Dancy tangerine, Valencia orange, Ponderosa lemon and Algerian tangerine. Other plant varieties on the ranch included Washingtonia Fillifera and Robusta palms, bamboo, persimmon, eucalyptus, cottonwood, pomegranate, date palms, carob, jacaranda, and Chinese umbrella trees as well as cactus and shrubs.²⁸

The Marshall Ranch property was sold in 1972 to Lincoln Manchester Properties, owned by Fritz Burns, a prominent Southern California real estate developer in the post- World War II era. After Fritz Burns died in 1979, the property passed to his son F. Patrick Burns who died in 1980. Subsequent landowners were Bill Young, Landmark Land Company, and Sienna Corporation. Following the sale to Sienna in 1996, company officials worked with Arnold Palmer to design and build the Tradition golf course. The Tradition golf course and clubhouse was finished in 1998.²⁹

Burkett Ranch

Manning Burkett developed a ranch about one mile south from Point Happy. Mr. Burkett was a carpenter who worked at the La Quinta Hotel. More than five generations of Burkett's lived on the ranch before the property was sold and the main house demolished in 1996.³⁰

Pederson Ranch

Ray Pederson once farmed here the residential section of the Lake La Quinta development is today. He grew truck crops such as tomatoes, beans, squash, peas, and dates as well as flowers. Much of the produce and flowers were sent to Los Angeles for sale. Part of his land was a lakebed of clay which, when dry, was a private landing strip for wealthy visitors to the La Quinta Hotel.³¹

Rancho La Quinta – Hunt/Vaiden Ranch – Villa Alegre

This ranch was located where The Enclave housing development is today. It was started by Fred Ickes in the 1920s who planted dates and citrus. Ickes was joined by his brother-in-law Mead Vaiden who came to the desert with investment funds from his college friend Clinton Hunt. Hunt took over the operation when Vaiden offered him the deed to the ranch in lieu of repaying the debt. Hunt named the ranch Villa Alegre.³²

Skee Ranch

This ranch was established in 1926 by an Iowa investor named George Skee. It was located where Jefferson Street meets Avenue 52. Although Skee provided the money for the investment, the ranch was planted by Dr. Dana Sniff who leveled the land and planted 1,000 Deglet Noor date palm shoots for Skee.³³

Kennedy Ranch

The Kennedy Ranch is a more recent enterprise in La Quinta. It was founded in 1947 by brothers Leon and Mark Kennedy. Their business name was Kennedy Brothers and they focused on growing cotton and alfalfa. The Kennedy Brothers also grew cantaloupe which

were marketed under the K-B brand. The Kennedys were influential in establishing new crops and experimental growing techniques in Southern California on their 2,000-acre ranch in La Quinta. The Leon and Margaret Kennedy home was located at the intersection of Jefferson Street and Avenue 54. Mrs. Kennedy nicknamed "Marlowe," supervised a crew of sons, daughters, and cousins at the ranch. She was also a prominent artist, who painted desertscapes in oils. The Kennedys were prominent in ranching, farming, and civic activities throughout the Coachella Valley with several dignitaries, celebrities, and notables, including President Dwight D. Eisenhower and Chuck Connors of "The Rifleman" fame frequenting the Kennedy Ranch. They kept the ranch active until 1976 when the land was sold for the PGA West golf course.³⁴

Date & Citrus Agriculture

With the arrival of the early homesteaders came the beginning of agriculture as an industry in the La Quinta area. One of the requirements of homesteading was that the land must be under cultivation for a period of five years prior to the patenting of the applicant's claim. The biggest challenge was not being able to obtain a permanent source of water, such as a well, on the land and then being able to farm it for five years. Despite the lack of water, the La Quinta climate was ideal for growing dates, sweet corn, Bermuda onions, and Thompson seedless grapes. The high temperatures resulted in rapid growth of crops. With the Southern Pacific Railroad depot located in nearby Indio, farmers had easy access for shipping their crops to the Los Angeles and San Francisco markets. Over time, dates proved to be best suited to the climate and soil conditions of the La Quinta area.³⁵

Dates were first introduced in the United States in 1888 by the U.S. Department of Agriculture although they had been first introduced to the Western Hemisphere by Spanish missionaries. In 1904, the US Department of Agriculture established an experimental agricultural station in the Coachella Valley to promote date production. Production rose from 100,000 pounds in 1919 to 1 million pounds in 1926. Three varieties of commercial dates were commonly grown: Deglet Noor (date of light), Saidy, and Thoory. Dates brought a better return per acre than any other branch of agriculture or horticulture.³⁶

Dates can be grown from seed, but the most dependable commercial fruit is produced from proven offshoots or suckers of known varieties. A young palm will produce dates at six years old and be full bearing at ten years. Date palms are not self-pollinating. Pollination must be done by hand, or the fruit will not develop and mature. This created a need for farm laborers in the valley.³⁷

After World War II the date industry collapsed. Date palms were taken out and replaced

with citrus trees on many ranches. About 1950 there was a boom in citrus growing, especially grapefruit and tangerines.

Truck Crops

Besides dates and citrus, sweet corn, Bermuda onions, and Thompson seedless grapes were grown in the La Quinta area. Truck crops were limited to the flat areas of La Quinta. In many places, there was too much clay in the soil to grow many crop varieties. The lack of water coupled with undesirable soil conditions forced some farmers to abandon their holdings.

The Raymond Pederson Ranch located where the Lake La Quinta development has been constructed on Washington Street, at one time grew gladiolus flowers. Mr. Pederson attempted to grow dates, but they did not do well on his property. Often there was difficulty in farming due to the soil type, microclimate factors, and availability of water. John Marshall and his son Harry of the Marshall Ranch first planted cantaloupe and onions for a summer crop. Manning Burkett, who established the Burkett Ranch, grew citrus.³⁸

Coachella Canal

The history of the Coachella Canal which brings Colorado River water into the Coachella Valley for irrigation begins in the nineteenth century when early observers noted the remains of an ancient lake in the desert of California's Imperial Valley. Scientists named the prehistoric body of water Lake Cahuilla and speculators got the idea to divert water from Colorado in a canal to support crops in the desert valley. Unfortunately, this plan resulted in disaster when Colorado River floods in 1904-1906 broke the headgates of the Alamo Canal and diverted the full flow of the river into the Imperial Valley. The flood created the Salton Sea and sent engineers back to the drawing board.

The canal breach was closed in 1907 and irrigation from Alamo Canal resumed. Since the canal was mostly in Mexico an idea to construct an "All American Canal" took shape. This led to the creation of the Imperial Irrigation District in 1911. Construction of the All-American Canal was completed in 1940.

Farmers and landowners to the north of the Imperial Valley began a push for extension of the water project to the Coachella Valley. This effort was begun during World War One by Dr. S.S.M. Jennings. Jennings and attorney Thomas C. Yager championed the push for a local irrigation district to construct a branch of the All-American Canal to bring water for irrigation from the Colorado River to the Coachella Valley. On November 8, 1918, residents voted to create the Coachella Valley County Water District. Ten years later, the Boulder

Canyon Project Act of 1928 included provisions for the Coachella Branch of the All-American Canal.³⁹



Figure 8. Waste Way No. 1, June 1946, Coachella Branch Canal.

(US Bureau of Reclamation photo <https://historytrove.com/online-brief-photo-history-of-the-coachella-canal/>)

Contracts for the first two sections of the Coachella Canal were awarded in 1938 and 1939. Workers completed a total of 43.4 miles of canal in 1940. By the end of 1941, the first 75 miles of canal had been completed. However, the US entry into World War Two after the attack on Pearl Harbor on December 7, 1941, put an end to construction for the duration of the war. Construction resumed after the war and the first deliveries from the Coachella Canal irrigation distribution system were made in March of 1949.⁴⁰

The arrival of the canal into the Coachella Valley had a tremendous impact on the valley's agricultural economy. Crop patterns changed over the years with the availability of supplementary canal water. The Coachella Branch Canal was constructed as an unlined main canal and underground distribution system. The branch canal began at Drop 1 on the main canal and continues 123.5 miles to the Lake Cahuilla terminal reservoir within the

City of La Quinta. The Coachella Valley Water District constructed the modern Lake Cahuilla in 1969. The lake and surrounding park facilities are currently operated by the Riverside County Parks Department.⁴¹



Figure 9. Lake Cahuilla Reservoir Under Construction 1969
(Courtesy of the Coachella Valley Water District <https://cvwatercounts.com/watch-film-shows-creation-of-lake-cahuilla-in-1969/>)

Theme 4: Recreation and Leisure, 1926 – 1970s

Some of the first early settlers and homesteaders in the Coachella Valley in the late 19th century were initially attracted to the desert due to the health benefits associated with arid climates to alleviate respiratory and arthritic ailments. Others sought settlement in the Coachella Valley for quiet refuge and relaxation in relative solitude compared to nearby cities and towns. Over the course of the 20th century, the hospitality industry capitalized on the allure of desert solitude to advertise hotels and resorts in the Coachella Valley for the wealthy elite living in the larger Southern California communities to the west and southwest, like Los Angeles and San Diego. As a result, establishments in the Coachella Valley, specifically in the La Quinta area, regularly hosted regular tourists, movie stars, celebrities, and other wealthy individuals drawn to the advertised charm and beauty of the desert. Over time, the high-profile clientele attracted a more middle-class demographic that became drawn to La Quinta for the same reasons, its relative isolation, burgeoning country clubs, and its growing recreation industry.

The La Quinta Hotel (La Quinta Resort & Club)

In 1921, Walter H. Morgan, the son of a wealthy San Francisco family, came to the Coachella Valley after the First World War for health concerns and the dry climate to cure his ailments with his former comrade, Fred Ickes.⁴² After one year investigating the area and interviewing locals investigating the best-suited land for settlement, the two men settled on a property and Morgan purchased 1,400 acres through the Desert Development Company north of Marshall's Cove on a lower part of the valley, land that was originally part of a railroad land grant and part of a State Grant Patent.⁴³ Morgan wanted to construct a retreat hotel on the land and shortly drilled two wells on the property after the purchase.

Morgan hired Gordon Kaufmann, an architect from London who was practicing in Pasadena, in 1925 to design the hotel. Kaufmann, who had just started his own practice, initially designed the first six cottages on the property, the 100-person dining room, lobby areas, and office building, all built in the Spanish Colonial Revival style, which were constructed during 1926. Kaufmann also designed the furniture and lights during construction and oversaw brick firing for hotel structures. His designs included elements that would later become common throughout his projects, with buildings featuring loggias, arches, chimneys, pots of multitudinal forms, armadas for dining and private patios enclosed by walls.⁴⁴

Along with Kaufmann, Morgan hired landscape architect Edward Huntsman-Trout to

design the grounds and residential landscape areas of the hotel. Huntsman-Trout utilized his "California Style" on the property to enhance rather than determine design at the La Quinta Hotel, using drought-tolerant plants in combination with courtyards and patios, with fountains to providing cooling.

The superintendent of construction at the La Quinta Hotel was Crane Bruner. Carpentry work was supervised by C. N. Sinclair, a contractor from Indio; plumbing by L. P. Pratt; electrical by Ralph Alden; and the sewer system by Thomas E. Allen. Porch furniture was also made in hotel shops. The heating system was designed as a large concrete tunnel, which carried heat to the cottages from one giant heating plant. The interior designer was Charles Ray Glass of Pasadena's Cheesewright Studio. Mexican-American laborers hand made more than 100,000 adobe bricks, 60,000 roof tiles, and 5,000 floor tiles for the property. The total construction cost of the original buildings was estimated to have been \$150,000.⁴⁵



Figure 10. La Quinta Hotel, ca.1927.
(Courtesy La Quinta Museum)

Following the completion of the first wave of buildings, fourteen more cottages were commissioned during the second year of operation. Over 80 men were employed to

complete the next set of cottages, which resulted in twenty total guest buildings. Beyond the new wave of cottages, Kaufmann also designed and directed the construction of private homes for Walter Morgan, Cyrus Peirce (often spelled Pierce; now the San Vicente Suite, Rooms 220-224), and Mrs. Lee Eleanor Graham (Casa Magnolia) between 1926 and 1927 along the western boundary of the La Quinta Hotel Property.⁴⁶

Cyrus Peirce was a prominent banker and stockbroker who arrived in San Francisco in 1905. He organized Cyrus Peirce and Company there. Peirce moved to the Los Angeles area in 1915 and helped organize several companies there, including Pacific Gas and Electric. Peirce died in Monrovia, California in 1945.⁴⁷



Figure 11. Cyrus Peirce Caricature Drawing. (Men Who Made San Francisco.

(San Francisco: Press of Brown & Power Stationery, 1915),
119.<https://archive.org/details/menmadesanfranci00sanf>)

Lee Eleanor Graham was the wife of oil baron William Miller Graham. Mr. Graham made a fortune in oil, primarily in Oklahoma. The couple moved to Santa Barbara in 1903 where they soon constructed a magnificent mansion designed by architect Francis Wilson.

Called Bellosguardo, it became the family home in 1904. They divorced in 1921 and in 1923 Lee Graham sold the house to copper mining magnate and Senator William A. Clark. She then took up interior design and is responsible for the intact furnishings and finishes in Casa Magnolia, designed by architect George Kaufman, and constructed adjacent to the La Quinta Hotel in 1927. Mrs. Graham died in 1944.⁴⁸

After the second wave of cottages were completed, the La Quinta Hotel quickly became an award-winning project which was published in numerous magazines and prestigious architectural journals at the time of completion.⁴⁹ The craftsmanship and quality of building materials along with excellence of architectural design and attention to detail earned Morgan and Kaufmann much praise.

Once completed, the La Quinta Hotel buildings featured red tile roofs, archways, adobe or smooth stucco exterior finishes, walled gardens, courtyards, decorative iron work, and arcaded porches. Hallways and pillared breezeways at the hotel were tiled from roof to

floor connecting public hotel spaces. Windows and doors were recessed and framed with rough-hewn wood. The ceiling lobby was decorated with a series of sketches by Diego Rivera. Most buildings were designed around three courtyards at: the main entry, the service area northwest of the lobby, and the center of the guest cottages. These original cottages were built in two concentric ovals around the interior courtyard and the placement of the casitas (cottages) was symmetrical.⁵⁰

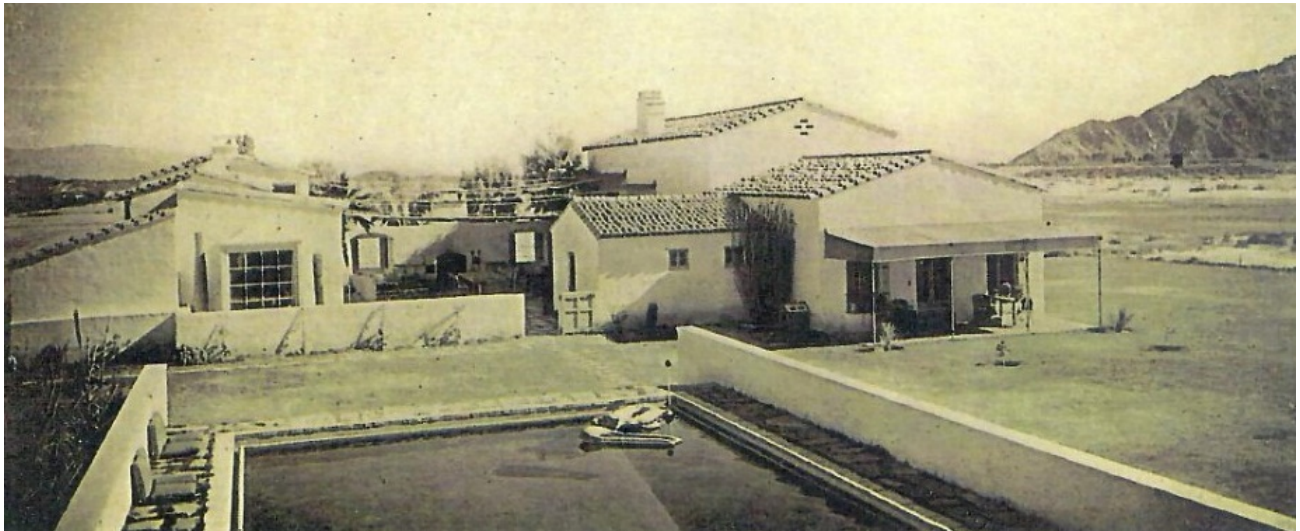


Figure 12. Lee Eleanor Graham residence, Casa Magnolia, 1932.

(Courtesy La Quinta Historical Society)

During its first year of operation in 1927, the La Quinta Hotel hosted one of its first prominent figures, Charles Taft, son of former Presidential William H. Taft, when a Southern Pacific train stopped in Indio due to severe flooding and stayed until his journey could resume. In the following decades, numerous other prominent and famous individuals would flock to the hotel during the winter months largely due to Walter Morgan's advertising techniques.

