

Appendix B. Additional Context Information

B1. Prehistoric Context

Theme: Prehistory, 2000 B.C.E – 1774 C.E.

No extensive survey has been undertaken to identify prehistoric sites on a city-wide basis in La Quinta. Gaps exist in the information about the prehistoric period need to be answered through additional research, field survey, and excavation. Due to early agricultural, residential, and resort developments, prior to the implementation of Federal, statewide, and local laws requiring cultural resource surveys, many lots within the boundaries of La Quinta that may have contained significant intact prehistoric sites have been disturbed or removed during grading and construction activities. Therefore, evidence of prehistoric life in La Quinta is minimal. Should further significant archaeological resources be discovered within La Quinta in the future, an adequate prehistoric context for archaeological resources within the Coachella Valley across jurisdictions will be needed to analyze how any new findings compare with previous prehistoric findings throughout the valley. At the time of this report, no such context exists for the region. Therefore, terms and period timeframes vary significantly from source to source and terminology is not always consistent.

Sites Before 2000 B.C.E.

The early prehistory of Southern California is divided into several different smaller periods, which are largely defined by types of projectile points, either in the Mojave region or Colorado Desert region, which encompasses the Coachella Valley, and significant advancements in technological capability. The periods are largely arbitrary distinctions due to the lack of information currently available to archaeologists and researchers. Certain cultures extend outside defined periods overlap with others, displaying change over time throughout. Nevertheless, they provide a useful framework for future analysis by establishing a baseline of information to be modified and updated as more information becomes readily available.

Paleoindian cultures in Southern California were present in as early as 12,000 years ago

and they were largely characterized by roaming bands who seasonally hunted late Pleistocene megafauna, during what is often referred to as the Early Hunting Stage or the Western Hunting Culture.¹ It is generally accepted that the primarily hunting cultures among Paleoindian bands existed until approximately 6,000 years ago, before groups made the gradual transition from hunting economies to cultures that also adopted seed milling and shellfish collection. The oldest archaeological materials found in the desert interior of Southern California to the Lake Mohave period of the San Dieguito complex.² Evidence of occupation in this period has been found in the Colorado Desert; however, no archaeological sites older than 2000 B.C.E. have been identified in the Coachella Valley.³ While groups or bands of Paleoindian utilized the Coachella Valley region, a general lack of data from survey efforts has contributed to the gap in the archaeological record. The development of La Quinta over time has reduced the potential for future surveys to document intact early surface deposits from this period, but the possibility for intact sites beneath alluvial and aeolian soils remains. Recent archaeological studies conducted in conjunction with development projects have revealed that there are cultural deposits at considerable depths (10 to 13 feet) below the ground surface.

Tools identified at Lake Mohave (7,690 B.C. to 8,050 B.C.) and San Dieguito (7,080 B.C. to 5,670 B.C.) sites have included flake scrapers, knives, crude perforators and engravers, choppers, leaf-shaped and shouldered projectile points, hammerstones, and chipped lithic crescents. Ground stone artifacts have rarely appeared in tool kits. These types of tools point to a reliance on large game hunting that was largely only supplemented by small game such as birds, fish, shellfish. The cumulative evidence from these sites revealed that people during this timeframe largely traveled in small groups, settled in open air sites, and may have used rock shelters on a temporary basis. However, between 8,000 and 5,000 years ago, tribes responded to gradual climate change. Drought conditions in Southern California resulted in migrations from inland valleys to coastal regions. As the Lake Mohave and San Dieguito periods ended, Paleoindian middens (trash piles) in Southern California were found to contain shell beads and milling stones for the collection and processing of seed foods, which showed changing foodways and emerging economies.

By 3000 B.C.E. in Southern California, Paleoindian peoples appeared to embrace diversified subsistence strategies. Large percussion-flaked projectile points fell out of fashion and mortars and pestles began to appear in the archaeological record. Climates shifted again and increased rainfall made inland valleys like the Coachella Valley habitable spaces. Campsites in the Pinto Basin show evidence of renewed inland

populations following gradual migrations. The tool kits during this time contained leaf-shaped knife blades, hammers, choppers, scraper planes, seed grinding implements, handstones, and milling stones. Hunter-gatherer economies, with a strong emphasis on hunting, became dominant.

Gypsum Period, 2000 B.C.E. – 500 C.E.

By the Gypsum Period (2000 B.C.E to 500 C.E.), sometimes referred to as the Early Period or the Late Archaic Period, indigenous peoples were crafting shell ornaments, knives, scrapers, arrows, bows, and milling stones to process seeds. Hunting became secondary to plant and seed processing in local economies. Humboldt, Gypsum Cave, and Elko projectile points and manos and metates have been found in sites dating to this time frame in Indio, La Quinta, Indian Wells, and Coachella. Mortars and pestles have appeared in sites toward the end of this period. However, there is still much to be learned about archaic indigenous peoples during this span and there still are significant gaps in knowledge to be filled for Gypsum Period sites in the Coachella Valley.

On the coast of Southern California, the transition to the Gypsum Period, took place between 3,000 to 4,000 years ago. In the Gypsum Period, milling stones used to process seeds and plant foods became more prevalent, nicknaming the period the “Milling Stone Horizon”.⁴ The telltale artifacts of the Milling Stone Horizon sites have included deep basined metates, manos, scrapers and choppers, hammerstones, and some bone tools. In 1996, a Gypsum Period site was discovered in La Quinta that was designated as CA-RIV-5832. Similar sites have been found in Indian Wells and Coachella, but the low volume of sites from the period still means that there are significant data gaps in the archaeological record and there is much to be learned about Gypsum Period activity in the valley.

Late Prehistoric Period, 990 C.E. – 1774 C.E.

The Late Prehistoric Period (990 C.E. to 1774 C.E.) is defined by three shifts in prehistoric societies: the gradual change to a land-based collection / harvesting economy, the sustained collection of shellfish resource areas, and the development of a quasi-maritime economy. Archeologically, the period is characterized by mortars and pestles, finely crafted projectile points, cremation burials, and the proliferation of early ceramics in ca. 1400. During this timeframe, the freshwater Lake Cahuilla in the valley extended about 100 miles long through the Coachella and Imperial Valleys and terminated on the northwest end in the vicinity of La Quinta and Bermuda Dunes, where multiple

prehistoric camp sites have been identified and dated to the Late Prehistoric Period. The marsh-like environment of the lakeshore was conducive to developing a maritime economy based on trade and local water-based resources. However, over time, the climate continued to grow warmer, and Lake Cahuilla gradually withdrew into the Salton Sink depression. The people living along the shores nonetheless became known as the Cahuilla people.