Morgan began advertising for his new hotel by utilizing word-of-mouth rumors amongst celebrities and wealthy influencers he knew through his family connections and local newspaper articles. He enticed Hollywood celebrities by appealing to their desires for privacy and luxury. As a result, early star guests of the hotel included celebrities such as Marie Dressler, Greta Garbo, Dolores del Rio, Ginger Rogers, Bette Davis, William Powell, Joan Crawford, Joe McCrea, Marlene Dietrich, Katherine Hepburn, Clark Gable, Richard Widmark, Robert Montgomery, Charles Boyer, Erroll Flynn, Frank Capra, and Ronald Coleman. Business moguls such as the DuPonts, the Gianninis and the Vanderbilts also vacationed at the Hotel.⁵¹

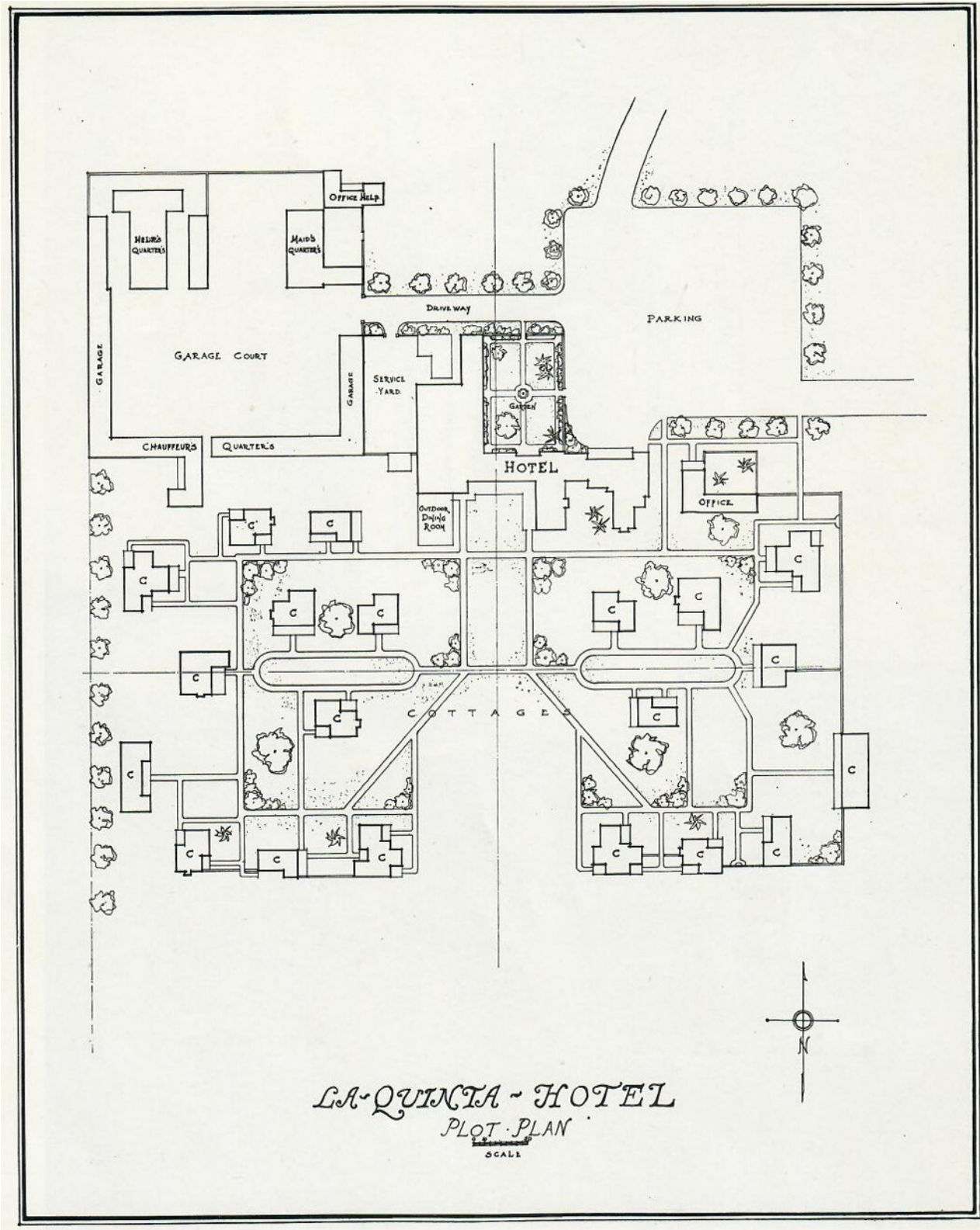


Figure 13. La Quinta Hotel Plot Plan, 1933.

("Portfolio of Low-Cost Houses – La Quinta Hotel and Cottages at Indio, California, Gordon B. Kaufmann, Architect," *Architectural Record* Vol. 74, Issue 5, November 1933, 349)

Frank Capra made La Quinta famous in 1934 when he collaborated on the screenplay of *It Happened One Night* with Robert Riskin, spending time at a casita on the grounds of the hotel. *It Happened One Night* is the first of only three films (along with *One Flew Over the Cuckoo's Nest* and *The Silence of the Lambs*) to win all five major Academy Awards: Best Picture, Best Director, Best Actor, Best Actress, and Best Adapted Screenplay. Capra won for Best Director and Riskin won for Best Adaptation. Afterwards, Capra called La Quinta his "Shangri La" and returned to work on other screenplays. Capra typically stayed in the same casita (San Anselmo – Urbana Survey Site 020) on the grounds of the hotel. Capra ultimately came to live at La Quinta and built a home in the La Quinta Country Club (Urbana Survey Site 023).

In 1927, the La Quinta Hotel used local advertising using newspaper articles in the *Coachella Valley Submarine* and *The Date Palm* about construction progress on the Hotel and its grand opening. Also, a brochure titled, 'La Quinta' was published by the Hotel shortly after its construction. After guests completed their stay, they often aided advertising efforts with written endorsements. In 1938, Cornelius Vanderbilt, Jr. wrote, "If it's far from the maddening crowd you want to be, there's no better place to be than at the exclusive La Quinta Hotel."

While he was advertising the hotel using newspapers and celebrities, Morgan was also providing attractive amenities at the property to entertain guests. Shortly after Kaufmann finished construction on the initial buildings for the La Quinta Hotel, Morgan commissioned a nine-hole golf course to be built on the property, designed by Norman Beth. Upon its completion, the course became the first golf course in the Coachella Valley, with a greens fee of \$1. As time went on, more amenities continued to be added by Morgan and subsequent owners. From 1930 to 1943, the La Quinta Hotel likely operated as a Post Office, offering mailing, and receiving services to hotel guests during prolonged stays.

In 1931, Morgan died as hotel guest dwindled during the Great Depression. Following his death, Frederick Cliff of San Francisco's Cliff Hotel leased the La Quinta Hotel and took over ownership for a brief period. Eventually, the courts appointed B.J. Bradner, an attorney and hotel investor, as receiver for the property, which he managed until after the ending of World War II.⁵²

During Bradner's tenure as owner, Harry Kiener, a promoter of Big Bear Land and Water Company, purchased property around the La Quinta Hotel during his effort to create a private club in 1932, which later became the Desert Club. During the late 1930s, the hotel experienced resurgence as the country gradually grew out of the Great Depression. During

this time, Bradner commissioned Gordon Kaufmann again for “an extensive program of improvements...chief among which was the installation of the new swimming pool.” Bradner added six new tennis courts, a swimming pool, and a pro shop to the property in 1937.⁵³

In the Spring of 1942, the Hotel closed for the duration of World War II due to gasoline shortages and automobile tire rationing, both of which prevented widespread travel to the desert. During its closure, the United States Army requisitioned the property. Both the Army Tank and Army Air Corps Divisions are likely to have used the Hotel grounds and surrounding areas during the war. Members of General George Patton's staff may have also used some of the Hotel's facilities, but it remains unclear. During wartime, the cottages were locked, the pool drained, and the landscaping died.

After the war, interest in the Hotel was renewed as pre-war lifestyles largely picked up where they left off. The La Quinta Hotel retained its place as a favorite vacation spot for the Hollywood stars and celebrities who came for the cuisine, privacy, and service provided by the hotel staff. The hotel, and the secluded La Quinta community, provided the opportunity to escape the paparazzi and fast-paced lifestyle of Hollywood. During this period, Walter Kirshner, owner of Grayson's apparel shops, built a home adjacent to the hotel along Avenida Obregon in 1947. Like other prominent homes near the hotel, Grayson Farms was later acquired by the hotel and is now the location of the hotel's tennis center.⁵⁴

In 1945, Arnold S. Kirkeby, a Chicago hotelier, owned the hotel property for three months



Figure 14. Ginger Rogers and Jacques Bergerac honeymooning in La Quinta,

(<https://www.pinterest.com/pin/166985098666484403/>)

before selling the hotel to John Balaban. From 1945 to 1950, John Balaban, one half of Balaban and Katz, Midwest theater owners, ran the hotel. During his time as owner, Balaban used his brother, Barney Balaban, to offer promotions to Hollywood stars for stays at the hotel while he was the head of Paramount Studios. Balaban even constructed a private airstrip on the hotel grounds for high profile guests.

Other prominent post-World War II celebrities that returned to La Quinta included famed photographer Mary Mead Maddick (Urbana Survey Site 304, 481, and 482) and noted Hollywood film director Dorothy Arzner (Urbana Survey Site 483).

In the mid-1950s, Leonard Ettleson, with a group of investors, purchased the La Quinta Hotel. To increase profit margins for himself and hotel investors, Ettleson subdivided the hotel property to develop the La Quinta Country Club Estates subdivision in 1958, a planned gated community surrounding a golf course directly east of the La Quinta Hotel complex. By 1959, the La Quinta Country Club opened, and homes began to in-fill the lanes surrounding the golf course. The course became a favorite of President Dwight D. Eisenhower, who visited the course frequently with his brother who maintained a residence in the desert. During his visits, Eisenhower regularly met with George E. Allen who lived just north of the hotel property at 77600 Avenida Fernando (Urbana Survey Site 480). The Mediterranean Revival style home was even referred to as the "Desert White House" in the February 10, 1960, edition of the *Daily News*.⁵⁵

In 1977, Ettleson finally sold the La Quinta Hotel property to the Landmark Land Company, Inc., run by golf professionals and co-vice presidents Ernie Vossler and Joe Walser Jr. Vossler and Walser went on to develop La Quinta into a premier golfing destination for professionals and amateurs nationwide.

Since the 1970s, the La Quinta Hotel has expanded significantly, incorporating other nearby properties, or surrounding them. In 1930, a 2-acre property known as Casa Serena was constructed south and east of the hotel. During the 1970s, Scientology founder L. Ron Hubbard owned the property and wrote many of his science fiction novels and screenplays and worked on religious instructional films at Hacienda Serena before outgrowing the property and moving to unincorporated Riverside County in 1979.⁵⁶ The estate was purchased in 2009 by the Church of Spiritual Technology, an affiliate of the Church of Scientology, who own the property today, which is surrounded by the grounds of the La Quinta Hotel, now the La Quinta Resort & Club.

Overall, the initial construction of the La Quinta Hotel signaled the beginning of the resort

industry era in La Quinta, a trend that would define the coming decades of development in the region. In turn, it jumpstarted the career of Gordon Kaufmann who received his first award, the Certificate of Honor, from the American Institute of Architects in 1930 "in appreciation of the merit on design and execution of work in the building of La Quinta."⁵⁷

The Desert Club

Following the development and success of the La Quinta Hotel, developer, E.S. "Harry" Kiener, envisioned a residential development to rival the success of the Palm Springs resort community for winter vacation homes located directly south of the La Quinta Hotel in Marshall's Cove (the Cove) during the early 1930s. He wanted to have a commercial district attached to the residential subdivision and a private resort club located adjacent to both development projects offering membership to owners of the seasonal vacation homes.⁵⁸

The concept behind the development of the Desert Club, which was popular during the 1930s with the wealthy socialites, attempted to model its membership development scheme using the same techniques used by projects along many coastal communities in Southern California. The Desert Club was meant to be a combination of home and club life to rival those exclusive coastal neighborhoods. Each person who bought a lot in the Cove was given membership in the Club for \$10.00 a year.⁵⁹

The Desert Club was constructed by S. Charles Lee, an architect who worked with Harry Kiener on the Peter Pan Woodland Club clubhouse in Big Bear, California, in the 1920s. He was primarily known for his work designing theaters in the Los Angeles area (Los Angeles Conservancy). Lee designed the Desert Club complex at the northwest corner of Avenue 50 and Avenida Bermudas. The main building was completed in a Streamline Moderne style with nautical elements, including curved unornamented corners, round porthole windows, smooth stucco siding, horizontal grooves, and an asymmetrical façade.

Lee began construction on the Desert Club in 1937. During the excavation for the Desert Club swimming pool in the construction process, the tops of an orchard were exposed underground, which had been covered by silt deposited during severe flooding. This discovery required more excavation and incurred extra time and expense to the completion of the Desert Club. Despite setbacks to construction, the club was opened as an amenity to residents within the Vale La Quinta by 1940.

After the construction of the Desert Club, Harry Kiener sold the property to Edward Glick and Frank Stone who ran the La Quinta Development Company. Edward Glick and Frank

Stone managed the club through most of the 1940s. During that time, Glick and Stone filed maps for new subdivisions northeast of the Desert Club and directly east and adjacent to the Village commercial district. Five Desert Club tracts were established by 1951.⁶⁰

During their tenure as owners, Stone and Glick fraudulently told prospective lot buyers for the Cove and Desert Club tracts that lots had to be sold or they would lose their water rights to manufacturer an incentive to develop the land. However, the plan soon backfired, and Stone and Glick were later indicted, convicted, and placed on probation for their actions. Frank Stone later committed suicide in his Los Angeles office in 1952.

During the months before World War II, development in the Cove stalled and the Desert Club struggled to stay open. After the war, promotion for the Desert Club was renewed. In 1947, the club was promoted in Fortune Magazine and the Palm Springs-La Quinta Development Company published a marketing brochure that advertised the proposed amenities at the club which included "a swimming pool, tennis and badminton courts, archery range, riding stables and ring, modern equipment for sunbathing, grand lounge, dining room, coffee shop, billiard and card rooms, landscaped patios and terraces."⁶¹

In 1972, the Desert Club was purchased by Fritz Burns, a builder-developer, financier, and owner of the Erawan Gardens Hotel in Indian Wells who originally planned to improve the grounds and create an adjacent model home community but never realized his vision. Subsequent owners, including Tom and Uta Thornburgh, attempted to revitalize the property but ultimately failed. The site was given to the City of La Quinta in 1982 to be converted into a city park. By that time, the Club was in disrepair. The buildings were destroyed during a controlled training fire for the Riverside County Fire Department. The Desert Club buildings contained elevated levels of asbestos and were deemed a public safety hazard. No remains of the Desert Club buildings were left on-site.



Figure 15. Desert Club Building, S. Charles Lee, 1937.

(Photo courtesy La Quinta Museum <https://www.pinterest.com/pin/316589048775692546/>)



Figure 16. Desert Club, 1956.

(Los Angeles Public Library Photo Collection Kelly-Holiday Mid-Century Aerial Collection, KHAF 274-5)

The La Quinta Country Club

After the La Quinta Country Club Estates subdivision was created in 1958 out of property originally owned by the La Quinta Hotel, Leonard Ettleson, John Elsbach, Col. Courtney Turner, Billy Friedman, and Roy Crummer maintained ownership of the newly created subdivision until they could sell all 130 acres to club members. On March 12, 1959, the Articles of Incorporation for the La Quinta Country Club were filed with the Riverside County Recorder and the club was officially opened the next year. The designers and builders of the golf course were Frank Hughes and brother, Lawrence Hughes, prominent golf course professionals of the time.⁶²

The La Quinta Country Club opened as a private golf club with membership only permitted

by invitation. However, advertisements in the 60s promoted the club and gave La Quinta national exposure to create incentive to inquire regarding membership. The first big promotion of the club occurred when President Dwight D. Eisenhower flew down to dedicate the opening of the La Quinta Country Club on October 23, 1960. Afterwards, Eisenhower often stated how much he enjoyed playing on the club golf course. Eisenhower's brother, Edgar, may have maintained a home in the area, but its location and condition is unknown. Later, a monument commemorating President Eisenhower's dedication of the Country Club was erected on the golf course.

In November of 1963, the first taped for television golf tournament, the CBS Match Play Classic, featured advertisements for membership, resulting in a significant increase in Club membership following the airing. In 1967, the first Bob Hope Desert Classic was hosted at the La Quinta Country Club and the television exposure piqued interest in membership.

In the early years of operation, the La Quinta Country Club members utilized a mobile home on a temporary basis as their first clubhouse. This mobile home was nicknamed "The Shack" by club members and local golfers. In 1966, Jack White, an architect out of Sherman Oaks, California, designed a replacement for The Shack. Once finished, the new clubhouse designed by White was noted for its Mediterranean Revival architectural style with tall, carved doors featuring wrought iron handmade in Mexico, stucco-clad exterior, wood frame multi pane glass windows, 20-foot interior ceilings, and exposed wooden beams. However, in 2005, an earthquake caused structural damage to the building and its foundation, leading to its demolition and replacement in 2009.⁶³



Figure 17. President Eisenhower at La Quinta Country Club Dedication Ceremony, 1959.

(https://digital.hagley.org/2317_2_0546)

Over time, homes within the La Quinta Country Club Estates subdivision gradually in-filled the areas between golf holes. Eventually, eight distinct neighborhoods developed within the larger La Quinta Country Club Campus. La Quinta Golf Estates, Club La Quinta, La Quinta Fairways, Villas of La Quinta, Country Club Estates, Hacienda La Quinta, Montero Estates, and Lago La Quinta all became distinct neighborhoods with their own homeowners' associations to review any new custom home designs prior to the issuance of a building permit.

Most homes built in the La Quinta Country Club neighborhoods during the 60s and 70s were Tract Ranch homes constructed as double-unit condominiums with Spanish style features. The homes in the Club La Quinta, La Quinta Fairways, Villas of La Quinta, Country Club Estates, and Lago La Quinta neighborhoods all featured duplex condominiums that were fully in-filled by 1979. The Villas of La Quinta featured condominiums with four units per building that were completed in 1969. The Hacienda La Quinta and Montero Estates neighborhoods were constructed with a mix of Tract Ranch and Custom Ranch single-family residences during the late 1970s and early 1980s.

Unlike most of the homes constructed within the subdivision, the La Quinta Golf Estates community was entirely built with Custom Ranch designs that were all approved by the homeowner's association over time. As a result, construction in the La Quinta Golf Estates neighborhood was slow during the '60s and '70s. Many homes built in the Golf Estates neighborhood during this time featured Contemporary and Custom Ranch designs. In 1986, the Golf Estates community constructed a masonry block wall along Eisenhower with a consolidated entry gate at Coachella Drive and Eisenhower Drive, creating a distinct separation between the private country club and the public thoroughfare.⁶⁴

The La Quinta Country Club, with its eight distinct communities, created the first private club with gated neighborhoods in La Quinta and influenced the development of later country clubs that attempted to follow suit in the following decades. Subsequent gated communities in resort subdivisions followed the same layout as the La Quinta Country Club by planning winding residential streets to cut between individual golf holes lined on both sides by single-family residences.