The beginning of the Late Prehistoric Period in the Coachella Valley delineated about 1,000 years ago, when pottery was first introduced to the Colorado River area. However, widescale ceramics in the Coachella Valley have not predated ca. 1400. In the Lake Cahuilla marshes, Cahuilla tribes relied on rich resources offered by the local flora and fauna including, water bird eggs, fish, and water plants. During most of this period, the lake was fed by the Colorado River, which only diverted its course roughly 500 years ago. As a result, Cahuilla people at the end of the Late Prehistoric Period shifted the locations of their villages to the changing shoreline as the lake shrank and changed their subsistence patterns to match the changing environment. The Santa Rosa Mountains, above La Quinta, provided the Indians with a wealth of resources to replace those lost by the retreating lake.

Desert Cahuilla Societies

During much of the period, small tribes were closely connected via extensive trade networks, as evidenced by shell ornaments from abalone, olivella, limpet, clam, conus, and other shells that were traded in from the coastal areas occasionally found in Coachella Valley sites.⁵ Regional ceramics also made extensive journeys through trade. A Mimbres black-on-white clay pot from New Mexico was found at a Late Prehistoric site in La Quinta.

Meanwhile, local Cahuilla ceramics were made from grey, brown, and red local clays. These ceramic pieces were usually decorated with black or red lines in geometric and circular patterns, while a few pieces were decorated with incised patterns. Common ceramic items included pots, water jars, parching trays, storage jars, ladles, and pipes and dippers, and ceremonial bowls.⁶ The paddle and anvil techniques were used to make these types of vessels and several intact examples have been excavated from local archaeological sites in the Coachella Valley.

Cahuilla people also produced and traded weaved baskets. They made shallow trays, storage baskets, gathering baskets, caps, and trinket baskets. The baskets were made

of grasses (*Epicames rigens*) and reeds (*Juncus robustus* or *Rhus trilobata*). Many baskets had intricate designs woven of various colors. In the archaeological record, examples of baskets and wooden objects are no longer extant due to their organic nature, but stone tools, projectile points, ceramic vessels, shell beads, and bone items are well represented. Information on Cahuilla basket weaving was largely gathered through historical and ethnographic studies.

By 1769, the Cahuilla were divided into about a dozen independent corporate politico-religious kin groups consisting of patrilineal clans. Each clan “owned” large tracts of territory, each of which included several ecological zones so that they could take advantage of a wide variety of resources. Clans were divided into two or three lineages, with each lineage occupying a particular village. Each clan was organized around a hierarchical religious and political structure. Each clan had at least one ceremonial unit consisting of an official ceremonial house, and a ceremonial bundle.⁷

Desert Cahuilla Villages

In the Coachella Valley, Cahuilla villages were small, consisting of approximately 100 to 200 people generally existing near canyon or valley mouths and within reasonable distance to wide varieties of plant and animal resources. In areas where access to groundwater was needed, Cahuilla dug walk-in wells to access groundwater. Villages often consisted of small brush shelters, dome or rectangular shaped houses, woven granaries, semi-subterranean sweathouses, and large ceremonial houses. There was no standard arrangement of structures within a village; rather ecological factors and the desire for privacy determined where they were situated. While the ceremonial houses were usually centrally located near the spring or well, individual houses could be scattered around a spring and spaced some 30 to 60 feet apart. The size and shape of the structures depended upon the individual or family needs and caves were occasionally used as living quarters.

The traditional building style for the Cahuilla house was a brush covered, tree branch framed structure. Thatched roofs were clad in a variety of materials including palm fronds, arrow weed, willow, tule, or other shrubbery. The shapes of dwellings evolved over time from lean-to and dome structures to rectangular shaped buildings. Family dwellings (*kish*) were usually circular brush shelters built over a scooped-out hollow in the ground. Later houses, probably influenced by the Mexican *jacal*, were rectangular and set on forked posts and varied from 15 to 20 feet long depending on the individual family's needs. Walls were plastered with mud or adobe and the roof was thatched

with tules or other plants.⁸ It is speculated that some house floors were prepared with wet clay that was fired into a slab-like flooring from the fragments of undefined clay that are sometimes found in archaeological sites.⁹ It was not uncommon for two or three closely related families to build their houses in a cluster and connect them with covered walkways and walls that served as windbreaks. Many daily tasks were performed outside of the kish.¹⁰

At times caves and rock shelters fronted with brush served as shelters in the canyons. These canyon wall shelters provided protection from the intense desert heat in summer and the freezing cold in winter. Rock shelters and caves were used before and after European contact. Evidence of the earliest occupation in the area is found at a rock shelter in Tahquitz Canyon, which dates at about 500 B.C. The same shelter also contains evidence of Cahuilla occupation during the Historic Period.¹¹

The largest structure in any village was the ceremonial house (Kishumnawat), usually circular in shape with the floor sunk several inches into the ground and having a diameter of around fifty feet. The roof slanted upward from the side walls and was supported by forked posts. Hatching consisted of palm fronds, willow, and other shrubs. Centrally located, this was the house of the net (political leader), and here was kept the sacred ceremonial bundle. With an attached cooking area and outside dance location, this was the scene of political meetings, curing rituals, recreational activities, and other ceremonial events important to the life of the clan. The interior was separated into living space, sacred sanctuary (where the ceremonial bundle was kept), and dance floor for ceremonial dances.¹²

Cahuilla sweathouses were mostly subterranean and sealed with daub or packed soil (Jeffrey 1993:23). They were used mostly by adult males who came to enjoy the therapeutic comfort of the intense interior heat. The high temperature was provided by fire-heated stones brought from outside to a special location inside the structure. Because this structure was used by the men of the clan it functioned not only as a health center, but also as a place where matters of concern to the male population were discussed.¹³

During pleasant weather, the Cahuilla spent a considerable amount of time under the shade of a ramada. A ramada is an arbor made by setting in place four or more stout forked posts to support a roof of poles and thatch. The ramadas are said to have shown Mexican influence and may indeed be a later architectural style.¹⁴

Basket granaries were well constructed and built on tops of square houses, sometimes on top of a ramada, and sometimes on a low platform of poles set on four, six, or eight supporting posts. The granaries were used to store acorns, mesquite beans, and a variety of seeds.¹⁵ Round or globular-shaped granaries were constructed from arrow weed, sagebrush, and other brush plant material. They were covered and often plastered with mud.¹⁶

John Lowell Bean estimates that there were forty-eight to eighty Cahuilla villages in the Coachella Valley all interconnected by networks of trails prior to European contact.¹⁷ The population and occupancy of a Cahuilla village changed seasonally. Cahuilla left their permanent villages during certain times of the year to establish camps in areas where resources were ready to collect or where there was game to hunt. Sometimes family activities or celebrations would require a short term move from one camp or village to another to participate.¹⁸ Shrines and sacred sites along the trails were marked by petroglyphs and pictographs representing various villages.¹⁹ There were well-defined trail complexes between villages. Trails included those for hunting, visiting, personal sib trails, and those for specific lineages to use. Some of these trails evolved into wagon roads and modern roadways,

As Lake Cahuilla shrank, water became the most important resource for a Cahuilla village. Larger communities were only sustainable near plentiful sources of water. Large settlements were discovered at Toro and Fig Tree John Springs, south and east of La Quinta, where there were artesian freshwater springs.²⁰ In areas where natural springs dried seasonally, Cahuilla villagers hand dug walk-in wells to reach the groundwater. Until the early 1900s, such a walk-in well existed near La Quinta, at the village site of Kavinish, in what is now part of the city of Indian Wells. Other walk-in wells were located on the Torres-Martinez Reservation southeast of the city.