The Indian Springs Golf Club

Shortly after the La Quinta Country Club opened, John E. Gurley planned to build a 320-acre subdivision with 175 lots laid out around a golf course north of Highway 111 and announced his new subdivision in 1960. Gurley, president of the Westward Ho and Bellwood Discount Corporation, sought to create an affordable public housing subdivision

in La Quinta with a public golf course, in contrast to the completely private La Quinta Country Club. Gurley designed the tract to have 124 lots, ranging from 8,000 to 15,000 square feet and filed two approved plats on January 4 and March 22, 1961.⁶⁵ He also oversaw the design of golf course, which upon completion in 1962, became the second 18-hole public course in the Coachella Valley. The homes south of Westward Ho Drive between Roadrunner Lane and Jefferson Street around the southernmost holes of the golf course were largely completed between 1962 and 1980. Homes surrounding the northernmost holes of the Indian Springs Golf Course were not completed until the late 1990s when developer Roger Snellenberger bought the course and adjacent vacant land in the late 1990s to reconfigure the golf course and add a new 726-home development to straddle the border between La Quinta and Indio.⁶⁶

Other Private Recreational Properties

Other private estates with recreational facilities in La Quinta were developed during the mid-20th century. One such property was The Ahmanson Ranch House / Rancho Xochimilco. The estate was developed in 1961 when Howard Ahmanson, president and founder of Home Savings and Loan Association and art patron, built the existing ranch house, guesthouse, manager's house, several outbuildings, and a 9-hole golf course west of the Hacienda Del Gato ranch (Urbana Survey Site 484). Another example of a property associated with a prominent individual was the William DuPont House, constructed for DuPont chemical heir William DuPont, Jr. in 1950 (Urbana Survey Site 308). When DuPont acquired the property, he built a vacation home with a tennis court designed by his friend, the championship tennis player Alice Marble. DuPont often entertained his wealthy friends at this small home and grounds in La Quinta.

Theme 5: Residential Development, 1934 – 1970s

The development of the La Quinta Hotel set the stage for the transition of La Quinta from an agricultural community of homesteads and ranches in the early 20th Century to a growing city with resorts and residential subdivisions. Early residential growth from the 1930s through the 1970s was first centered around exclusive resort communities. Homes were marketed based on the benefits that came with becoming a La Quinta homeowner. However, the need for affordable housing independent of resort membership grew during the post-war period. These initial residential subdivisions were geographically separated from the established La Quinta resorts and were developed along the main thoroughfare for the Coachella Valley, Highway 111.

The Cove

Following the development of the La Quinta Hotel, developer, E.S. "Harry" Kiener, hoped to create a residential development equal to Palm Springs for winter vacation homes located south of the La Quinta Hotel in Marshall's Cove (the Cove) during the early 1930s. The Cove received its name for its isolated location bounded on three sides by the Santa Rosa Mountains on property previously owned by John Marshall. In this area, Kiener planned to construct an all-inclusive community environment with a commercial district attached to the residential subdivision and a private resort club located adjacent to both development projects offering membership to owners of the vacation homes. The residential zone, formally named the Santa Carmelita de Vale subdivision and marketed as the "Vale La Quinta," was established in 1933. Buildings in the newly established Village commercial district began construction in 1936 and the private Desert Club finished construction by 1939.⁶⁷

The function and components of the Cove development project were patterned after the Peter Pan Woodland Club, a hunting and fishing lodge in Big Bear, California, built during the 1920s. Kiener was the developer of the Peter Pan Woodland Club and employed a man named Guy Maltby to assist him with the project and build a portion of the cabins. Lots were sold and cabins built for summer residents. The Peter Pan clubhouse was designed by an architect named S. Charles Lee who built the clubhouse for Peter Pan Woodland Club residents. After the completion of the Peter Pan Woodland Club, Harry Kiener hoped to create a winter vacation club in La Quinta with similar attributes so homeowners could spend the summer in Big Bear and the winter in La Quinta with reciprocal relationships.⁶⁸

The streets of the Cove subdivision were laid out in a grid pattern, bounded by Calle

Tampico in the north, Avenida Bermudas to the east, Calle Tecate to the south, and Avenida Montezuma / Bear Creek to the west. The streets were graded, but not paved, and some streets were oiled to keep the dust down. Northwest of the Cove grid, the Village Park, in the center of the proposed Village commercial district, was constructed in a hexagon shape between Eisenhower Drive and Avenida Navarro. North-south street names in the Cove were prefaced with "Avenida" and the east-west streets "Calle." Kiener had electricity installed for the Cove grid in 1932.⁶⁹

The Riverside County Planning Commission, Subdivision Committee, and Water Committee recorded that the entire process of submitting and obtaining approvals for all eighteen units of the Cove (Santa Carmelita de Vale) subdivision spanned June 16, 1933, to January 25, 1937. Each unit of the subdivision was designated with its own map and each map was submitted, presented, and considered separately. The Palm Springs Land & Irrigation Company, headed by Harry Kiener, submitted all applications for the Cove development project.⁷⁰

During the submission process, the Riverside County Planning Commission had frequent concerns regarding the water supply and distribution system, utilities, sanitary conditions, roadways, and storm water drainage for the Cove. Several of the unit maps were approved with conditions such as the requirement to have domestic water piped to the front of each lot, to construct storm water drains and dikes, and that roadways not less than 30 feet wide on the west section line were to be designated. Bonds placed on the unit maps ranged from \$100 for property taxes, \$1,000 to grade streets, stake lots, pipe water, and other improvements, and \$10,000 to build a stormwater drainage system.

The Santa Carmelita Mutual Water Company (SCMWC) provided water to the Cove subdivision and two stone and mortar reservoirs, each with a 170,000-gallon capacity were placed in the foothills to the west and south of the Cove in the 1930s. These reservoirs featured wood roofs, with open-air ventilation. They provided water to the Cove and the Desert Club subdivision tracts. A 1934 Master Plan showed all the units in the Cove subdivision, the water well, a reservoir, and other features. Well No. 2 was drilled later that same year and the second reservoir was constructed later that decade.



Figure 18. La Quinta Rentals office, ca.1935.

(Courtesy of the La Quinta Historical Society).

In 1934, Kiener started selling and marketing lots. Initially, he marketed the Cove subdivision to prospective buyers as an individual sales program with typical lots measured at 50 x 100 feet. While many lots were undeveloped, fifty adobe style bungalows, called casitas, were built on select lots for buyers to move into ready-made "weekend homes." These "weekend homes" were completely furnished, including the linens, and sold for \$2,500. Vacant lots sold for \$500 with \$25.00 down.⁷¹ Kiener sold lots through a telemarketing sales operation.⁷²

Kiener partnered with his previous associate from the Peter Pan Woodland Club, Guy Maltby, to form the La Quinta Building and Lumber Company and construct the Spanish style adobe bungalows, called casitas. Principal floorplans for the early casitas in the Cove involved single-story "L" and "I" shaped plans for Spanish Colonial Revival style adobe residences with small front patios, matching style the original cottages built within the grounds of the La Quinta Hotel. The Valenzuela Roofing Company, which made the tiles and bricks for the La Quinta Hotel, also fabricated roof tiles for the casitas to match the

designs.⁷³

To construct the homes, Maltby set up an office for the La Quinta Building and Lumber Company, in what would become the Village commercial district, on the north end of the Cove next to Kiener's small Cove administration building, which housed his Palm Springs Land and Irrigation Sales Office. The Cove administration building was a small stucco Spanish Colonial Revival style building at the corner of Avenida Montezuma and Avenida Mendoza and the La Quinta Building and Lumber Company building was a two-story Monterey style in the Village commercial district. From these two buildings, Kiener and Maltby built and sold homes for the Cove financed by the Federal Home Administration (FHA) program.⁷⁴

Guy Maltby sold the La Quinta Milling & Lumber Company in 1941 to Miles Reed Scott, his former employee. Later that year, in September of 1941, Maltby stopped in to check on Scott's progress. He found him struggling to complete projects and in poor health. As a result, Maltby decided to stay in La Quinta for a couple of weeks to help him with the business and returned home to Big Bear, on October 3, 1941. Maltby died of a heart attack the following day and The La Quinta Milling & Lumber Company was closed, and the property was sold, ending the development of Spanish Colonial adobe bungalows in the Cove.⁷⁵

Maltby's sudden death and the sudden scarcity of building materials brought on in the months before World War II drove the cost of building homes continually higher to a point where delays and cost overruns panicked homebuyers. Contracts to build homes were broken and lot sales plummeted.

As a result, the early homes constructed in the Cove occurred in a random, scattered manner, due to the lot sales nature of the project and the stalled development. Initial construction was also relatively slow and development during the post-war was not much faster. Only four homes were built in 1935 and seventeen homes were built the following year. The Riverside County Assessor's Office listed that only 95 houses were built between 1935 and 1949.

After World War II, the Cove largely remained a quiet community that steadily added homes on available lots. However, after the war, Spanish Styled Ranch, Custom Ranch, and Contemporary styles replaced the Spanish Colonial Revival style adobe bungalows that were built in the 1930s and '40s. By the early 1970s, roughly 250 homes were built within the Cove, yet many blocks remained entirely undeveloped. In the 1970s a 50-foot x 100-

foot lot could be purchased for about \$4,000. There was little residential development and almost no commercial development until the early 1980s, when the Cove subdivision became one of the most popular areas to build affordable housing. By that time, the Cove lots had become relatively inexpensive compared to other adjacent communities in the Coachella Valley.⁷⁶

Desert Club Tracts

Adjacent to the Cove, small tracts for development were gradually opened throughout the 1940s, after Kiener sold the Desert Club and to Edward Glick and Frank Stone. After Glick and Stone took ownership through the La Quinta Development Company, they successfully applied for five subdivision tracts off the eastern boundary of the Village. The Desert Club tracts were largely meant for residential properties near the club and the Village. However, development of the Desert Club tracts encountered similar issues to property sales in the Cove. Water supply and drainage issues made the tract submission process long and arduous. Demand was scarce before the war and immediately following its conclusion. Like the Cove, the Desert Club tracts eventually attracted prospective buyers, but limited development occurred between the 1930s and the 1970s.

Post-WWII Subdivisions: Highland Palms and Indian Springs

When residential construction resumed after the end of World War II, new homes were initially built on available lots in the Cove. However, as La Quinta's tourism industry continued to grow, there was demand for more affordable housing for employees of the resorts and golf courses. A new subdivision was planned near La Quinta in 1953, but many nearby property owners complained that it was a substandard development, and the Riverside County Planning Commission adopted a temporary zoning plan to deny approval for the subdivision.⁷⁷ A year later the commission adopted a permanent comprehensive zoning plan for La Quinta (Riverside Independent Enterprise 1954). As a result, more affordable housing was pushed farther away from the center of La Quinta's prime real estate. In 1958 Ralph J. Arcadi established a trailer park, Dune Palms Mobile Estates, with 100 spaces on the south side of Highway 111 between Dune Palms Road and Jefferson Street. At the time, it was a relatively isolated site in an undeveloped commercial and interim zone north of La Quinta. By 1960 Dune Palms Mobile Estates was owned by Esther V. Anderson, who expanded the park with another trailer park on the north side of Highway 111.⁷⁸



Figure 19. 1975 aerial photo showing development in the northern part of the Cove.
(Courtesy of La Quinta Historical Society, #2234)

The first substantial residential tract subdivision in La Quinta was proposed by Macco Corporation in 1960. Highland Palms, a small neighborhood of 76 modest homes, was to be built south of Highway 111 and west of Marshall Street, on the undeveloped northern end of the community. The area had been zoned for apartments, but the management of La Quinta Hotel did not like previously proposed apartments and commercial buildings in the area and supported a change in zoning to single-family residential. There were apparently no objections from neighboring residents and the Riverside County Planning Commission referred to it as a “first class” single-family residential subdivision that would be appropriate for the location at the entrance of La Quinta. The smallest lots were 9,000 square feet and some lots were as large as 1.5 acres, with only about 100 feet of frontage but extending back quite far. Macco's agent, John Klug, filed the approved plat on September 13, 1960.⁷⁹ This was apparently one of Macco Corporation's first ventures into residential

development. John MacLeod had formed the Macco Construction Company to construct military facilities in California during World War II, and his share of ownership in San Diego's National Steel & Shipbuilding Company provided access to steel needed for construction.⁸⁰ He quickly built a variety of Ranch style houses in the relatively small subdivision. After completion of Highland Palms, Macco Corporation became managing partner in the development of the 87,500-acre Rancho California in Riverside County, which was one of the largest homebuilding projects in the country. By the mid-1960s Macco was one of the largest homebuilders in Los Angeles, Orange, and San Diego counties.⁸¹

Another new subdivision at the north end of La Quinta was announced in 1960. John E. Gurley planned to build a 320-acre subdivision with 175 lots laid out around a golf course. Gurley owned a Chevrolet dealership in Indio and was president of Westward Ho and Bellwood Discount Corporation. The Indian Springs neighborhood was to be located north of Highway 111 at Jefferson Street. Gurley tried unsuccessfully to get a variance to create some lots as small as 6,200 square feet. He then redesigned the tract to have 124 lots, ranging from 8,000 to 15,000 square feet and filed two approved plats on January 4 and March 22, 1961.⁸² The Indian Springs Golf Course was Coachella Valley's second 18-hole public golf course. Developer Roger Snellenberger bought the course and adjacent vacant land in the late 1990s. He completely rebuilt the golf course and added a new 726-home development.⁸³

While neighborhoods such as Highland Palms and Indian Springs were developed as residential tract subdivisions, they still feature large houses with a broad variety of decorative styles and features.

Theme 6: Commercial Development, 1934 – 1970s

Like the residential development of La Quinta, the commercial development of the city was slow during the middle of the 20th century. As the early residential subdivisions before the war failed to fully develop, the commercial district of the community did not fully in-fill with new businesses. Following World War II, commercial development continued to stagnate, and the commercial center of the city did not establish itself as a landmark downtown area. Only during the 1980s and '90s, when the golf resort industry burst into La Quinta and developers installed strip malls along Highway 111, did the commercial development of La Quinta grow substantially.

The Village Commercial District

The commercial development of La Quinta began with the implementation of the Village commercial district, constructed in tandem with the Cove and the Desert Club by Harry Kiener, Guy Maltby, and S. Charles Lee. The Village was laid out on the northeast end of the Cove development around the hexagonal Village Park that divided the lanes of Avenida Montezuma in the east/west direction and was bisected in the north/south direction by Avenida Mendoza. This park was bounded between Eisenhower Drive to the west and Avenida Navarro to the east.

The area chosen for the Village commercial district was historically the location of a dry lake where water would collect following major storms. This lake was known as Marshall's Lake or Green/Marshall Lake when the Marshalls still owned the property. Kiener, with the other Cove and Village developers, attempted to raise the lakebed to mitigate flood hazards so that they could receive approval on a tentative unit map within the dry lakebed. However, they were not successful initially in obtaining approval from the Riverside County Planning Commission for the Village subdivision. Only after Kiener graded the lakebed area and created drainage culverts, did the planning commission grant him development approvals.

The first two buildings constructed in the Village were the ca. 1936 Spanish Colonial Revival Style Palm Springs Land and Irrigation Sales Office for Harry Kiener at 77855 Avenida Montezuma and the ca. 1935 two-story Monterey La Quinta Building and Lumber Company building for Guy Maltby, who reportedly used the upstairs as a residence and the ground floor for his offices. A lumberyard for the construction of the Spanish Colonial style adobe houses in the Cove was located at the rear of the La Quinta Building and Lumber Company building.⁸⁴



Figure 20. Undated image of the La Quinta Milling and Lumber Company.
(Courtesy of the La Quinta Museum)

The lots in the Village commercial district ranged in size from 2,500 square feet to 22 acres. Calle Estado was planned as a commercial street with typical lots sized at 50 feet x 100 feet. Avenida La Fonda, another commercial street, was planned to run parallel to Calle Estado with narrow 25 feet x 100 feet lots. The lots along Avenida Montezuma, surrounding the park, were mostly 50 feet x 100 feet in size. These lots were positioned to surround the Village Park and in-fill the streets to the east of the park along wide roadways.

While no singular architectural style was planned for the Village commercial tract, buildings following the construction of Kiener's Administration building and the La Quinta Building and Lumber Company echoed the Spanish Colonial Revival design of the La Quinta Hotel. Later commercial buildings also adopted related styles, such as the Mediterranean Revival, Mission, and Monterey styles.

One of the first commercial buildings constructed to serve residents in the Cove from the Village was a small one-story Spanish Colonial Revival style market built on Calle Estado. This general store sold basic items such as milk, bread, cold cuts, soft drinks, and beer.⁸⁵ The tenants were eventually replaced, and later owners converted the building into the El Ranchito Mexican Restaurant at 78039 Calle Estado.

During the initial development of the Village, Kiener and his associates ran into a multitude of issues associated with building a large-scale combined development project in an isolated desert community. Water supply problems plagued the beginning of the project; economic hardship during the Great Depression led to a low volume of lot sales; building material shortages during World War II stalled expansion; and Guy Maltby's sudden death effectively ended the operation of the La Quinta Building and Lumber Company. Later Frank Stone's fraudulent sales scandal drove potential homebuyers away from the Cove and the Village. It took decades for the Cove and Village to fully develop. Only after the golf resort industry began to rapidly expand in the 1980s, did the Cove become a viable affordable community, and the Village a steadily growing commercial district.⁸⁶



Figure 21. House of O'Brien's Gift and Date Shop La Quinta, ca. 1947.

(Courtesy of Pomona Public Library
<http://www.oac.cdlib.org/ark:/13030/kt6z09q4cn/?order=1>)

Commercial Development Outside the Village

Apart from the local shops, restaurants, and convenience stores located within the Village, there were no other major commercial developments in La Quinta from the 1930s through the 1970s. While other desert nearby communities grew into small suburban cities, La Quinta remained a small, isolated resort community, dependent on nearby larger communities for support and resources. The first large scale shopping center was an outdoor strip mall constructed on the property of the Point Happy Ranch between 1982-83 along the Highway 111 corridor. Before the 1980s, La Quinta residents relied on small shops located in the Village that were largely replaced during the 1980s, 1990s, and early 2000s.

Civic and Institutional Development

Civic and institutional facilities such as municipal buildings, parks, fire stations, and schools represent the governmental and architectural history of communities. La Quinta's unique origins as an unincorporated private development of resorts and weekend homes meant that these typical civic and institutional facilities were not constructed early on. The community relied on County services from existing locales. Municipal incorporation in 1982 marked the need for city-owned civic and institutional facilities.

Incorporation Headquarters

Prior to La Quinta's incorporation as a city in 1982, Fred Wolff and his wife Kay led the campaign to get the measure on the ballot. Although not an official civic building, the Wolff home became a de facto campaign office for incorporation. In 1980, Wolff relocated to the Coachella Valley where his family had long held property. With his wife Mary Kay Wolff, the couple constructed a home in the La Quinta Cove. Fred Wolff became an active member of his community serving as the President of the La Quinta Property Owners Association, as a member of the La Quinta Chamber of Commerce, and as a chair of the La Quinta Task Force for Incorporation. Upon incorporation in 1982, Fred became the first Mayor of the city and continued to live in the home until his death in 2004. Mrs. Wolff still lives in the home and is active in the community.⁸⁷

City Hall and Council Chambers

Upon incorporation, the first city council meetings were held in a building at 78105 Calle Estado which was then known as City Hall. It served in this function until a new city hall was completed as part of the Civic Center complex in 1993 at 78495 Calle Tampico. The building at 78105 Calle Estado then became home of La Quinta Barber Shop and La Quinta Bakery/Panaderia. The new city hall was designed by architect John Eloe of Gruen Associates. The new 30,000 square foot La Quinta City Hall houses the 104-seat Council Chamber, the offices of the Mayor, City Council, City Manager, and administrative

personnel. The building is designed around a shaded courtyard easily accessible to the public and city staff.⁸⁸

Fire Department

La Quinta's volunteer fire department was chartered in 1952, with the station house located at the present-day city maintenance yard on Frances Hack Ln. This is now part of Fritz Burns Park,⁸⁹ The station house is still extant and remains a significant municipal property.

Schools

There were no public schools in La Quinta throughout most of its history. Children in La Quinta attended schools in Indio. In 1964, the Indio School system was reorganized as Desert Sands Unified School District to serve La Quinta, Indian Wells, Palm Desert, and other small communities in the Coachella Valley.

La Quinta's first school, Harry S. Truman Elementary School, was built in 1989 and La Quinta High School was constructed in 1994.

Churches

The earliest extant church in La Quinta, La Quinta Christian Fellowship, was established at 50800 Calle Paloma within Desert Club Tract No. 5 in 1974.

Theme 7: La Quinta Architectural Styles, 1900s-1970s

The architectural history of La Quinta may be organized in three general styles and timeframes: period revival / eclectic, early modern, and post-WWII / late modern styles.

- Period Revival refers to an historicist period in design encompassing the first half of the 20th century wherein older architectural styles were 'revived' and revisited with modern adaptations. Architects working in the Period Revival were inspired by all historic periods and geographic locales including ancient Egyptian architecture (Egyptian Revival), classical Greco-Roman architecture (Classical Revival and Neoclassical), Italian Villas (Mediterranean / Renaissance Revival), Spanish churches (Spanish Colonial Revival / Spanish Eclectic), Spanish Colonial Missions (Mission), English cottages and country estates (Tudor Revival), and Colonial-era buildings in what would become the United States (Colonial Revival and Dutch Colonial).
- Early modern architectural styles generally refer to building types developed in the first decades of the 20th century prior to the start of World War II that either initially evolved out of the Art Nouveau style and developed over time into International and Contemporary designs or styles came into popularity out of the need for simple affordable housing during the Great Depression. This section of architectural styles summarizes the types of buildings found in La Quinta more generally before the beginning of World War II but may also include buildings that continued construction during the postwar period.
- Post-war period architectural styles generally refer to building types constructed in the first decades following the end of World War II in La Quinta. Some early modern styles, such as International and Minimal Traditional styles, established and maintained popularity before and after the war. Some of the post-war styles below gained popularity in the post-war period but began in the 1930s and early '40s. This section on architectural styles summarizes the types of buildings found in La Quinta more generally after the conclusion of World War II through the 1970s.

Within these generalized periods, this theme defines which architectural styles are represented in La Quinta's history and identifies specific property types associated with those styles as well as known projects attributed to architects and builders working in the region. This theme is intended to serve as a guide for the identification of architecturally significant properties in La Quinta.

Mediterranean Revival (1890-1940)

With historicist roots, the Mediterranean Revival style was an eclectic adaptation of earlier Italian Renaissance palazzos and villas as well as the generalized architecture of the Mediterranean region with influences attributed to Spanish Colonial Revival / Spanish Eclectic, French Eclectic / Provincial, and Beaux Arts aesthetic. The Mediterranean Revival style peaked in the 1920s and 1930s and was built throughout temperate coastal regions in the United States, especially California and Florida. The styles are generally observed at larger parcels, giving evidence to the historicist massing typical to estate properties.

Subtypes of Mediterranean Revival homes included symmetrical hipped roofs with or without projecting wings, asymmetrical hipped roofs, or flat roofed buildings, all of which were generally two stories in height. The character defining features of Mediterranean Revival style buildings are listed below.

- Palladian or fanlight windows
- bracketed eaves and belt course
- Entrances and porches featuring arched elaborations (columns, drip molding, or other classical articulations)
- Cast plaster details
- Wrought iron at balconies

Property Types

In La Quinta, single-family residences and commercial buildings may exhibit elements of the Mediterranean Revival style. Other defining features for commercial buildings with a Mediterranean Revival style in La Quinta are listed below.

- Two to three stories in height
- full length windows and arcaded porches along the front façade on the ground floor



Figure 22. 51650 Avenida Bermudas.

A typical example of a Mediterranean Revival style building in the Village.



Figure 23. 78085 Avenida La Fonda (Mary Mead-Maddick House #3).

A typical example of a Mediterranean Revival style building in the Village.

Mission (1890-1920)

The Mission style, as its name denotes, was based on a free-form adaptation of the historic Spanish Colonial Missions and incorporated many of the same design elements utilized in the construction of the original missions but were enhanced and adapted to represent the ever present 'Mission' myth of romantic pastoral life and appeal to a variety of residential and commercial interests.⁹⁰ San Francisco architect A. Page Brown designed for the California Building at the 1893 Chicago Worlds Columbian Exposition in the Mission style to highlight California's Hispanic heritage and introduced Mission and Mediterranean Revival architecture to the rest of the world. Homes were soon constructed throughout California in the Mission style, and the Santa Fe Railway Company and Southern Pacific Railroad Company adopted Mission Revival as the standard architectural style employed for their respective passenger and freight depots throughout California. Many resort hotels throughout Southern California adapted the style.

Mission style buildings consisted of symmetrical or asymmetrical subtypes. In La Quinta, many elements of the Mission style were incorporated into later Spanish Colonial Revival commercial properties, such as the La Quinta Hotel. The basic character defining features of the Mission style are listed below.

- Mission-shaped dormers or a roof parapet
- Prominent one-story porches at the entry or full facade width
- Terra cotta roofing tiles
- Arcaded / arched roof supports
- Wide overhanging eaves, usually open
- Mission-like bell towers
- Large square piers, commonly arched above, as porch roof supports
- Smooth stucco siding
- Quatrefoil windows
- Minimal decorative detailing
- Decorative tile, carved stonework, or other facade ornamentation⁹¹

Property Types

Mission style buildings in La Quinta are largely commercial properties. In La Quinta, other character defining features for Mission style commercial buildings are listed below.

- Two to three stories
- Wide courtyards in-front of primary entryways
- One-story porches with driveway entrances



Figure 24. Figure 24. Mission Inn, Riverside, California.

A significant example of a Mission style property in Riverside County.

(Courtesy of the National Archives Catalog <https://catalog.archives.gov/id/123860496>)

Spanish Colonial Revival (1915-1940)

As the popularity of the Mission Revival style waned by the 1910s, Bertram Grosvenor Goodhue, pioneered a fresh style when he was selected as the chief designer for the Panama-California Exposition held in San Diego's Balboa Park in 1915. This style blended aesthetic precedents from the Iberian Peninsula (Mediterranean, Italian, Spanish and Moorish traditions) with the architecture of early settlement patterns in California and other southwestern states as well as Florida; all regions where Spanish Colonial buildings occurred. Popularized in Southern California, the Spanish Colonial Revival (or Spanish Eclectic) style suited the state's warm climate and became the favored building form in the 1920s and 1930s. Innumerable houses were built in the Spanish Colonial Revival style in California and became a distinctly American blend of architectural traditions.

There are five principal subtypes for Spanish Colonial Revival style buildings which include structures with side-gabled, hipped, cross-gabled, combined hipped-and-gabled, and flat roofs. The basic stylistic features of the Spanish Colonial Revival / Spanish Eclectic style are listed below.

- Low pitched roof covered in terra cotta (Spanish / Mexican / Mission) tile
- Boxed eaves or limited eave overhang
- Smooth stucco siding (usually painted white)
- Arched windows and doors, particularly at principal openings
- Asymmetrical facade composition and floor plan
- use of outdoor balconies and patios
- arched openings
- thick wall dimensions
- colorful tile work
- ornamental vents and grille work at windows and doors
- ornamental elaborations at windows and doors in the form of relief surrounds⁹²

Property Types

In La Quinta, Spanish Colonial Revival style buildings dominated areas associated with the early development of the resort industry, residential subdivisions, and commercial districts. In La Quinta, resort and commercial buildings in the Spanish Colonial Revival style do not significantly differ in size, massing, or configuration from residential buildings and do not have many other character defining features.



Figure 25. 51001 Eisenhower Drive.

A typical example of a Spanish Colonial Revival style "casita" in the Cove.



Figure 26. Casa Magnolia (La Quinta Resort and Club).

A significant example of Gordon Kaufman's Spanish Colonial Revival style.

Monterey (1925-1955)

Building upon the Spanish Colonial Revival style established after the 1915 Panama-California Exposition, the Monterey style grew out of loose interpretation of the Anglo-influenced Spanish Colonial houses of northern California. The Monterey style fused adobe construction techniques with low-pitched roof, massed-plan English shapes brought to California from New England. Monterey style balconies, or two-story porches, were inspired by tropical homes built in the southeastern United States, the Caribbean, and the Bahamas. Early examples from 1920s through 1940s tended to favor Spanish Revival detailing, while examples from the 1940s and 1950s often displayed English details.

In La Quinta, the style was used for the La Quinta Building and Lumber Company office and residence. There are no other known instances of this building type.

The basic stylistic features of a Monterey style building are listed below.

- Two-story buildings with low-pitched gable roofs
- Second-story cantilevered balconies covered by a principal roof
- Paired windows with false shutters
- Balconies featuring wooden columns or balustrades
- Stucco walls and surfaces
- Low-pitched gable roof
- Double-hung and casement wood windows with mullions
- Paneled doors with sidelights, fanlights, and recessed panels
- French doors and bay windows⁹³

Property Types

In La Quinta, the style was used for the La Quinta Building and Lumber Company office and residence. There are no other known instances of this building type. The commercial building does not significantly differ in size, massing, or configuration from examples of Monterey style residential buildings and commercial buildings do not normally display many other character defining features for the identification of the Monterey style.



Figure 27. 77895 Avenida Montezuma (La Quinta Milling and Lumber Company office).

A significant example of a Monterey style building in the Village.

Pueblo (1910-Present)

Like other period revival styles in the southwestern United States, Pueblo style buildings were influenced by local building traditions and new eclectic designs. The Pueblo style became a combination of Spanish Colonial buildings and Native American pueblo design. The buildings were constructed to imitate the hand-built nature of their Native American predecessors, while incorporating modern design features popular during the early to mid-20th century. Pueblo style structures became most popular in the desert communities of Arizona and New Mexico, particularly in Tucson, Albuquerque, and Santa Fe.⁹⁴

The character defining features of Pueblo style buildings are listed below.

- Flat roofs with parapet walls above
- Wall and roof parapets with irregular, rounded edges
- Projecting wooden roof beams (vigas) extending through walls
- Stucco wall surfaces, usually earth colored and resembling adobe
- Small casement or wood windows
- Blunted or rounded corners
- Wall surfaces with irregular stucco textures
- Irregularly massed floor plans and forms⁹⁵

Property Types

The desert environment of La Quinta lent itself to the expansion of the established Pueblo style already ubiquitous in the nearby desert communities Arizona and New Mexico. Within the boundaries of La Quinta, Pueblo style buildings are most prevalent in single-family residences within the Cove and other early residential subdivisions. There do not appear to be any Pueblo style commercial buildings in La Quinta. Any unrecorded businesses in Pueblo buildings are likely be converted residences which would not display any other commercial character defining features.



Figure 28. 77535 Calle Chihuahua.

A typical example of a Pueblo style building in the Cove.



Figure 29. 78660 Avenida La Fonda.

A typical example of a Pueblo style building in the Avenida La Fonda neighborhood.

Art Deco and Streamline Moderne (1925-1950)

Art Deco originated in France in the 1910s from the earlier European Art Nouveau and was popularized at the Exposition Internationale des Arts Décoratifs et Industriels Modernes held in Paris in 1925 where the term Art Deco was coined. The style stressed hard-edged geometric patterns augmented by bold colors, with stylized animal and plant motifs represented in flat linear patterns. In the United States, the Art Deco style is most strongly associated with the 1922 International Competition for a New Administration Building for the Chicago Tribune design competition. The 2nd place submission designed by Finnish Architect Eliel Saarinen which is simultaneously traditional and progressive, with gothic verticality and articulations and modern massing featuring a series of European-inspired setbacks. The design informed American and European architects in their subsequent work through the 1940s.

An offshoot of Art Deco, Streamline Moderne (Art Moderne) represented the earliest aesthetic phase of International or Universal Modernism. Streamline Moderne architecture promoted sleekness and modernity, with curving forms, horizontal emphasis, and sometimes nautical elements. The aesthetic was widely applied to suburban houses, modernist estates, commercial buildings, and industrial and household products including railroad locomotives, automobiles, ships, buses, telephones, toasters, and other appliances. Streamline Moderne was initially pioneered by members of the Deutscher Werkbund (the German Association of Craftsmen) and architects of the Bauhaus school of design, but American architects and builders were further exposed to the Streamline Moderne in the 1933 Century of Progress Exposition in Chicago, Illinois where designers followed the ideology of sparse ornamentation and functional designs with streamlined features and forms indicative of automobiles and airplanes.

The basic stylistic features of the Art Deco style are listed below.

- Smooth stucco walls
- Flat roofs with boxed / no eave overhang and parapet walls
- Steel casement windows
- Symmetrical elevations
- Vertical elements projecting beyond the principal roof
- Geometric motifs and decorative articulations at cornice, windows and doors, and other façade locations⁹⁶

The basic stylistic features of the Streamline Moderne style are listed below.

- Asymmetrical cubist form
- Smooth white stucco walls void of ornamentation

- Rounded corners
- Steel casement windows, occasionally installed in a ribbon pattern along principal elevations and installed at corners
- Flat roofs, some with broadly overhanging eaves (Moderne) and some without eaves (International Style)
- Horizontal articulations including incised grooves, balustrades, steel bands at windows
- Glass block as a secondary material at windows / facade openings⁹⁷

Property Types

There are no Art Deco buildings currently recorded in La Quinta though known Art Deco buildings exist in nearby Coachella Valley communities. Future survey efforts may locate Art Deco style residential or commercial buildings within the boundaries of La Quinta based on local survey data. The Desert Club clubhouse was designed in a Streamline Moderne design. However, the Desert Club was demolished, and no elements remain extant. This was a recreational complex. No other recreational, residential, commercial, institutional, or civic Streamline Moderne style buildings have been recorded in La Quinta.



Figure 30. The Desert Club, ca. 1937 (demolished).

A previously extant example of a Streamline Moderne style building in La Quinta.

International (1925-1955)

The International style originated in Europe when architects such as Walter Gropius and Le Corbusier sought a style that was not based on cultural traditions or historic precedent and could be used by any architect in any country. International style was based on the volume, form, and three-dimensional composition of a building rather than the ornamentation applied to the building. The International style was brought to the United States by European architects immigrating to the country after World War I or fleeing Hitler before World War II. The style was disseminated throughout the country by these architects who were also leading the architectural education at prominent universities such as Walter Gropius, who worked at Harvard and Mies Van der Rohe, who taught at the Illinois Institute of Technology. Instead of solid masonry wall structures, International style buildings were supported by lightweight structural skeletons allowing for walls to be freed to simply enclose volumes. Fenestration placement could then be more flexible.

The International style is defined by square and rectangular building footprints with strong right angles with symmetrical and asymmetrical variants. The basic stylistic features of the International style are listed below.

- Flat roofs
- large expanses of windowless surfaces
- Lack of applied ornament
- Horizontal bands of windows
- Common exterior materials include concrete, brick, stucco and glass
- Flush steel sash or casement windows
- Corner windows⁹⁸

Property Types

There are few International style buildings currently recorded in La Quinta, and they appear to be limited to residential properties. Future survey efforts may locate more International style residential or commercial buildings within the boundaries of La Quinta based on their presence in other nearby Coachella Valley communities. Commercial buildings in the International style would display other character defining features, which are listed below.

- Two or more stories in height
- Full length windows
- Single-story flat roof porches
- Ample automobile parking areas



Figure 31. 49280 Avenida Fernando.

A significant example of an International style building within La Quinta Golf Estates.



Figure 32. 48841 Avenida Fernando.