The first encounter between the Cahuilla people and Europeans occurred in 1774, when Spanish explorers under Juan Bautista de Anza likely encountered Cahuilla people while searching for viable trade routes through the Coachella Valley. At the time of European contact, there were roughly 20 major Cahuilla villages in the Coachella Valley. The Spanish explorers were met with hostility and the new trade route was abandoned. No Spanish outposts were established in Cahuilla territory during the late 1700s.

At present, there are no intact examples of early Cahuilla structures or architecture remaining in La Quinta. A large village was situated on and around the areas where the

intersection of Washington Street and Highway 111 is now located. This settlement, which was described as stretching along the southern bank of the Whitewater River, was likely the village of Kavinish, located in what is now the City of Indian Wells. According Strong (1929), another major village was in the La Quinta region called Kotevewit was situated five miles south of Point Happy, somewhere near the present location of the La Quinta Hotel and the Tradition Club (Marshall Ranch) development.²¹ However, these village sites are now on golf club, resort, or residential development grounds and no longer remain in-place. While remains of the settlements may be present archaeologically, no extant structures related to the Cahuilla villages remain. Only original Cahuilla trails in the nearby hills and mountains, which are used today by hiking and equestrian groups, are extant.

Property Types

There are no extant prehistoric structures within the boundaries of the City of La Quinta. Existing, and future site types dating to the Prehistory of La Quinta may be archeological sites; objects; and natural areas and features. These site types may be associated with the cultural practices or beliefs of living communities. In the case of La Quinta, living communities that could be associated with cultural properties currently include the Torres-Martinez Desert Cahuilla Indians, the Agua Caliente Band of Cahuilla Indians, and the Cabazon Band of Mission Indians. Below are the definitions, character defining features, and significance thresholds for the three types of potentially significant sites.

Archaeological Sites

The earliest prehistoric archaeological sites in La Quinta have been dated to the Gypsum Period (2000 B.C.E. to 500 C.E.). Late Prehistoric Period (990 C.E. to 1774 C.E.), or Archaic Period, sites leading up to the Proto-Historic Period, or the period of European Contact, are better represented in the archaeological record of La Quinta. Prehistoric archaeological sites from either period, or earlier, may include villages, campsites, caves, rock shelters, middens, quarries, cemeteries, cremation sites, and other types of sites common throughout the Coachella Valley and the broader Colorado Desert region. An archaeological site should only be considered a cultural property if the site could be related to its continued role and value in living communities. However, archaeological sites not related to living communities may still be designated as significant historic resources.

Unlike historic buildings and structures, archaeological sites do not have character defining features. Character defining features apply solely to architectural character and they are elements that define the visual and physical appearance of a historic building. Archaeological sites are more widely varied than historic structures and buildings. The visual and physical appearance of an archaeological site is often impossible to accurately evaluate prior to excavation. However, significant prehistoric archaeological sites do often share common elements. Significant prehistoric archaeological sites often exhibit some or all the following features listed below.

- Related to a particular time or cultural group
- Exhibit minimal disturbance and intact features
- Contain artifact assemblages in good condition
- Display definable geographic boundaries

Objects

Prehistoric objects such as petroglyphs and pictographs have been recorded in the Coachella Valley dating to the Late Prehistoric, or Archaic, Period. No rock art objects have been recorded within the boundaries of La Quinta, though future sites may be discovered through archaeological survey.

As with archaeological sites, pieces of prehistoric objects do not have character defining features in the same sense as buildings and structures. However, petroglyphs and pictographs often share similar elements in location and design. Significant pieces of prehistoric rock art may share some or all the following features listed below.

- Created through a carving, scratching, drilling, sculpting, dyeing, painting, and/or polishing
- Located on vertical or horizontal rock walls in the open air, protected rock shelter walls, under rock overhangs, or cave walls

Natural Areas and Features

Significant natural areas and features may be regions with no evidence of human activity or intervention, or areas modified by a traditional community. Such areas may be culturally significant to a community because this area serves to reinforce its beliefs or because the area is one from which that community derives natural resources important to the community. Therefore, the identification of such types of cultural properties relies on sustained and meaningful consultation with established local tribes such as the Torres-Martinez Desert Cahuilla Indians, the Agua Caliente Band of Cahuilla Indians, and the Cabazon Band of Mission Indians. While none of these sites have been

identified in La Quinta, future research projects may identify potential areas and features to be designated.

Natural areas and features significant to a linked ethnic or social group may include some or all the following characteristics listed below.

- Mountaintops
- Caves
- Trails
- Collection areas
- Animal habitats
- Springs or other sources of water
- Places referenced in songs and other literature
- Other places important to religious, social, or economic lifestyles

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or La Quinta Historic Resources Inventory, a prehistoric archaeological site must be significant under at least one of the following criteria.

NRHP Criterion A / CRHR Criterion 1 / Local Register Criterion B (events)

A site dating between 2000 B.C.E. and 1774 C.E., or earlier, may be significant under Criterion A/1/B for its significant association of the development of the Coachella Valley within the current boundaries of the City of La Quinta prior to extensive colonization. Sites from this period must be conclusively dated to prehistoric of occupation in the region through elements of material culture or scientific dating methods utilizing organic material. A Cahuilla village site, or settlement from an earlier period, would be an example of a significant site associated with development patterns in the region. Significant natural areas and features under Criterion A/1/B must have a significant and ongoing participation or linkage of an ethnic or social group with an area's history. A property must be important to a community today and be utilized in the same function as it was historically. In La Quinta, places linked to specific practices or beliefs by local Desert Cahuilla Tribes must retain the same role as they did for Cahuilla people of the past.