A typical example of an International style building in La Quinta Golf Estates.

Minimal Traditional (1935-1950)

Because of the Great Depression, from the 1930s and through the 1940s, interest grew in adapting a more affordable and simple aesthetic for working class dwellings. The Federal Housing Administration (FHA) published technical bulletins which detailed a series of floor plans and features for small houses between one and four bedrooms to offer the "maximum amount of usable space." With an emphasis on enlarging the home to meet user needs, the one-story "minimum" house could be expanded to accommodate growing families, with aesthetic features and stylistic details similarly tailored to respond to an owner's aesthetic interests via the inclusion of gable or hipped roofs, porches at different facades, exterior wall and roof materials, window types and corresponding adornments. These minimum houses built to FHA principles in the 1930s-1940s became known as Minimal Traditional homes. Designs were mostly loosely based on Tudor Revival and Colonial Revival styles with occasional Modernistic details. Minimal Traditional style homes were built in large numbers throughout the country immediately preceding and following World War II. The Minimal Traditional style reached its peak in popularity by the late 1940s.

Single-family Minimal Traditional style homes were typically compact in size and single-story. The basic identifying features of the Minimal Traditional style are listed below.

- low-pitched or intermediate-pitched gabled or hipped roofs with clipped / boxed eaves and rake
- Exterior Walls clad in horizontal board siding, stucco, brick veneer, or stone veneer
- Wood frame windows with wide one-over-one or multi-lite divide sash pattern, often decorated with fixed wood shutters
- Small, recessed porches on the front façade
- Sparse decorative detailing
- Single-car garage units with a tilt-up door built into the building mass⁹⁹

Property Types

In La Quinta, Minimal Traditional style buildings are present in most areas associated with early residential subdivisions and the style is entirely reflected in single-family residences. There do not appear to be any Minimal Traditional style commercial buildings in La Quinta. Any unrecorded businesses in Minimal Traditional buildings are likely be converted residences which would not display other commercial character defining features.



Figure 33. 52569 Avenida Vallejo.

A typical example of a Minimal Traditional style building in the Cove.

Ranch Styles (1935-1975)

Few houses were built during the 1930s due to the financial uncertainty created by the lingering Great Depression, and with the United States' entry into World War II, all building materials were needed for the national defense effort. Very few houses were built during the war. As a result, at the end of the war the country faced a serious housing shortage. Four million returning veterans could not find housing, and many people lived in overcrowded houses. In 1946, President Truman appointed Wilson W. Wyatt as national Housing Expediter, who recommended programs and legislation with the goal of building more than one million houses a year. To accomplish this, the Veterans' Emergency Housing Act was passed, providing \$600 million in subsidies to builders who could quickly build small homes with a maximum of 1,100 square feet. The Federal Housing Administration (FHA) also enforced this policy: by the late 1940s all builders started adhering to the FHA's design standards because it was a key selling point if all homes in a subdivision were pre-approved for low-cost mortgages.¹⁰⁰

The need for inexpensive, efficiently produced housing coincided with the emergence of the Ranch style of architecture. The Ranch house was simple to build: a one-story rectangular or L-shaped house with a low-pitched roof on a concrete slab foundation. Standardized designs made it possible to build dozens or even hundreds of houses at the same time, which allowed more efficient site engineering and greater specialization of labor. Steel casement window units were easy to install. Ornamental features were sparse.¹⁰¹

Ranch style architecture was deeply rooted in the American West. The Ranch style drew its inspiration from the 19th century adobe ranch houses of California, as well as the Craftsman style and early Frank Lloyd Wright Prairie houses. The simple and sparsely adorned houses reflected the romantic imagery of the past and the new social trends of informality and casual home life in postwar suburbia. Ranch houses were one story with a long rectangular or L-shaped plan and a low-pitched roof with deep eaves and a few traditional elements such as clapboards and false shutters. Ranch homes usually had no true porch, but rather, a simple extended eave over the entry. Ranches also reflected the growing importance of the automobile, which brought sprawling subdivisions with larger lots, allowing the broadest side of the house to be the primary façade. The low horizontal profile of the home facing the street with its many visible planes and angles was modern, streamlined, simple, and showed no trace of the elaborate European elements that embellished the earlier period revival styles. California architects Richard Neutra and Gregory Ain introduced the Ranch style in the 1930s, but in the late 1940s it became the predominant style for residential architecture.¹⁰²

For the most part, the Ranch style became tantamount to mass-produced standardized houses of nearly identical design. This is due largely to new emerging approaches to residential construction. In the early part of the 20th century, one would buy a lot and hire a contractor to build a house. After World War II, the need for fast and efficient construction of homes favored partnerships with investors, real estate specialists, architects, and large construction firms. Land was purchased, a subdivision plat laid out the arrangement of blocks, lots, and streets, and a single contractor oversaw construction of all houses in a tract. There were often three or more different models that offered some variety in styling, but the design differences between houses in a neighborhood tended to be in the arrangement of minor decorative elements and the placement of windows and doors. Ranch style houses built by a single contractor are often referred to as Tract Ranch houses. However, there were also custom-built Ranch houses, each with their own unique design by an architect for the site. The Custom Ranch houses tended to be larger, with more elaborate decorative elements. By 1960, Styled Ranch styles became common, with subtle thematic design elements that created subtypes such as Spanish, French Provincial, Storybook, American Colonial, and Swiss Chalet Styled Ranches.

Tract Ranch

In La Quinta, Tract Ranch homes were constructed in the first residential subdivisions following the Cove between 1960 and 1961. These Tract Ranch houses in Highland Palms and Indian Springs subdivisions were built by a single homebuilder, but the wide variety of models and design options suggest that many homes in these areas were built in more of a hybrid Tract/Custom Ranch style.

Early Ranch style houses (1946-1960) were largely uniform in appearance with one story with an elongated rectangular or L-shaped plan, with the broad side facing the street. The character defining features of early Tract Ranch Style homes are listed below.

- Asymmetrical façades
- brick, concrete block, or wood frame construction materials
- Multiple roof types including gable, hip, intersecting gables, or multiple hips that are low-pitched to very low-pitched with broad overhanging eaves
- Roofs covered with asphalt shingles
- Steel casement windows with no trim
- Minimal porch, usually in the form of an extended eave, with or without posts
- Few decorative elements, usually limited to faux wood shutters and exposed rafters, occasionally brick wainscoting
- Attached carport on the side of the house¹⁰³

By 1960, changes in the design and construction of the Ranch style added other character defining features which are listed below.

- Fixed and sliding aluminum frame windows
- Attached garages replaced carports
- Larger floorplans
- A greater range of decorative elements, including brick or stone wainscoting, board-and-batten siding, wrought iron porch posts, weeping mortar, and scroll-cut decorative fascia
- Roofs covered with clay tiles or wood shakes
- Hip roofs with gablets and eyebrow dormers



Figure 34. 78390 Singing Palms Drive.

A typical example of a Tract Ranch style building in Highland Palms.



Figure 35. 79905 Westward Ho Drive.

A typical example of a Tract Ranch style building in Indian Springs.

Custom Ranch

Custom Ranch homes were constructed throughout the early La Quinta residential subdivisions including the Cove, Highland Palms, Indian Springs, and Desert Club tracts. Custom Ranch homes were also built throughout specific neighborhoods in private country clubs, like the La Quinta Country Club Estates subdivision.

Custom Ranch homes were usually one story with elongated rectangular, L-shaped, U-shaped, or irregular-shaped plans, with the broad side facing the street and with wings occasionally extending to the rear. These homes were often much larger than Tract Ranch Houses with a much broader facade. The character defining features of the Custom Ranch Style are listed below.

- Asymmetrical facades
- Brick, concrete block, or wood frame construction materials, with exterior walls often clad in more than one material
- Strong horizontal emphasis/massing; occasionally bands of brick, wood, metal, glass, stone, or pierced block
- Many different roof types including gable, hip, intersecting gables, or multiple hips that were low pitched to very low pitched with broad overhanging eaves
- Variety of roofing materials, including asphalt shingles, clay tiles, wood shakes, or metal
- Steel casement windows or aluminum framed windows
- Minimal extended eave porch, recessed entry, or a more prominent porch with a gabled or hipped extension
- Attached or detached carport or garage
- Diversity in plan, roof type, building materials, and ornamentation
- High quality of artisanship in construction¹⁰⁴



Figure 36. 51453 Avenida Martinez.

A typical example of a Custom Ranch style building in the Cove.



Figure 37. 79179 Ahmanson Lane (Rancho Xochimilco) in the SilverRock Resort.

A significant example of a Custom Ranch style home in La Quinta.

Styled Ranch

Styled Ranch homes were constructed throughout the early La Quinta residential subdivisions including the Cove, Highland Palms, Indian Springs, and Desert Club tracts. Styled Ranch homes were also built throughout specific neighborhoods in private country clubs, like the La Quinta Country Club Estates subdivision. Most Styled Ranches in La Quinta were constructed in a Spanish style.

Due to the nature of Styled Ranch homes, the character defining features vary based on the selected style. However, Styled Ranch homes generally followed the same form and massing of other Ranch style homes. The different character defining features of Styled Ranch homes based on their theme are included below.

- Spanish Ranch
 - clay tile roofs
 - brick or stucco clad walls
 - rounded or parabolic arched openings at porches, windows, or courtyards
 - exposed rafters and beams
 - metal window grilles
 - inward-slanting chimneys or wing walls
- French Provincial Ranch
 - features include L-shaped or irregular plan
 - multiple hipped roofs with molded eaves
 - pairs of tall casement windows and corner casement windows
 - segmental arches
 - paneled front doors
- Storybook Ranch
 - Scalloped vergeboards on the front façade
 - Window boxes with diamond-shaped windowpanes
 - Decorative stone or brick chimneys
 - Horizontal board siding
- American Colonial Ranch
 - Side-gabled or hipped roofs
 - Wood or brick siding
 - Federal or Greek Revival door surrounds
 - classical moldings
 - louvered shutters
- Neoclassical Ranch
 - Symmetrical form
 - Clad in brick or wood frame

- Multi-pane windows
- Roof dormers
- Porch supported by Classical columns
- Swiss Chalet Ranch
 - Gabled roofs
 - Chaletesque dormers
 - scrolled fascia board
 - wood and stucco siding¹⁰⁵

Property Types

In La Quinta, Ranch style buildings are present in most areas associated with early residential subdivisions and country club neighborhoods. The style is entirely reflected in single-family residences. There do not appear to be any Ranch style commercial buildings in La Quinta. Any unrecorded businesses in Ranch buildings are likely be converted residences which would not display other commercial character defining features. One of the earlies extant institutional buildings in La Quinta, the La Quinta Christian Fellowship building, is a Custom Ranch style building that was constructed in 1974. The building was not evaluated as part of the current historic resource survey, but it appears to display no other character defining features apart from those listed above for single-family residences.



Figure 38. 48800 Avenida Fernando (Mary Mead-Maddick House #2).

A significant example of a Styled Ranch building within La Quinta Golf Estates.



Figure 39. 51489 Avenida Martinez.

A typical example of a Styled Ranch building in the Cove.

Contemporary (1955-1965)

Contemporary style buildings were similar to the Ranch style homes in construction methods and materials but reflected quite different forms. These styles included the front-gabled Contemporary style and a simple post-war version of the International style. Like the Ranch style, both had a strong horizontal emphasis, but Contemporary styles had a more massed plan.

Contemporary style homes featured a variety of subtypes with various roofing forms which included front-gabled, side-gabled, varied gable, flat, shed, and butterfly and slant roofing forms with broad overhanging eaves. The basic character defining features of the Contemporary Style are listed below.

- Symmetrical and asymmetrical plans
- Central entryways with no porch, but with an entry courtyard or recessed corner entry
- Wing walls, short courtyard, or landscape, walls
- Heavy piers supporting the gable
- Exposed roof beams
- Broad expanses of uninterrupted wall surfaces
- Horizontal bands or tall vertical bands of windows, often present in gable ends
- Carport or garage incorporated under the main roof¹⁰⁶

Property Types

In La Quinta, Contemporary style single-family residences were largely constructed in the Cove. Larger Contemporary style homes were constructed within specific neighborhoods in private country clubs, like the La Quinta Country Club Estates subdivision. An apartment complex built in 1979 (not currently eligible for evaluation) was observed on the southeast corner of Calle Tampico and Eisenhower Drive during the current historic resource survey. The apartment complex appears to display elements of late Contemporary style with Spanish elements common throughout structures in La Quinta. The apartment complex appears to be the only multi-family residence constructed with Contemporary style influences.



Figure 40. 51371 Avenida Martinez.

A typical example of a Contemporary style building in the Cove.



Figure 41. 48855 Avenida Anselmo.

A significant example of a Contemporary style building in La Quinta Golf Estates.

Post and Beam (1950-1970)

Post and Beam architecture was a method of construction in which structural framing consisted of load bearing steel or wood beams supported by steel or wood columns rather than solid load bearing walls. The use of structural framing allowed for more flexibility in wall and window design including more expansive use of glass, a character defining feature of the style. Post and Beam style houses were defined by the large sections of floor-to-ceiling glass windows and doors and clerestory windows. The predominant roof style for Post and Beam houses utilized flat roofs or low-pitched gable rooflines. Some examples exhibited simplified aspects of Japanese and Ranch design. The open, rectilinear floor plans of Post and Beam houses were created by the structural framing and lack of dividing load bearing walls. The houses tended to be laid out in a grid with standardized beam length.¹⁰⁷

The basic character defining features of the Post and Beam style are listed below.

- Direct expression of the structural system, usually wood or steel frames
- Horizontal massing
- Flat or shallow pitch roofs, often with deep overhangs
- Floor-to-ceiling glass
- Repetitive façade geometry
- Minimal use or solid load bearing walls
- Absence of applied decoration
- Strong interior/exterior connection
- Open interior floor plan
- Exterior finish materials usually wood, steel, and glass¹⁰⁸

Property Types

Post and Beam houses were generally constructed on large lots of land found within private country clubs, like the La Quinta Golf Club Estates subdivision. The Post and Beam style is exclusively regulated to single-family residences in La Quinta. It is not extant in any other property types.



Figure 42. 49295 Avenida Fernando.

A typical example of a Post and Beam style building in La Quinta Golf Estates.

Organic Geometric (1955-1975)

Organic Geometric architecture was a philosophy of design which promoted a harmonious relationship between buildings and nature. The father of Organic Geometric architecture in the United States was Frank Lloyd Wright, who in 1939, coined the phrase "Organic Architecture" in his speech, An Organic Architecture. Designers of this modern sub-style employed natural building materials, such as wood and stone, and designed buildings that were respectful to the site. Glass was also used to minimize the separation between interior and exterior encouraging the indoor/outdoor living concept. Buildings were thoughtfully sited to take advantage of views, often built on steep slopes with large balconies. Form was based on rectilinear geometry, designs are characterized by asymmetrical façades, unusual rooflines, and angular shapes.¹⁰⁹

The basic character defining features of the Organic Geometric Style are listed below.

- Exposed structure and materials
- Square, diamond, and polygon design motifs
- Natural materials (wood, stone, glass)
- Sharp angular massing
- Asymmetrical facades
- Complex roof forms
- Site specific design¹¹⁰

Property Types

No known examples of Organic Geometric style buildings have been recorded in La Quinta, but Organic Geometric style buildings have been evaluated within other nearby Coachella Valley communities. Future evaluations within La Quinta may locate instances of this architectural style.



Figure 43. 7345 Remley Place, La Jolla, San Diego, California.

A significant example of an Organic Geometric building in Southern California.

(Courtesy of Urbana Preservation & Planning LLC.)

Brutalism (1950-1970s)

The name "Brutalism" originated from the French *béton brut* which means "raw concrete." The term referred to the honest expression of materials, not a social attitude toward people. The style was largely inspired by Swiss architect Le Corbusier. Brutalist buildings were generally strikingly blockish, geometric, and composed of repetitive shapes. The predominant building material was concrete, frequently revealing the intentional textures of the wood formwork. The concrete was intended to be fully expressed as both the primary structural material and finish. Critics of the style argued that it disregarded the social environment, making such structures inhuman, stark, and out of place.

Character defining features of the Brutalist Style are listed below.

- Exposed and expressive structural system
- Monumental massing
- Angular and rectilinear forms
- Exposed concrete as building finish
- Repetitive patterns
- Intentional avoidance of traditional elements or ornament¹¹¹

Property Types

No known examples of Brutalist style buildings have been recorded in La Quinta, but Brutalist buildings have been evaluated within other nearby Coachella Valley communities. Future evaluations within La Quinta may locate instances of this architectural style.



Figure 44. Palm Springs Art Museum, Palm Springs, California.

A significant example of a Brutalist building in Palm Springs.

(Courtesy of Wikipedia Commons (https://commons.wikimedia.org/wiki/File:Palm_Springs_Art_Museum.jpg))

Known Architects and Builders in La Quinta

Below are short summaries of known architects and builders who worked in La Quinta during the historic-era and who may be associated with eligible properties within the region.

Gordon B. Kaufmann, Architect

Gordon B. Kaufmann (1888 – 1949) was the architect of the La Quinta Hotel throughout the original 1920s period and for additional facilities built in the 1930s. Born in London, Kaufmann worked in Europe, Canada, and other US locations before settling in Southern California. Kaufmann designed many of Southern California's most important residences in the 1920s, including Greystone, the Doheny residence in Beverly Hills (1925-1929), as well as residential-based campuses and hotels such as his multi-building projects for La Quinta, the Scripps College campus (1926 through the 1930s), and the Athenaeum and student dormitories at the California Institute of Technology (1930). Kaufmann's work shifted to large commercial, institutional, and industrial projects in the 1930s, which included Hoover Dam, the Santa Anita Park Racetrack (1933), St. Paul's Episcopal Cathedral, the Arrowhead Springs Hotel (1939), and many other residences, offices, and commercial buildings in the Los Angeles area.