NRHP Criterion B / CRHR Criterion 2 / Local Register Criterion B (persons)

Sites from the prehistoric era are not generally identified with specific persons due to the lack of historical accounts amongst Native American tribes prior to European contact and colonization. However, oral traditions and symbols may link specific individuals or spiritual figures to individual sites or objects, or natural areas. In these instances, the term “person” may be used in less Eurocentric terms to convey how a place can be tied to traditions of the past and present. In the case of a natural area or feature, the “person” must also be tied to an existing tribes’ practices or beliefs.

NRHP Criterion C / CRHR Criterion 3 / Local Register Criterion C

A prehistoric site may be significant under Criterion C/3/C as the remains of a building or structure that embodies the distinctive characteristics of a style, type, period, method of construction, use of indigenous materials, or craftsmanship of the Desert Cahuilla people prior to initial contact with Europeans. Intact organic materials related to Cahuilla structures or other evidence of no longer extant structures may provide valuable insight into the distinctive methods of construction utilized by tribes in the valley before 1774. Objects can be important examples of craftsmanship and/or artistic composition during this period. Modified natural areas and features may be significant under Criterion C/3/C if they can be shown to be associated with a well-known crafter that is respected and valued by a living traditional community or if they display artistic values reflecting an ethnic group’s distinctive mode of expression.

NRHP Criterion D / CRHR Criterion 4 / Local Register Criterion D

A prehistoric site may be significant under Criterion D/4/D as a resource which has the potential of yielding information of scientific value. Most existing significant archaeological sites and objects that retain integrity and future sites will be labeled significant using this criterion. Examples of intact natural areas and features that could yield information of scientific value may include collection sites for studies of subsistence patterns or religious and ceremonial sites for ethnographic data.

Local Register Criterion A

A prehistoric site dating between 2000 B.C.E. and 1774 C.E., or earlier, may be significant under Local Register Criterion A for exemplifying or reflecting a special element of the city’s cultural, social, economic, political, aesthetic, engineering, or architectural history. Sites related to early trade and interaction between Desert

Cahuilla tribes may constitute a special element of the city's history. Significant objects, such as markers and rock art, may be located along prehistoric travel routes, indicating their importance to the settlement of the Coachella Valley. Natural areas and features that are significant under Criterion A must also be related to living communities.

Local Register Criterion E

A group of sites may be eligible under Local Register Criterion E, but a stand-alone site is not eligible. One archaeological site, which is already a geographically definable area, cannot be listed under this criterion just as a lone building or structure is not eligible as a district. Similarly, Criterion E would only apply to a group of separated objects with individual site numbers within a geographic zone. A group of significant natural areas and features may be eligible under Local Register Criterion E, but this would only apply to a group of separated areas and features with individual designations in a geographic zone. Each feature would also need to be linked to at least one living community.

Integrity Considerations

To be eligible for listing in the NRHR, CRHR, or Local Register, a prehistoric site must retain sufficient integrity to convey its significance. The integrity of a site describes the level of preservation or quality of information contained within a district, site, object, or other assemblage. Sites with high integrity are relatively intact and complete. The archeological record at a site with high integrity has not been severely impacted by contemporary un-related cultural activities or natural processes. Sites lacking integrity may contain elements that are inconsistent with a particular time or culture.

To be eligible for listing in the NRHR, CRHR, or Local Register, natural areas and features related to practices from the prehistoric period of life must retain sufficient integrity of condition and relationship to convey their significance. The integrity of condition regarding a natural area or feature describes the level of preservation or quality of information contained within a definable area. Natural areas and features with high integrity of condition have not been severely altered by later, unaffiliated cultural activities or natural processes. Areas lacking integrity of condition may contain elements that are inconsistent with a particular time or culture. Areas with high relational integrity are integral to the retention or transmittal of a belief or to the performance of a practice. Conversely, beliefs and practices may also be integral to the maintenance of a natural area or feature. However, areas and features used in

traditional beliefs and/or practices that are not specifically essential to the practice of such beliefs and/or practices do not have a strong relationship and therefore possess a lower, or secondary, degree of relational integrity.

The importance of each aspect of integrity depends upon the nature of the site and the criterion or criteria under which it is being nominated. Prehistoric sites from the nominated under NRHP Criteria A and B / CRHR Criteria 1 and 2 / Local Register Criteria B should retain integrity of location, design, materials, and association. Sites nominated under NRHP Criterion C / CRHR Criterion 3 / Local Register C should retain integrity of design, materials, and workmanship. Sites nominated under NRHP Criterion D / CRHR Criterion 4 / Local Register Criterion 4 should retain integrity of location, design, materials, and association. Integrity of setting within the site is important under NRHP Criteria A and B / CRHR Criteria 1 and 2 / Local Register Criteria B. Under NRHP Criteria C and D / CRHR Criteria 3 and 4 / Local Register Criteria C and D, integrity of setting adds to the overall integrity of an individual site and is especially important when assessing the integrity of a district (Local Register Criterion E). Prehistoric sites nominated under Local Register Criterion A should retain integrity of location, design, materials, and association. Integrity of feeling also adds to the integrity of sites or districts. Integrity of setting and feeling usually increases the "recognizability" of the site or district and enhances one's ability to interpret a site's or district's historical significance. one's ability to interpret a natural area or feature's historical significance.

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B2. Property Types, Significance Thresholds, and Integrity Considerations

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

Property Types

There are no known extant structures related to the Spanish and Mexican Era within the boundaries La Quinta municipal boundaries. Therefore, existing, and future property types dating to the Spanish and Mexican eras do not fall into categories of residential, commercial, recreational, or civic / institutional buildings or structures. Instead, existing cultural resources and future designations related to the period are most likely to be archaeological sites, objects, and natural areas and features. These site types related to Native American life in the Coachella Valley and may or may not be related to living communities, such as the Torres-Martinez Desert Cahuilla Indians, the Agua Caliente Band of Cahuilla Indians, and the Cabazon Band of Mission Indians. As such, these sites may differ in terms of material culture, use, or cultural significance from sites related to the prehistoric period.

The archaeological sites, objects, or natural areas and features may also be related to early European expansion into the Coachella Valley via new trails and trade routes. Below are the definitions, character defining features, and significance thresholds for these types of sites.

Archaeological Sites

Archaeological sites related to the Spanish and Mexican Eras theme may date from approximately 1774 to 1848, when initial trade routes, trails, and relationships were beginning to form between Cahuilla tribes and Spanish / Mexican colonists, before sustained Western settler migration brought permanent development in the Coachella Valley. These sites may include villages, campsites, caves, rock shelters, middens, quarries,

cemeteries, cremation sites, and other evidence of Native American occupation, like those found during the Prehistoric period but with clear changes in material culture that signify trade within European communities. Items such as European faunal remains, glass beads, European ceramics, and metal tools may be some indicators of Cahuilla sites from the post-contact period. Archaeological sites may also be directly related to European settlement and travel through the region. Campsites, forts, dwelling remains, trash middens, western style burials, and other types of historic archaeological sites may be dated to this period based on accumulated physical and historical evidence.

Character-defining features strictly apply to architectural character and they are elements that define the visual and physical appearance of buildings and structures. Archaeological sites are more widely varied than historic structures and buildings. The visual and physical appearance of an archeological site is often impossible to accurately evaluate prior to excavation. However, significant prehistoric and historic archaeological sites do often share common elements. Significant archaeological sites often exhibit some or all the following characteristics.

- Related to a particular time or cultural group
- Exhibit minimal disturbance and intact features
- Contain artifact assemblages in good condition
- Display definable geographic boundaries

Objects

Significant objects from the Spanish or Mexican eras may include petroglyphs and pictographs like those that existed during the prehistoric period, but they must be dated or otherwise differentiated from objects dating to the pre-contact timeframe. Significant objects might also be trail markers or historic art created by Spanish or Mexican explorers and travelers, or other distinct artistic work dated between 1774 and 1848. No significant objects have been recorded within the boundaries of La Quinta, though future sites may be discovered through future survey work.

As with archaeological sites, objects do not have character defining features in the same sense as buildings and structures. However, significant proto-historic objects may share similar elements in location and design. Significant objects may share some or all of the following features.

- Created through a carving, scratching, drilling, sculpting, dyeing, painting, polishing, etching, and/or movement/rearrangement
- Located on vertical or horizontal rock walls in the open air, protected rock shelter

- walls, under rock overhangs, or cave walls
- Formed with man-made manufactured material, such as metal, adobe, and brick for markers and/or artistic compositions

Natural Areas and Features

Significant natural areas and features may be regions with no evidence of human activity or intervention, or areas modified by a traditional community. Such areas may be culturally significant to a community because this area serves to reinforce its beliefs or because the area is one from which that community derives natural resources important to the community. Therefore, the identification of such types of cultural properties relies on sustained and meaningful consultation with established local tribes such as the Torres-Martinez Desert Cahuilla Indians, the Agua Caliente Band of Cahuilla Indians, and the Cabazon Band of Mission Indians. Natural areas and features that were identified and/or in-use between 1774 and 1848 may be deemed as significant historic resources. One such feature in the La Quinta area is the Martinez Slide, which is the location of many large boulders at the foot of a mountain ridge apparently displaced by an ancient earthquake. Future research projects may identify potential areas and features to be designated.

Natural areas and features significant to a linked ethnic or social group may include some or all the following characteristics.

- Mountaintops
- Caves
- Trails
- Collection areas
- Animal habitats
- Springs or other sources of water
- Places referenced in songs and other literature
- Other places important to religious, social, or economic lifestyles

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, archaeological sites, objects, or natural areas and features dating to the Spanish and Mexican eras must be significant under at least one of the following criteria listed below.

NRHP Criterion A / CRHR Criterion 1 / Local Register Criterion B (events)

A site dating between 1774 and 1848, may be significant under Criterion A/1/B for its

significant association of the development of the Coachella Valley within the La Quinta municipal boundaries after the date of initial contact during the Spanish or Mexican eras of Californian history. Sites from this period must be conclusively dated to Spanish or Mexican spans of occupation in the region through elements of material culture or scientific dating methods utilizing organic material. Significant natural areas and features under Criterion A/1/B must have a significant and ongoing participation or linkage of an ethnic or social group with an area's history. A property must be important to a community today and be utilized in the same function as it was historically. In La Quinta, places linked to specific practices or beliefs by local Desert Cahuilla Tribes must retain the same role as they did for Cahuilla people of the past.

NRHP Criterion B / CRHR Criterion 2 / Local Register Criterion B (persons)

A site from the Spanish or Mexican eras that is identified with specific persons significant to national, state, or local history, such as important Native American leaders, European explorers, colonial settlers, early ranchers, and noteworthy traders may be eligible under Criterion B/2/B. While Juan Bautista de Anza is one of the only currently known significant individuals to have interacted with Desert Cahuilla tribes during this period, additional significant individuals may be uncovered through future research projects. Oral traditions and symbols may also link specific individuals or spiritual figures to individual sites or objects. In these instances, the term "person" may be used in less Eurocentric terms to convey how a place can be tied to traditions of the past and present.

NRHP Criterion C / CRHR Criterion 3 / Local Register Criterion C

A site from the Spanish or Mexican eras may be significant under Criterion C/3/C as the remains of a building or structure that embodies the distinctive characteristics of a style, type, period, method of construction, use of indigenous materials, or craftsmanship of the Desert Cahuilla people after initial contact with Europeans. Intact organic materials related to Cahuilla structures or other evidence of no longer extant structures may provide valuable insight into the distinctive methods of construction utilized by tribes in the valley during the Spanish and Mexican eras. Objects can be important examples of craftsmanship and/or artistic composition during these formative eras. Western building remains may also be significant under Criterion C/3/C for embodying the distinctive characteristics of a style, type, period, method of construction, use of materials, or craftsmanship of early settlers. Though there is no evidence of colonist and settler buildings or structures in La Quinta, future research projects and survey work may yield new information. Modified natural areas and features may be significant under Criterion C/3/C

if they can be shown to be associated with a well-known crafter that is respected and valued by a living traditional community or if they display artistic values reflecting an ethnic group's distinctive mode of expression.

NRHP Criterion D / CRHR Criterion 4 / Local Register Criterion D

A site from the Spanish or Mexican eras may be significant under Criterion D/4/D as a resource which has the potential of yielding information of scientific value. Most existing significant archaeological sites and objects that retain integrity and future sites will be labeled significant using this criterion. Examples of intact natural areas and features that could yield information of scientific value may include collection sites for studies of subsistence patterns or religious and ceremonial sites for ethnographic data.

Local Register Criterion A

A site from the Spanish or Mexican eras dating between 1774 and 1848 may be significant under Local Register Criterion A for exemplifying or reflecting a special element of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history. Sites related to early trade and interaction between Western settlers and Desert Cahuilla tribes may constitute a special element of the city's history. Significant objects, such as trail markers, may be located along historic trade routes, indicating their importance to the development of the Coachella Valley as a major component in the route between California and Arizona. Natural areas and features that are significant under Criterion A must also be related to living communities.

Local Register Criterion E

A group of sites may be eligible under Local Register Criterion E, but a stand-alone site is not eligible. One archaeological site, which is already a geographically definable area, cannot be listed under this criterion just as a lone building or structure is not eligible as a district. Similarly, Criterion E would only apply to a group of separated objects with individual site numbers within a geographic zone. A group of significant natural areas and features may be eligible under Local Register Criterion E, but this would only apply to a group of separated areas and features with individual designations in a geographic zone. Each feature would also need to be linked to at least one living community.