Kaufmann was honored as a Fellow of the American Institute of Architects. During his career he was awarded the Legion of Merit, a Certificate of Honor from the AIA for the La Quinta Hotel (1930), and a Gold Medal at the French Exposition (1937). Kaufmann was one of Southern California's most prolific and highly regarded architects from the 1920s until his death in 1949. In addition to the La Quinta Hotel, Kaufmann also designed the three private residences adjacent to the hotel that are now a part of the complex: the Morgan House, Casa Magnolia, and the Cyrus Pierce House.¹¹²

S. Charles Lee, Architect

S. Charles Lee (1899 – 1990) was the architect of the Desert Club clubhouse which began construction in 1937 and was open by 1940. Born Simeon Charles Levi in Chicago in 1899, Lee attended Chicago Technical College and graduated with honors in 1918. He was influenced by the early (and nearby) Modernism of pioneers Louis Sullivan and Frank Lloyd Wright. After serving in the Navy during World War I, Lee earned an architecture degree from Armor Institute of Technology in 1921. He moved to Los Angeles in 1922 and received his first theatre design commission within a few years.

Completed in 1927, Following the construction of the Tower Theatre on Broadway in downtown Los Angeles in 1927, Lee's career expanded and commissions for further

theaters followed. His theaters blended all types of architectural styles and decorative motifs and were designed as striking advertisements, to both garner attention from passing automobile traffic and draw in pedestrians by using the sidewalk itself. By 1950, Lee had designed around 400 theatres—250 in the L.A. area alone. After World War II, Lee recognized the emerging requirement for more practical, modular structures. In addition to theatres, Lee also built dozens of small factories throughout post-war Los Angeles.

Lee received numerous awards throughout his lifetime, including the Society of Registered Architects' Synergy Award in 1975. In 1986, the UCLA School of Architecture and Urban Planning established a chair in his honor. The Conservancy was honored to have Lee attend the first season of our Last Remaining Seats series of classic films in historic theatres in 1987.¹¹³

Cliff May, Architect

Clifford "Cliff" Magee May (1908 – 1989) designed at least two homes in La Quinta at 78045 Calle Cadiz and 53815 Avenida Bermudas. Born in San Diego, California, in 1908, May was a sixth-generation Californian with lineage tracing back to Presidio de San Diego Captain José María Estudillo. Prior to his entry into the building industry, May pursued a career as a musician, composer, and singer with the Cliff May Orchestra, the Hotel del Coronado Casino Orchestra, and the El Cortez Orchestra. He later attended San Diego State University where he pursued a degree in business. His calling, however, would be in architecture and construction, where he would eventually be regarded as a Master Designer + Builder and the Father of the California Ranch House.

Before his wedding to Jean Lichty, in the Spring of 1932, May completed his first residential building, a hacienda style dwelling intended to emulate the early California aesthetic exhibited in May's ancestral home, Casa de Estudillo. Located at 4725 Norma Drive, May's first house is regarded as the "progenitor of the ranch house movement." Like vernacular bungalows finished with Craftsman, Spanish, or other Revival style facades, May's Rancheria and Hacienda homes were modeled after the traditional Zagan plan – a single-pile house plan configured with a central passageway that leads from the front door to the patio or courtyard – a configuration is common to historic-era homes constructed in Mexico and throughout the southwestern United States. In a Zagan plan house, all rooms face the street or the courtyard. This connectivity via a single corridor became a character-defining feature of May's early work.

In September 1933, May received his first residential commission, marking an advancement in his design-build career from constructing on speculation to custom work built specifically

to a client's expressed needs. In 1934, his project output quadrupled in that year with numerous other commission and speculative projects occurring simultaneously. He moved to Los Angeles in 1935, during the Great Depression, and evolved his aesthetic to offer low-slung, horizontally oriented, pitched-roof ranch houses that would come to characterize suburban living. By 1941, he had established a national reputation as the designer of the California Ranch House. In the post-WWII period, he collaborated with *Sunset Magazine* to publish *Western Ranch Houses*, the seminal publication on May's Ranch style.

Over the course of his career, the aesthetic and scale of May's work evolved dramatically from rustic haciendas and rancherias that emulated California-era dwellings, to modernistic custom residences and residential tracts with full-height window walls, and mono-chromatic and mono-material facades that are regarded as the height of Contemporary design in the mid-century period. Cliff May died in 1989 at the age of 81.

Archibald (A.) Quincy Jones, Architect

Archibald (A.) Quincy Jones (1913-1979) was the architect of Frank Capra's house at 49280 Avenida Fernando in 1961. Born in Kansas City, Missouri, in 1913, Jones received his Bachelor of Architecture from the University of Washington in 1936. Following graduation, he moved to Los Angeles, where he worked in the offices of the modernist architects Douglas Honnold and George Vernon Russell (1936 to 1937) and Burton A. Schutt (1937 to 1939). From 1939 to 1940, he worked for the renowned architect Paul R. Williams.

Following the conclusion of WWII, Jones returned to Los Angeles and opened an architecture office in the house in Laurel Canyon he had built with his former wife. During the years after the war, Jones again partnered with Paul R. Williams on several projects in the Palm Springs area, including the Palm Springs Tennis Club (1947), the Town & Country Restaurant (1948), and Romanoff's on the Rocks (1950).

As a participant in John Entenza's Case Study House Program, Jones was deeply invested in the experiment's goal of reinventing houses to reflect how people lived in the post-World War II era. His belief that the quality of life could be improved through architecture led him to introduce new materials and design elements to his residential projects, such as glass walls, usable atriums, high ceilings, and post-and-beam construction. He designed buildings using a variety of materials that promoted a new way of living within the built environment that focused on informal, outdoor-oriented open plans. In his non-residential buildings, Jones was recognized as an innovator and master of improving the integration and efficiency of mechanical systems while maximizing usable space.

During his partnership with Joseph Eichler, Jones was given the projects where he had the freedom to implement park-like common areas, or greenbelts, in tract housing developments. In 1960, Jones was hired by William Pereira as a planning partner in the development of the city of Irvine, CA, where he became a model for greenway development in urban planning.

The Eichler commission prompted Jones to reconnect with Frederick Emmons. Their partnership lasted from 1951 until Emmons' retirement in 1969. Their designs are reflected in some 5,000 Eichler-developed houses. Jones and Emmons were awarded national AIA Firm of the Year in 1969. Jones was professor and later Dean of Architecture at the University of Southern California 1951-1967. By the 1960s Jones was designing university and corporate buildings including the 1963 IBM Aerospace Headquarters in Westchester, CA, and University of California campus buildings. He designed the Sunnylands Annenberg Estate in Rancho Mirage in 1966. Jones died in 1979 at the age of 66 years.

William F. Cody, Architect

William Francis Cody (1916-1978) is responsible for designing the Sloane Residence for W.J. Sloane Company at 78230 San Timoteo Street within the La Quinta Golf Estates neighborhood of the La Quinta Country Club. Born in Dayton, Ohio, in 1916, Cody's family relocated to California in 1930. While attending Beverly Hills High School, Cody designed and built stages for school plays prior to his graduation in 1932. Following high school, he graduated from Santa Monica Junior College in 1939 and enrolled in the College of Architecture and Fine Arts at the University of Southern California. He graduated from USC in 1942. During his time at Santa Monica Junior College and USC, Cody worked for architects, Heath Wharton and Asa Hudson. Following his graduation, Cody worked for several engineering and architecture firms in California, including Cliff May whom he worked for in 1944. In 1945, Cody's firm was hired to alter the Desert Inn in Palm Springs. Following the Desert Inn project, Cody began working independently in California and Arizona by 1946.

In 1946, William F. Cody moved to Palm Springs permanently and received his first independent commission to design the Del Marcos Hotel, which earned him an award in 1949 from the California chapter of the American Institute of Architects. In 1947, he was hired to convert the Thunderbird Dude Ranch, originally constructed in 1936, to the Thunderbird Country Club. His work at Thunderbird led to future commissions at other clubhouses, recreational facilities, and residential developments, at locations throughout Palm Desert, such as the Eldorado Country Club, Tamarisk Country Club, the Racquet Club, the Tennis Club, and the Seven Lakes Clubhouse. In Palm Springs, Cody was one of the

architects, with Wexler & Harrison and Philip Koenig, to design the Spa Bath House and Spa Hotel. In 1952, Cody designed the Horizon Hotel.

In the Coachella Valley, he was responsible for several notable Contemporary style residential designs including the Perlberg, Shamel, and Abernathy residences in Palm Springs. Throughout his career, he designed commercial and residential properties throughout California, Arizona, Texas, Cuba, and Mexico. He was inducted into the College of Fellows of the AIA in 1965. Some of his final projects included St. Theresa's Catholic Church in 1968 and the Palm Springs Library Center in 1972. In 1973, he suffered a severe stroke which caused him to end his architectural career. He died in 1978 and today considered one of the most important architects in the Desert Modernism movement.

Walter S. White, Architect

Walter S. White (1917-2002) designed several residences in the La Quinta Cove in the post-war period. In 1944, He designed the Esther Breedlove House at 53945 Avenida Obregon for his mother-in-law. Born in San Bernadino, California, White attended San Bernadino High School from 1933 to 1936. Growing up, White learned construction from his father who was a builder in the San Bernadino area. After one semester at San Bernadino Valley Junior College in 1936, White spent the next decade working for various architects, builders, and engineers in the Los Angeles area. During that time, he worked for Harwell Hamilton Harris, Rudolf Schindler, and Allen Ruoff. During WWII, he worked for Douglas Aircraft as a machine tool designer.

After the war in 1947, White returned to architecture and worked for over a year for the Palm Spring architects, John Porter Clark and Albert Frey. In 1948, White moved to La Quinta and designed his first office building on Highway 111 to work as a self-employed designer. In the Coachella Valley, White focused on designing affordable homes that mitigated the summer heat and provided ample mountain views for residents. During this timeframe, White designed the Esther Breedlove House in 1944 and four Contemporary style rental units in the Cove at 53965 Avenida Obregon, 53960 Avenida Alvarado, 53970 Avenida Alvarado (demolished by 2004), and 77438 Calle Chillon in 1956. In 1953, he designed the Philip Johnson house at 52300 Ross Avenue, which was demolished in the early 2000s. Throughout the course of his career, White designed at least 48 homes in the Palm Desert region.

During the 1960s, after he obtained his Colorado architecture license, White developed modestly sized and standardized mountain cabins in Colorado Springs with limited building materials. In 1967, he returned to California where he focused his work during the 1970s

and 1980s. In Southern California, White designed various sized residential buildings (from single-family homes to multi-unit dwellings), recreational complexes, commercial buildings, churches, and clubhouses. He died in 2002 at the age of 85 and Walter S. White is widely remembered as a notable modernist architect who focused on industrial and energy efficient designs throughout Southern California.

L.C. Major and Associates, Architect

Following initial construction by the Macco Corporation between 1960 and 1963, Hadley-Cherry Inc. rebranded the Highland Palms neighborhood as Shadow Palms and began a development project of 78 new homes surrounding the existing improved lots. They hired L.C. Major and Associates to design the floor plans for their development. L.C. Major and Associates, one of the largest firms in the country, was founded by LeRoy Cluff Major following WWII in Downey, California. By 1964, one out of every nine single-family residences in California were designed L.C. Major and Associates. By the mid-1960s L.C. Major and Associates had designed homes for approximately 3,000 subdivisions and planned communities.¹¹⁴ As the post-war period ended, L.C. Major and Associates evolved to design custom homes, condominium complexes, and retirement housing. Later, LeRoy Cluff Major also drove the company toward designs for institutional buildings, such as convalescent homes, and low-cost, energy-efficient housing. Over the course of its history, the firm created designs for more than a million tract homes across the country.¹¹⁵

La Quinta Building and Lumber Company, Builder

In 1934, Harry Kiener partnered with his previous associate from the Peter Pan Woodland Club, Guy Maltby, to form the La Quinta Building and Lumber Company and construct the Spanish style adobe bungalows, called casitas in the Cove. Principal floorplans for the early casitas in the Cove involved single-story “L” and “I” shaped plans for Spanish Colonial Revival style adobe residences with small front patios, matching style the original cottages built within the grounds of the La Quinta Hotel. To construct the homes, Maltby set up an office for the La Quinta Building and Lumber Company, in what would become the Village commercial district, on the north end of the Cove next to Kiener's small Cove administration building, which housed his Palm Springs Land and Irrigation Sales Office. From these two buildings, Kiener and Maltby built and sold homes for the Cove financed by the Federal Home Administration (FHA) program.¹¹⁶

Macco Corporation, Builder

The first substantial residential tract subdivision in La Quinta was proposed and built by Macco Corporation in 1960. Highland Palms, a small neighborhood of 76 modest homes, was to be built south of Highway 111 and west of Marshall Street, on the undeveloped

northern end of the community. Formed by John MacLeod to construct military facilities in California during World War II, the Macco Corporation began building homes with the help of MacLeod's share of ownership in San Diego's National Steel & Shipbuilding Company, which provided access to steel needed for construction.¹¹⁷ The Highland Palms subdivision was apparently one of Macco Corporation's first ventures into residential development. After completion of Highland Palms, Macco Corporation became managing partner in the development of the 87,500-acre Rancho California in Riverside County, which was one of the largest homebuilding projects in the country. By the mid-1960s Macco was one of the largest homebuilders in Los Angeles, Orange, and San Diego counties.¹¹⁸

Westward Ho and Bellwood Discount Corporation, Builder

Another early subdivision in La Quinta was proposed and built by the Westward Ho and Bellwood Discount Corporation in 1961. Indian Springs was a small 320-acre neighborhood with 175 lots laid out around a golf course. Headed by President John E. Gurley, a Chevrolet dealership owner in Indio, the Westward Ho and Bellwood Discount Corporation, designed the tract to have 124 lots, ranging from 8,000 to 15,000 square feet located north of Highway 111 at Jefferson Street and filed two approved plats on January 4 and March 22, 1961. Once completed, the Indian Springs Golf Course within the subdivision was Coachella Valley's second 18-hole public golf course.

Hadley-Cherry Inc., Builder

Ray Cherry and John Hadley co-founded Hadley-Cherry Inc. and developed properties in Southern California in locations such as Malibu and Big Bear. Cherry and Hadley founded the company in the post-war period in Los Angeles and started constructing residential and commercial properties by 1948. After 1965, the builder ceased operation.¹¹⁹

Other Builders

Other builders that appeared in building records or permits during the current survey effort are listed below. Limited information was available regarding these companies and individuals associated with historic-era properties in La Quinta. Further research in the future may result in additional information regarding the location, operation, and activity of these builders in the region.

- Barton Construction Company
- Desert View Construction Company
- Dale C. Hagerty
- Hill Top
- Phillip A. Sellery

Historic Resource Survey Results

Bordered by Indio to the northeast, Indian Wells to the northwest, Vista Santa Rosa to the east, and Bermuda Dunes to the north, La Quinta encompasses a roughly 36 square mile area in the Coachella Valley region. The city is also demarcated by the Santa Rosa Mountains to the south and west, with State Highway 111 intersecting the northern portion of the city (Figure 1).

Today, La Quinta is perhaps best characterized in terms of the resort and golfing industries. Since 1926, La Quinta has catered to visitors who travel to the area during the winter months to enjoy the mild desert climate. More recently, the golf industry has become the most widespread enterprise in the area. La Quinta contains more than 20 golf courses, and is frequently the home of professional golf tournaments. While large golf resorts and gated communities have changed the layout of La Quinta over time, original residential developments, such as the Cove, remain largely intact, with historic structures still present in cohesive blocks. Many of the single-family homes in the Cove, and other neighborhoods, built during the 1960s and 1970s are now eligible for evaluation with a historic resources survey. See Figures 45 and 46 below for maps of La Quinta's historic and contemporary neighborhoods.

Incorporated in 1982, the city commissioned citywide historic resource surveys in 1997 and 2006 as part of ongoing efforts to identify and preserve historic resources. As part of the current survey effort, conducted primarily in 2022, Urbana utilized historic aerial imagery and Assessor year-built data to identify 489 historic-era properties within the city boundaries. Of these 489 properties, 263 of these properties were previously surveyed. Urbana updated the previous findings for these properties and also documented and evaluated 100 additional properties on DPR 523 series forms, the standard technical documentation for properties in California. All DPR forms are contained within Appendix D.

Survey findings are detailed in the following pages, arranged by updates to previously recorded properties and newly identified properties.