Integrity Considerations

To be eligible for listing in the NRHR, CRHR, or Local Register, a site from the Spanish or

Mexican eras must retain sufficient integrity to convey its significance. The integrity of a site describes the level of preservation or quality of information contained within a district, site, object, or other assemblage. Sites with high integrity are relatively intact and complete. The archeological record at a site with high integrity has not been severely impacted by contemporary un-related cultural activities or natural processes. Sites lacking integrity may contain elements that are inconsistent with a particular time or culture.

To be eligible for listing in the NRHR, CRHR, or Local Register, natural areas and features related to practices from the Spanish or Mexican eras life must retain sufficient integrity of condition and relationship to convey their significance. The integrity of condition regarding a natural area or feature describes the level of preservation or quality of information contained within a definable area. Natural areas and features with high integrity of condition have not been severely altered by later, unaffiliated cultural activities or natural processes. Areas lacking integrity of condition may contain elements that are inconsistent with a particular time or culture. Areas with high relational integrity are integral to the retention or transmittal of a belief or to the performance of a practice. Conversely, beliefs and practices may also be integral to the maintenance of a natural area or feature. However, areas and features used in traditional beliefs and/or practices that are not specifically essential to the practice of such beliefs and/or practices do not have a strong relationship and therefore possess a lower, or secondary, degree of relational integrity.

The importance of each aspect of integrity depends upon the nature of the site and the Criterion or Criteria under which it is being nominated. Sites from the Spanish or Mexican eras nominated under NRHP Criteria A and B / CRHR Criteria 1 and 2 / Local Register Criteria B should retain integrity of location, design, materials, and association. Sites nominated under NRHP Criterion C / CRHR Criterion 3 / Local Register C should retain integrity of design, materials, and workmanship. Sites nominated under NRHP Criterion D / CRHR Criterion 4 / Local Register Criterion 4 should retain integrity of location, design, materials, and association. Integrity of setting within the site is important under NRHP Criteria A and B / CRHR Criteria 1 and 2 / Local Register Criteria B. Under NRHP Criteria C and D / CRHR Criteria 3 and 4 / Local Register Criteria C and D, integrity of setting adds to the overall integrity of an individual site and is especially important when assessing the integrity of a district (Local Register Criterion E). Historic sites from the Spanish or Mexican eras nominated under Local Register Criterion A should retain integrity of location, design, materials, and association. Integrity of feeling also adds to the integrity of sites or districts. Integrity of setting and feeling usually increases the "recognizability" of the site or district and enhances one's ability to interpret a site's or district's historical significance.

Theme 2: Railroad Development and Homesteads, 1848 – 1920

Property Types

Advantageous laws and newly enacted policies, coupled with the construction of the railroad through the Coachella Valley and technological advancements to aid irrigation, spurred the initial wave of American settlement in the La Quinta area during the late 19th and early 20th century. While Western settlers attempted to carve out properties in the Coachella Valley during that time, local Native American tribes fought to preserve sections of their ancestral territory utilizing the reservation system. While it seems likely that all early homestead buildings from this period have been demolished or replaced within La Quinta, unknown dwellings, or associated structures and/or outbuildings, may remain undocumented. Any possible extant property types from this context theme will all reflect the first wave of homesteads within the boundaries of La Quinta. Homesteaders often constructed dwellings and outbuildings such as barns, latrines, sheds, stables, cellars, and other structures to support ranching or farming activities, but the associated structures all existed to serve the occupants of the primary residence. Therefore, any remaining extant dwellings and/or outbuildings will be residential in nature. It is likely that any unknown extant residences from this era would be homesteads constructed with adobe masonry or wood frame in a Homestead Vernacular style.

Adobe Dwellings (1880s – 1900s)

Adobe houses across the Hispanic Southwest were constructed in a Spanish Colonial style from the 1600s through the end of the 19th century. In the Coachella Valley, Adobe houses were constructed from the 1880s to the early 1900s. Early adobe buildings were typically small, single-story structures, with thick masonry walls constructed with adobe bricks (usually covered with protective stucco), featuring flat or low-pitched roofs, and a long-covered

porch supported on wood posts, called a *corredor*, along one or more sides. The adobe walls typically varied from one and one-half to six feet thick, resting on a dirt or rock foundation. Door and window openings were usually framed with exposed timber lintels. Early adobe construction used locally available resources, and was appropriate for the climate in the Southwest, staying cool in the summer and warm in the winter. Following the end of the Mexican period of occupation in 1848, American settlers moved west into California. During this period, existing adobe structures were usually demolished to clear land for newer developments. Others were altered with steep gables or hipped roofs, usually clad in wood shakes but occasionally in clay tiles, and wood framed wings. Some adobes were clad in clapboard siding with Federal or Greek Revival decorative details and double hung windows to create a more Anglicized appearance. In some cases, adobes were covered with a cement plaster finish.

Adobes constructed in La Quinta in the late 19th and early 20th centuries likely exhibited elements of later, Anglicized Adobe buildings with limited decorative features due to the lack of resources available in the Coachella Valley. However, no extant examples remain. The 1904 Hunt's Date Garden Adobe house was described as a single story, flat roofed, hacienda style house constructed with adobe brick with a low garden wall around the house, but the home was not fully documented before demolition. It is unclear what other character defining features of the house were present before it was demolished. The other two locations of Adobe houses in La Quinta in the vicinity of the La Quinta Resort & Club and the La Quinta Country Club were not fully documented during previous survey efforts. The buildings are no longer extant, but it remains unclear if any building foundation evidence remains intact. Additional archaeological survey would be necessary to determine further information.

Any extant single-family Adobe residences in La Quinta constructed between the 1880s and the 1910s to be identified and documented would likely exhibit some or all the character defining features below.

- Flat or low-pitched roof
- Rectangular or L-shaped plan with multiple external doorways
- Thick masonry walls of adobe brick
- Simple, unadorned exteriors (often clad in stucco)
- Few, small window openings with wood lintels, window bars or grilles (wood or wrought iron), and interior wood shutters
- Double hung, wood sash windows
- *Corredores* along one or more sides

Homestead Vernacular (1880s – 1920)

Homestead Vernacular style residences throughout the Coachella Valley were generally utilitarian buildings with few stylistic elements. These dwellings were some of the first homes for American settlers moving into the La Quinta area from the 1880s through the 1910s and their common characteristics reflect the lack of available building material in the remote region. While there are no longer any extant original homesteads located within the boundaries of La Quinta, previously recorded Homestead Vernacular style homes shared a few common characteristics. The early Homestead Vernacular style residences in La Quinta were largely small single-story homes of wood frame construction with rectangular floorplans, wood siding, gable roofs, multi-pane glass windows, and occasional exterior chimneys.