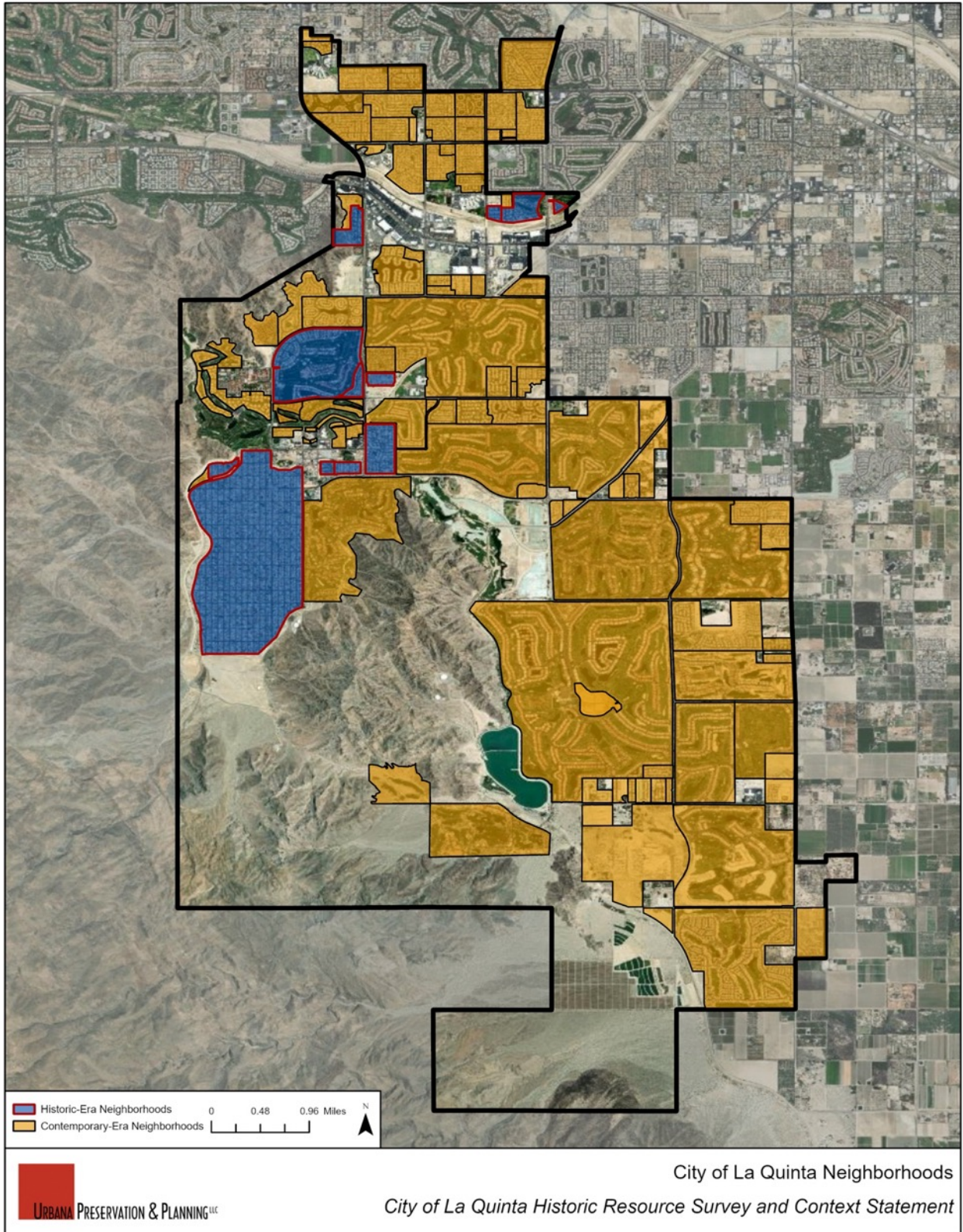


Figure 45. City of La Quinta Neighborhoods.

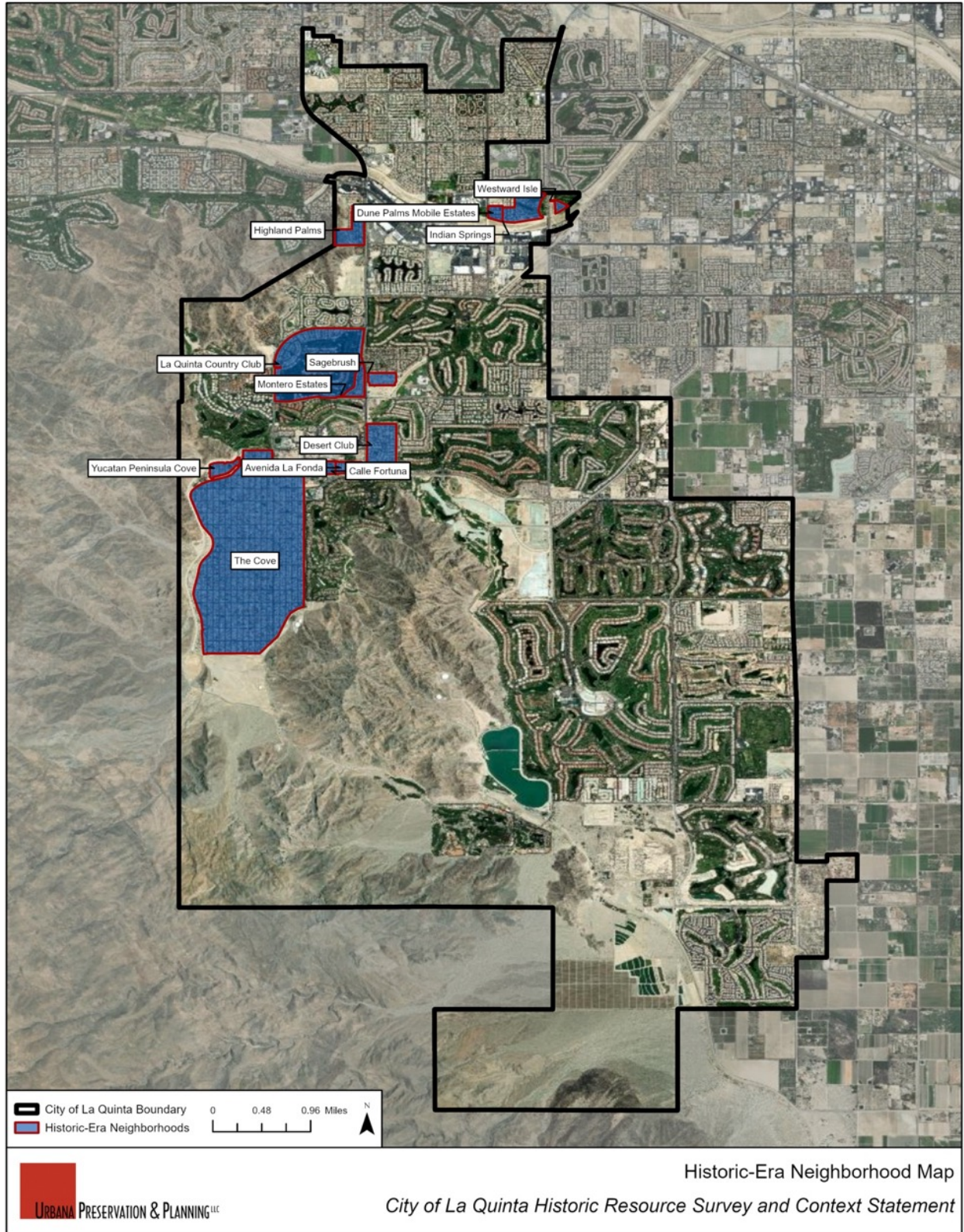


Figure 46. Historic-Era Neighborhoods.

Updates to Previously Recorded Properties

Of the 263 previously recorded properties 29 are demolished, with documentation updated to reflect that change in status; 12 are eligible for listing on the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) and meet the definition of an historic property and historical resource under the federal and state regulatory framework; and 80 are eligible for listing on the Local Register but do not appear to qualify under the criteria of the NRHP and CRHR, including the La Quinta Cove Thematic Historic District (with 79 contributing properties, 30 of which are also individually eligible) and Rancho Tecolote. One previously recorded property could not be fully evaluated due to access and visibility challenges.

Of the 263 previously recorded properties, Urbana determined 142 are not eligible for listing on the NRHP, CRHR, and Local Register. These 142 properties do not qualify as an historic property or historical resource under the federal and state regulatory framework.

Table 1 includes updated findings on previously surveyed properties that are individually eligible for listing on the NRHP, CRHR, and Local Register. Table 1 does not include contributors to the La Quinta Cove Thematic Historic District that are not individually significant / eligible. Refer to Appendix E for a complete list of La Quinta Cove Thematic Historic District contributing properties. A list of La Quinta Hotel Historic District contributors is also found in Appendix E.

Newly Identified Properties

Urbana examined 100 previously unrecorded (newly identified) properties 45 years old or older to ascertain which have strong associations with significant aspects of the historic context. Of the 100 properties, eight are eligible for listing on the NRHP and CRHR and meet the definition of an historic property and historical resource under the federal and state regulatory framework; two are NRHP ineligible but are eligible for the CRHR and Local Register; and one property is eligible for the Local Register but appears NRHP and CRHR ineligible.

Urbana determined that 89 newly identified properties are not eligible for listing on the NRHP, CRHR, and Local Register through a survey evaluation. These 89 properties do not appear to qualify as an historic property or historical resource under the federal and state regulatory framework. Refer to Table 2 for the list of newly identified properties determined eligible in the current survey effort.

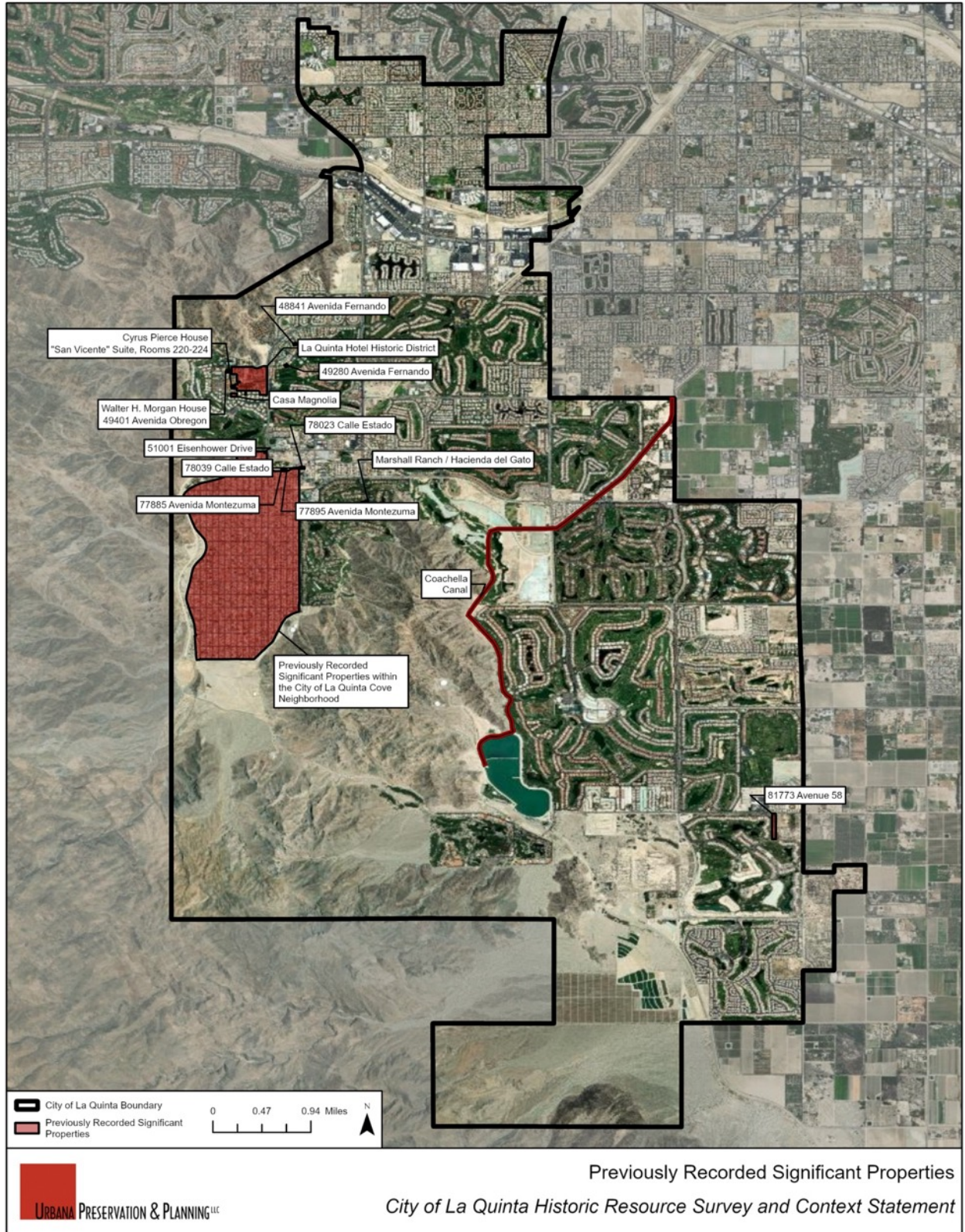


Figure 47. Previously Recorded Significant Properties.

Table 1. Previously Recorded Significant Properties – Individually Eligible for the NRHP, CRHR, and Local Register.

Urbana Survey No.	Resource Name	CRHR Status Code
001	Coachella Canal	3S / 3CS / 5S2
018	49401 Avenida Obregon Walter H. Morgan House	3S / 3CS / 5S2
020	49499 Eisenhower Drive La Quinta Hotel Historic District	2S2 / 5S2
021	Casa Magnolia (La Quinta Resort & Club)	3S / 3CS / 5S2
022	Cyrus Pierce House (La Quinta Resort & Club) "San Vicente" Suite, Rooms 220-224	3S / 3CS / 5S2
023	49280 Avenida Fernando Frank Capra Residence	3S / 3CS / 5S2
026	48841 Avenida Fernando	3S / 3CS / 5S2
047	78039 Calle Estado House of O'Brien	3S / 3CS / 5S2
048	78023 Calle Estado Roxie Yessayian Real Estate Office	3S / 3CS / 5S2
050	77895 Avenida Montezuma La Quinta Milling and Lumber Company	3S / 3CS / 5B
051	77885 Avenida Montezuma Administration Building	3S / 3CS / 5B
053	La Quinta Cove Thematic Historic District	5S2
054	51001 Eisenhower Drive	5B
058	51095 Avenida Vallejo	5B
059	51133 Avenida Vallejo	5B
062	51262 Avenida Ramirez	5B
063	51290 Avenida Carranza	5B
064	51333 Avenida Ramirez	5B
068	51407 Avenida Velasco	5B

Urbana Survey No.	Resource Name	CRHR Status Code
074	51411 Avenida Villa	5B
088	51537 Avenida Herrera	5B
092	77495 Calle Hidalgo	5B
098	51733 Avenida Madero La Casita	5B
104	51775 Avenida Madero	5B
107	51842 Avenue Diaz	5B
115	51802 Avenida Martinez	5B
124	51780 Avenida Villa	5B
127	52031 Avenida Villa	5B
131	52155 Eisenhower Drive	5B
132	52217 Eisenhower Drive Marcelene Carnes Home	5B
136	51984 Avenida Herrera (51872 Avenida Herrera)	5B
137	52042 Avenida Herrera	5B
140	52057 Avenida Rubio	5B
153	52519 Avenida Mendoza	5B
158	52493 Avenida Villa	5B
159	52337 Avenida Navarro	5B
160	52301 Avenida Bermudas	5B
161	52333 Avenida Bermudas	5B
166	77619 Calle Ensenada	5B
170	52693 Avenida Obregon	5B

Urbana Survey No.	Resource Name	CRHR Status Code
180	52862 Eisenhower Drive	5B
183	52830 Avenida Navarro	5B
258	78505 Old Avenue 52 Marshall Ranch	3S / 3CS / 5S2
262	81773 Avenue 58 (58200 Almonte Dr.) and 58300 Almonte Dr. Rancho Tecolote	5S2

CRHR Status Code Descriptions

2S2 - Individually determined eligible for NR by the Keeper. Listed in the CR.

3S - Appears eligible for NR individually through survey evaluation.

3CS - Appears eligible for CR individually through survey evaluation.

5B - Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

5S2 - Individually eligible for local listing or designation.

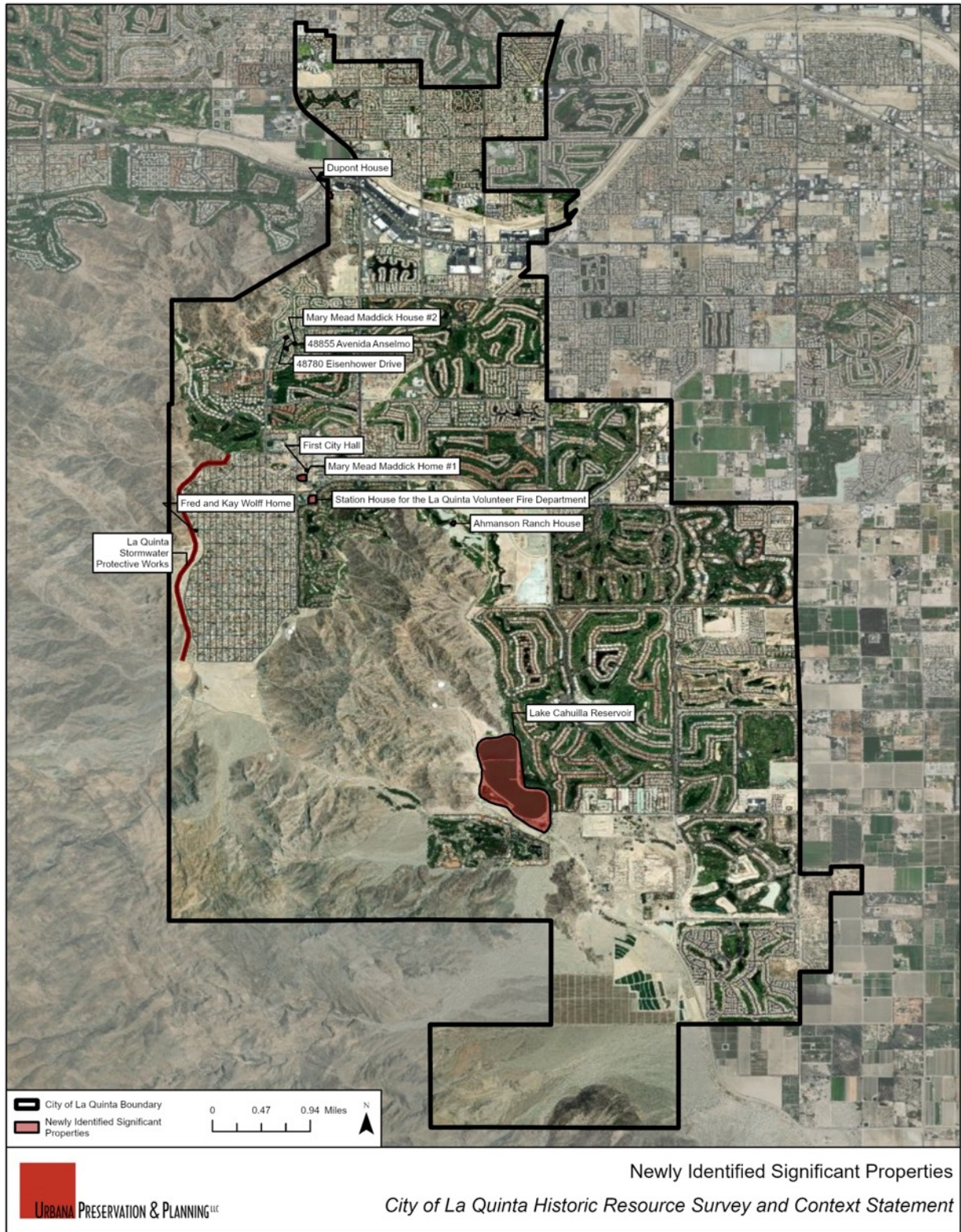


Figure 48. Newly Identified Significant Properties.