While there are no known surviving examples of Homestead Vernacular style residences left in La Quinta, the Burkett Homestead, Point Happy Ranch, and Marshall Ranch all originally featured homes built in the Homestead Vernacular style. At the Marshall and Point Happy Ranches, the Homestead Vernacular buildings were removed and replaced with larger structures when resources for building more permanent residences became readily available. The Marshall Ranch owners constructed the Hacienda Del Gato to replace their original homestead and owners of the Point Happy Ranch after Norman Lundbeck replaced the original Homestead Vernacular style schoolhouse and with wood framed stucco clad structures and Ranch style homes over time.

Any extant single-family Homestead Vernacular residences in La Quinta constructed between the 1880s and the 1910s to be identified and documented would likely exhibit some or all the character defining features listed below.

- Gable type roof
- Rectangular floorplan
- Single-story wood frame construction
- Wood siding (e.g., board and batten, clapboard, shingle, etc.)
- Multi-pane glass windows (e.g., sash, casement, leaded, etc.)
- Few decorative features

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, an extant original homestead dating to La Quinta's era of early railroad and homestead development must be significant under at least one of the following criteria.

NRHP Criterion A / CRHR Criterion 1 / Local Register Criterion B (events)

A homestead property dating to the period between 1848 and 1920 may be significant under Criterion A/1/B for its association or representation of the development of La Quinta during the first period of American settlement in the region following the Spanish and Mexican eras.

NRHP Criterion B / CRHR Criterion 2 / Local Register Criterion B (persons)

A homestead property in La Quinta that can be documented as the home of an important person in local history such as a prominent leader, pioneer, settler, journalist, trader, homesteader, rancher, or would be significant under Criterion B/2/B. While some prominent individuals are known including R. S. Williamson, John G. Park, William Blake, Henry De Groot, J. H. Riley, William Bradshaw, Manning Burkett, John Marshall, Harry Marshall, and Norman "Happy" Lundbeck, additional significant individuals may be discovered through further research.

NRHP Criterion C / CRHR Criterion 3 / Local Register Criterion C

A homestead property retaining high levels of integrity of design, materials, workmanship would convey significance under Criterion C/3/C for displaying distinctive characteristics of Adobe or Homestead Vernacular, or any other late 19th and early 20th century architectural style. Homesteads were most prevalent in the Coachella Valley from the 1880s to the 1910s; therefore, many individually eligible properties would either be Adobe or Homestead Vernacular style. A notable work of a master builder, architect, or designer would also be significant under Criterion C/3/C if the residential property was designed or constructed during the early settlement of La Quinta.

NRHP Criterion D / CRHR Criterion 4 / Local Register Criterion D

A homestead property dating to the period between 1848 and 1920 may be significant under Criterion D/4/D for its potential to yield important information of scientific value. Any unevaluated and undocumented ruins of homestead sites may be found to be significant using this criterion.

Local Register Criterion A

Original homestead properties constructed between 1848 and 1920 in La Quinta may be significant under Local Register Criterion A as a special element of the city's early

development. These homes, simple homestead properties, were some of the earliest examples of Western settlement in the Coachella Valley. Due to their rarity, any remaining homesteads would represent a special element of La Quinta, reflecting the cultural, social, economic, political, aesthetic, engineering, or architectural history of the community.

Local Register Criterion E

A group of significant homestead properties in a geographically definable area linked historically to the period of initial settlement in La Quinta through their location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements would be greater than the value of each individual improvement may be eligible under Local Register Criterion E. A group of homesteads or a collection of individual structures related to a homestead may be eligible under this criterion.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, a residential property from the initial settlement period must retain sufficient integrity to convey its significance. A residential homestead property that has sufficient integrity will retain most of the character-defining features. A property significant under NRHP Criterion A/CRHR Criterion 1/Local Register Criterion B (events) should retain integrity of location, setting, feeling, and association. A residence significant under NRHP Criterion B/CRHR Criterion 2/ Local Register Criterion B (persons) should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A residence significant under NRHP Criterion C/CRHR Criterion 3/Local Register Criterion C should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable if the property retains its essential features and overall original form. A property significant under NRHP Criterion D/CRHR Criterion 4/Local Register Criterion D should retain integrity of location, design, materials, workmanship, and association. A property significant under Local Register Criterion A should retain integrity of location, setting, design, feeling, and association. A property significant under Local Register Criterion E should retain integrity of location, setting, design, feeling, and association.

In evaluating the integrity of properties that date to La Quinta's early development and homesteading era, general importance is placed on design, materials, and workmanship through retention of character defining features of architectural styles. However, given the

rarity of resources in the Coachella Valley that date to the late 19th and early 20th centuries, other aspects of integrity could elevate a resource to a significant level even if design, materials, and workmanship are diminished. In these cases, integrity of feeling, association, location, and setting may be of greater importance than design, materials, and workmanship. This is applicable to properties associated with people important in the history of La Quinta or an event that is significant in La Quinta's early development history. Properties that retain materials and workmanship in addition to design should be considered individually significant resources.

Theme 3: Ranching and Agriculture, 1900 – 1970s

Property Types

The agriculture and ranching theme span the time from the broad use of homesteading laws around 1900 and continues until the 1970s with respect to ranching due to the current time thresholds for evaluation. Given the wide variety of plants and animals raised in farm and ranch settings, the number of property types is extremely varied. In its 2007 study *A Historical Context and Archaeological Research Design for Agricultural Properties in California*, Caltrans identified two broad property types: farms and ranches. Beyond this split into farming and ranching properties, the properties are normally divided into domestic and agricultural spheres. The farmhouse and ranch house are the center of the operation, and there are many sub-systems that support farming and ranching activities. Beyond the residential center of the farm and ranch house, there is a bewildering array of secondary buildings. These include barns, poultry houses, cooling sheds, packing sheds, silos, windmills, and fencing to name a few.¹

Residential Farm and Ranch Buildings (1900s – 1970s)

Because agricultural and ranching houses are much like all other houses in California built from the 1900s to the 1970s, they share similar character-defining features. Their shape, form, massing, orientation, and decoration are like most farmhouses built during the 20th century. Rural dwellings are like their urban counterparts in virtually all aspects. In general, agricultural and ranching residences are normally unhindered by land restrictions and are usually oriented with their broad elevations facing the road. Wings often extend to the rear as well, usually reflecting the growing farm family over several generations and the increasing need for more room.

Agricultural and ranching residences must possess most of the following character defining

features listed below.