Table 2. Newly Identified Significant Properties – Individually Eligible for the NRHP, CRHR, and Local Register.

Urbana Survey No.	Resource Name	CRHR Status Code
301	48780 Eisenhower Drive Fred Rice House	3S / 3CS / 5S2
302	48855 Avenida Anselmo	3S / 3CS / 5S2
486	La Quinta Stormwater Protective Works Bear Creek Channel	3S / 3CS / 5S2
308	78310 Clarke Ct DuPont House	3S / 3CS / 5S2
484	79179 Ahmanson Lane Ahmanson Ranch House	3S / 3CS / 5S2
485	Lake Cahuilla Reservoir	3S / 3CS / 5S2
482	48800 Avenida Fernando Mary Mead-Maddick House #2	3S / 3CS / 5S2
489	78136 Francis (Frances) Hack Ln. Station House for the La Quinta Volunteer Fire Department	3S / 3CS / 5S2
491	77227 Calle Ensenada Fred and Kay Wolff Home	3CS / 5S2
490	78105 Calle Estado First City Hall	3CS / 5S2
304	78045 Calle Cadiz Mary Mead-Maddick Home #1 / Cunard's	5S2

CRHR Status Code Descriptions

2S2 - Individually determined eligible for NR by the Keeper. Listed in the CR.

3S - Appears eligible for NR individually through survey evaluation.

3CS - Appears eligible for CR individually through survey evaluation.

5B - Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

5S2 - Individually eligible for local listing or designation.

Properties Eligible for the NRHP and CRHR

One property is previously determined individually eligible for the NRHP and is listed on the CRHR: the La Quinta Hotel Historic District (P-33-007258). Located within the grounds of La Quinta Resort and Club, the La Quinta Hotel Historic District contains the original Gordon Kaufmann-designed main building and 20 bungalows / casitas constructed in the 1926-1927 construction campaign. Each casita was historically constructed to include two to three units, and today, include one to three units.

One free-standing building is a non-contributor: the "bell cottage" directly east of the main building, where guest luggage is stored. The southwest wing of the main building (Capra Ballroom) is non-historic construction and does not contribute to the significance of the district. The historic landscape designed by Edward Huntsman-Trout is also a contributor to the overall La Quinta Hotel Historic District.

Three other properties are closely associated with the La Quinta Hotel and are considered eligible for the national, state, and local registers. These include the Walter H. Morgan House, Casa Magnolia, and the Cyrus Pierce House. The Walter H. Morgan House was originally designed and constructed in 1927 by Gordon Kaufmann as a single-family residence for Walter Morgan, founder of La Quinta Hotel. It was built in the Spanish Colonial Revival style with Mission style influences. The Casa Magnolia was constructed in 1927. It is located at the southwest corner of the La Quinta Resort and Club, on the east side of Avenida Obregon. The Cyrus Pierce House, also constructed in 1927, is a single-family residence that was once a private home built on the western edge of the historic core of the La Quinta Hotel, on the east side of Avenida Obregon. The house was designed by architect Gordon Kaufmann in 1927. The previously private residence is now a part of La Quinta Resort & Club and houses the "San Vicente" suites.

Two properties associated with the development of the Cove are considered eligible for listing on the NRHP, CRHR, and Local Register. The 77895 Avenida Montezuma building was constructed in 1935 as the La Quinta Milling and Lumber Company. The lumber yard company supplied building materials for the casitas being built in the La Quinta Cove. The building was used to house the contractor's family on the second floor with the lumber yard at the back. The 77885 Avenida Montezuma building was constructed by 1936 as the Administration building for the marketing and sale of the La Quinta Cove Casitas within the Village commercial district. The historic name of the building is the Palm Springs Land and Irrigation Sales Office.

Two other commercial buildings are considered eligible for listing on the national, state,

and local registers. The 78039 Calle Estado building was constructed in 1936 in the Village commercial district. It has housed several businesses over the years, starting with starting with House of O'Briens Gift and Date Shop in 1948 and later including Café La Quinta. The other eligible commercial building in the Village at 78023 Calle Estado housed the Roxie Yessayan Real Estate Office. Roxie Yessayan opened the La Quinta Real Estate office in 1962. She was a charter member of the La Quinta Chamber of Commerce and was a prominent real estate professional in La Quinta.

Several properties associated with ranching, agriculture, and water resources are considered eligible for listing on the national, state, and local registers. These include the Hacienda Del Gato, which is the only extant building from the former Marshall Ranch. Completed by 1920, the Hacienda Del Gato was constructed as a replacement to the original Marshall Ranch home built in 1910. The building is in the gated Tradition Golf Club. Significant properties associated with water resources include the Coachella Canal, the Lake Cahuilla Reservoir, and the La Quinta Stormwater Protective works. The Coachella Canal branch of the All-American Canal was completed in 1948. The canal runs west and south through La Quinta to the Lake Cahuilla Terminal Reservoir. The canal was constructed as an unlined main canal and underground distribution system, bringing water from irrigation from the Colorado River to the Coachella Valley. The Lake Cahuilla Reservoir is a part of Coachella Valley Water District. The lake is cement-lined and sealed with a six-inch layer of soil cement. It was constructed in 1969 at the base of the foothills of the Santa Rosa Mountains as a reserve storage facility for irrigation water. The La Quinta Stormwater Protective Works were completed in 1975 to protect the Cove from flood waters originating from the Bear Creek Channel.

Properties associated with prominent individuals are also among those considered eligible for listing on the national, state, and local registers. Among these is the Frank Capra residence. The residence was designed by Archibald Quincy Jones, a Los Angeles based architect known for his modernist style designs. The home was owned by famed La Quinta resident and renowned filmmaker Frank Capra, who added a library to the house. Another house associated with a prominent individual is the DuPont House. It was constructed for DuPont chemical heir William DuPont Jr. between 1954 and 1959. The Fred Rice house was another property associated with a significant individual. Fred Rice was an influential figure before and after he retired to La Quinta in 1970. Known as an "idea man", Rice was trained as a mechanical engineer who worked for Capitol Records in Los Angeles, first as an artist, and later as a national merchandising director, working with the Beatles, Beach Boys, Rolling Stones, the Monkees, Linda Ronstadt, and Michael Jackson. The Ahmanson Ranch House / Rancho Xochimilco was developed in 1961 when Howard Ahmanson, president

and founder of Home Savings and Loan Association and art patron, built the existing ranch house, guesthouse, manager's house, several outbuildings, and a 9-hole golf course. Mary Mead-Maddick (1901-1997) was a prominent photographer for the Hollywood movie industry and later a celebrated advertising photographer. At one time, Maddick was noted as one of the top five photographers in the world. Born in 1901 in Wissahicken, PA to Mary Ann Hellings and Samuel C. Mead, Maddick moved to Los Angeles with her husband in 1928, and operated the Mead-Maddick photography studio for over 40 years. Maddick worked with many well-known brands, such as Ivory Soap, Camel cigarettes, and MGM, and photographed many noted celebrities, including Elizabeth Taylor, Lana Turner, Gary Cooper, and Rock Hudson.

While properties associated with prominent individuals are among those considered eligible for listing on the national, state, and local registers, because these individuals may have several properties associated with them their houses are sometimes conserved significant for other reasons such as architecture. Some properties are significant for architecture alone. Examples include 48841 Avenida Fernando, constructed in 1961 in the gated La Quinta Golf Estates neighborhood within the La Quinta Country Club. This property individually embodies the distinctive characteristics of an International style dwelling and is considered individually significant under NRHP/CRHR/Local Criterion C/3/C for embodying the distinctive characteristics of a type, period, or method of construction. Although La Quinta is a relatively new community, incorporated in 1982, several properties are associated with early civic development. One civic property considered eligible for listing on the national, state, and local registers is the Station House for the La Quinta Volunteer Fire Department. The property at 78136 Francis (Frances) Hack Lane was constructed in 1952 as the station house for the local fire department. Other civic properties are considered eligible at the local level only and are discussed in the section on properties eligible for state or local listing.

Properties Eligible for the CRHR and Local Register

Several properties that were re-examined and updated as well as new properties that were examined for the first time in the current survey were considered eligible for listing on the state or local register only. One of the most prominent of these is the La Quinta Cove Thematic Historic District located within the Santa Rosa Cove and encompasses all units of the Santa Carmelita de Vale subdivision between Calle Tampico to the north, Avenida Bermudas to the east, Calle Tecate to the south, and Avenida Montezuma / Bear Creek to the west. The thematic historic district contains 79 contributing properties, almost entirely single-family residences, of which 3 properties were also found to be individually eligible. Of the contributing properties, most are original "casitas" developed between 1935 and 1941

developed by the La Quinta Building and Lumber Company in the style of the La Quinta Hotel casitas built between 1926 and 1927. Two commercial buildings in the Village commercial district, Harry Kiener's administration building for the Palm Springs Land and Irrigation Sales Office and Guy Maltby's La Quinta Building and Lumber Company building, are contributing properties to the thematic historic district that are also individually significant and eligible for listing on the national, state, and local registers. A thematic district is a group of contributing resources that are related to one another by a common theme within the context of the city's history. In the case of the Cove, the contributing properties were directly related to the context of early residential development in La Quinta and the theme of Spanish Revival style architecture for homes and commercial properties within the new community. Thematic district resources, like those in the Cove, are not required to be linked geographically, and are collectively more valuable than each individual resource. The Cove Thematic Historic District is considered individually eligible for local listing or designation.

Another property that is considered individually eligible for local listing or designation is Rancho Tecolote. The property at 58300 Almonte Drive was first improved in 1926 when the Rancho Tecolote house was constructed on land that was previously used for growing dates and cotton as early as 1918. Rancho Tecolote was home to the painter and artist Frances Roberts Nugent. The actors, Brian Aherne and Joan Fontaine, constructed the secondary residence northeast of the original dwelling for Prince Rainier of Monaco. Phyllis Harris, daughter of jazz musician and singer Phil Harris and actress Alice Faye, also owned the house before current owners John Miller and James Blanton.

The property at 78045 Calle Cadiz residence was designed by Cliff May for Mary Mead-Maddick in 1948. Cliff May was noted for his Southern California homes that made use of the warm California climate. May began designing homes in San Diego and Los Angeles in the early 1930s. During his career, May designed homes throughout Southern California. Homes constructed by May often incorporated the outdoors through floor to ceiling windows and sliding doors. May was considered the father of the California ranch-style house, combining elements of western ranch houses, Hispanic hacienda styles, and modernism. This was Maddick's first home in La Quinta, and originally used as a vacation home for the Maddick family. The Calle Cadiz property hosted many of Maddick's business clients, models and magazine art directors from all over the world. The family moved to the La Quinta property permanently in 1965 after Mary and Tamis retired from their Los Angeles studio. The family's home took on the name, "The Homestead." Because the property has been significantly altered since construction and no longer retains integrity of the historic period, it is not individually eligible for the NRHP or CRHR. The property is considered locally

significant as a special element of La Quinta, a Custom Ranch style home constructed by Cliff May with residential and commercial uses over time, and a property associated with Mary Mead-Maddick an influential local figure. The 78045 Calle Cadiz home of Mary Mead-Maddick is considered individually eligible for local listing or designation.

Two important civic properties are considered individually eligible for state and local listing or designation. The first of these is the Fred and Kay Wolff Home, located in the Cove at 77227 Calle Ensenada. Fred Wolff and his wife Kay led the campaign to get La Quinta incorporated as a city. Although not an official civic building, the Wolff home became a de facto campaign office for incorporation. Fred and Kay also hosted other local political meetings in their home, including the Central Valley Democrats and various political candidates. In 1980, Fred Wolff relocated to Coachella Valley where his family had long held property. With his wife Marion Kay Wolff, the couple constructed a home in the La Quinta Cove. Fred Wolff became an active member of his community serving as the President of the La Quinta Property Owners Association, as a member of the La Quinta Chamber of Commerce, and as a chairman of the La Quinta Task Force for Incorporation. Upon incorporation in 1982, Fred became the first Mayor of the city.

A second civic property significant at the state and local level was the location of official city functions. The property at 78105 Calle Estado was the location of the first city council meetings and was then known as City Hall. In August of 1982, the city's Planning Commission held its inaugural meeting at the subject property. It is now occupied by the La Quinta Barber Shop and La Quinta Bakery / Panaderia. In 1991, the La Quinta City Council approved plans to construct a new civic center complex on Calle Tampico. The property at 78105 Calle Estado continued to serve as the City Hall until the new city hall, part of the Civic Center complex, was completed in 1993 at 78495 Calle Tampico. because the building was constructed in 1981. The property does not meet the age threshold for NRHP evaluation. Therefore, the property is assigned a 3CS and 5S2 status codes: appears eligible for CR individually through survey evaluation and is considered individually eligible for local listing or designation.

Historic Districts

The La Quinta Cove Thematic Historic District contains a total of 79 previously recorded properties within the Cove area that were determined by the consultant to be contributors to the proposed local thematic district. Of these 79, a total of 30 are considered individually eligible for local designation while 47 are contributors only and not individually eligible. Two commercial buildings in the Village commercial district, Harry Kiener's administration building for the Palm Springs Land and Irrigation Sales Office and Guy

Maltby's La Quinta Building and Lumber Company building, are contributing properties to the thematic historic district that are also individually significant and eligible for listing on the national, state, and local registers. A list of contributing properties in the La Quinta Cove Thematic Historic District is found in Appendix E.

The La Quinta Hotel Historic district contains 21 contributing properties, of which 20 are individual casitas. The main hotel building constructed in 1926 is also a contributor. A list of contributing properties in the La Quinta Hotel Historic is found in Appendix E.

NRHP, CRHR, and Local Register Ineligible Properties

The project identified 231 properties that were not considered eligible for listing on the NRHP, CRHR, and Local Register. Of these, 142 were properties that had been previously surveyed and were re-examined during the current project. A total of 89 were newly identified properties. A list of ineligible properties is included in Appendix C.

Demolished Properties

An examination of properties that had been previously surveyed and were revisited during the current project found that 29 of them had been demolished. Consequently, these properties are updated as ineligible due to demolition. Some of these properties were replaced with new construction while some are vacant lots. A list of properties demolished since the last survey is included in Appendix C.

Recommendations for Future Action

Urbana recommends the following actions to ensure the future preservation and protection of historic resources within La Quinta municipal boundaries.

- **Complete an Examination of Remaining Unevaluated Properties:** The remaining 126 unevaluated properties should be examined. This will complete the city-wide survey and will inform current and long-range planning and development efforts. The examination of these 126 properties could be phased in batches of 25 or 50 as budgets allowed, or the entire group could be evaluated in a single project.
- **Cove Designation:** 79 previously recorded properties within the Cove area have been identified as contributors to the proposed Local Register eligible Cove Thematic Historic District. Of these 79, a total of 30 are considered individually eligible for local designation while 47 are district contributors only and not individually eligible. Designation of the district by the city will provide official recognition of the area's significance to the city's history and to the city and will add a measure of protection for the area as a larger historic resource.
- **Future District Consideration:** The current survey effort identified thirteen historic-era neighborhoods associated with the early development of La Quinta. It is recommended that these neighborhoods receive comprehensive examination to determine if any may be eligible for historic district status. This would include examining neighborhoods, based on historic subdivision tract boundaries, and working in consensus with any homeowner associations or other corporate management entities with fiduciary responsibility to that neighborhood or tract.
- **Civic Property Designation:** Three properties have been associated with the early civic development of La Quinta: The La Quinta Volunteer Fire Department Building, the Fred and Kay Wolff Home located in the Cove at 77227 Calle Ensenada, and the original City Hall and Council Chambers located at 78105 Calle Estado. It is

recommended that these properties are considered for Local Register designation by the city.

- **Future National, State, and Local Designations:** In addition to the civic properties that are recommended for local designation, other properties significant at the state or local level should be listed on the Local Register. Properties such as Rancho Tecolote and the Mary Mead-Maddick house at 78045 Calle Cadiz are significant properties eligible at the state and local level that are important and noteworthy candidates. Likewise, properties in La Quinta that are eligible for the NRHP should be moved forward to nomination and listing. It is recommended that the city work with interested property owners to nominate eligible properties to the NRHP. This will further a sense of pride in the history of the area and provide a basis for future heritage tourism programs.
- **Context Representatives:** Beyond the more noteworthy and significant eligible properties that should be moved forward for designation, it is recommended that the city establish a goal to identify and designate representative examples of the historic context themes. This will result in a good balance of the several historic themes that are important to the city. For example, the Hacienda del Gato residence at the Marshall Ranch is a good example of the ranching and agriculture theme. Water features such as the Coachella Canal and the Lake Cahuilla Reservoir are closely related to the agricultural theme. The La Quinta Stormwater Protective works allowed for continued residential development and is thus important to that theme. Properties significant as important examples of architectural styles are worthy of designation. Urbana recommends that the city work with property owners to gain official designations for properties that are representative of the important historical themes in the city.
- **Remove Properties from Further Study:** The current survey effort resulted in the conclusion that 231 properties are ineligible for the NRHP, CRHR, and Local Register, with 29 additional properties identified as demolished and thus ineligible. It is recommended that the provided evaluations serve as conclusive documentation and evaluation of these ineligible properties as none would be likely to be found eligible in the future through the passage of time. Removing the future evaluation requirement on these properties will provide limited streamlining of the planning and development review process and will signal a clear path forward to property owners and project applicants relative to historic preservation requirements at the parcels.

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