- Continued residential use; the house must still function as a residence and maintain a residential use (single/multi-family or housing of some kind)
- Original rural residential setting: the house must predominantly retain its historic rural residential setting. If a house began as an isolated rural farmhouse on 300 acres of open land, it must retain some feeling and association with the rural setting even if the parcel is now reduced in size
- All key features must also survive essentially intact: doors, windows, roofs, trim. Acceptable losses include a single window or door replacement, replacement of roof materials, and minor alterations to the rear or secondary elevations such as some covering of materials for purposes of an addition or porch
- Residential-related interior space relationships and major features such as parlors, staircases, and sleeping rooms must survive essentially intact

Agricultural and Ranch Outbuildings (1900 – 1970s)

As rural agricultural outbuildings and support structures were designed with a singular use and function, the original use of these structures is clearly reflected in their exterior appearance. Rural agricultural buildings and structures are also defined by their original function. They are buildings, including barns, silos and granaries, packing sheds, and equipment sheds, built to fulfill a specific and, typically, singular purpose. While the purposes of agricultural and ranching outbuildings and structures may seem minor in some ways, they were critical to the smooth function of the farm or ranch property. As such, the rural farm / ranch setting is an essential character-defining feature.

Agricultural and ranching outbuildings must possess most of the following character defining features listed below.

- Continued original use; the property must still function in its original use. However, because the original use may no longer be necessary in the same fashion on a modern farm or ranch, this attribute is less important than for properties whose original function continues in modern practice
- Original rural setting: for individually nominated properties or properties within districts, the property must exist in its historic rural setting. If the agricultural / ranch outbuilding or structure was constructed in a rural area as part of a farm complex, it cannot now have lost that farm setting. Even if the original farm / ranch parcel has been reduced in size, it must retain some feeling and association with the rural setting
- All key features must also survive essentially intact: doors, windows, roofs, trim.

However, some minor loss of integrity including alterations to window and door materials, new roof materials, compatible additions, minimal additional wall openings, and compatible mortar repair is acceptable

- The agricultural / ranch outbuilding or structure must still be in a good and usable condition

Water Conveyance Structures (1900 – 1970s)

In La Quinta, water conveyance properties are primarily associated with agricultural production. While agricultural water conveyance in the area dates to the prehistoric era, no extant properties are from the earliest years of settlement. Typical property types of water conveyance properties from 1900 to 1970 consist of canals and ditches excavated into the earth, rock and earth check dams, wells, windmills, and water tanks. In-ground features were constructed primarily of rock and earth, while above ground structures were constructed of wood and metal. Recent large-scale features include the Coachella Canal and Lake Cahuilla. The canal contains large and sophisticated water conveyance features such as concrete canals, wooden and metal pipes, concrete or metal check dams, and valves. These are carefully designed and engineered structures in current use.

All water facilities built or put-in-service through 1975 have the potential to be eligible to the NRHP/CRHR. In La Quinta, the overall period of significance for properties associated with the water theme is from 1900 to the 1970s. The period of significance begins around 1900 when agriculture or ranching development necessitated substantial investments in water resources and continues until the 1970s with the completion of major projects to bring water to La Quinta from the Colorado River. If identified, water resources properties identified prior to 1900 would also be considered eligible should they retain significance.

Water conveyance property types must possess most of the following character defining features listed below.

- Present appearance resembles the original appearance and retains sufficient historic integrity to convey its historical association
- Retains a significant number of character-defining features, such that the visual, spatial, and contextual relationships of the property may be understood
- In a system which has potential for eligibility that can be documented, a segment may be found eligible as a contributing element of that system, and it would then be treated as eligible for the purpose of the project

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property dating to La Quinta's era of ranching and agriculture development must be significant under at least one of the following criteria.

NRHP Criterion A / CRHR Criterion 1 / Local Register Criterion B (events)

Agriculture or ranching properties dating to the period between 1900 and the 1970s may be significant under Criterion A/1/B for its association or representation of agriculture / ranching development of La Quinta area. Prominent or large properties with notable historic associations with broad patterns of agriculture / ranching are considered eligible.

NRHP Criterion B / CRHR Criterion 2 / Local Register Criterion B (persons)

Agriculture or ranching properties in La Quinta that can be documented as associated with an important person in local history such as a prominent leader, pioneer, settler, homesteader, rancher or would be significant under Criterion B/2/B. While some prominent individuals are known including Norman "Happy" Lundbeck, Chauncey D. Clarke, John Marshall, Albert Green, William S. and Elizabeth Rosecrans, Manning Burkett, Ray Pederson, Fred Ickes, Mead Vaiden, Clinton Hunt, George Skee, Dr. Dana Sniff, and the Kennedy Brothers, additional significant individuals may be discovered through further research.

NRHP Criterion C / CRHR Criterion 3 / Local Register Criterion C

Agriculture or ranching properties retaining high levels of integrity of design, materials, workmanship would convey significance under Criterion C/3/C for displaying distinctive characteristics of late 19th and early 20th century architectural styles. Ranches and their associated homesteads were most prevalent in the Coachella Valley during the 1880s to the 1910s; therefore, many individually eligible properties would likely either be Adobe or Homestead Vernacular style. Agriculture or ranching properties would also be significant under Criterion C/3/C if they represented key aspects of ranching or agricultural design and construction.

NRHP Criterion D / CRHR Criterion 4 / Local Register Criterion D

Archaeological resources related to agriculture or ranching dating to the period between 1900 and the 1970s may be significant under Criterion D/4/D for their potential to yield important information of scientific value. Any unevaluated and undocumented ruins of

agriculture or ranching properties may be found to be significant using this criterion.

Local Register Criterion A

Agriculture or ranching properties constructed between 1900 and the 1970s in La Quinta may be significant under Local Register Criterion A as a special element of the City's early development. These properties would be importantly associated with agriculture and ranching development. If a property represents a special element of La Quinta during this period, it will reflect the cultural, social, economic, political, aesthetic, engineering, or architectural history of the community.

Local Register Criterion E

A group of significant resources associated with agriculture or ranching in a geographically definable area linked historically to the theme through their location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements is greater than the value of each individual improvement may be eligible under La Quinta Criterion E. A group of agriculture or ranching properties may be eligible under this criterion.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, an agriculture or ranching property from the 1900 to 1970s period must retain sufficient integrity to convey its significance. An agriculture or ranching property that has sufficient integrity will retain most of the character-defining features and will:

- Present appearance resembles the original appearance and retains sufficient historic integrity to convey its historical association.
- Retains a significant number of character-defining features, such that the visual, spatial, and contextual relationships of the property may be understood.
- Should retain integrity of design, setting, location, feeling, and association.
- Enough original materials should be intact such that the historic fabric, character, and overall visual effect have been preserved.
- Alterations may be acceptable if minimal.
- Some individual design features may have been modified, altered, or replaced

To be eligible for listing in the NRHP, CRHR, or Local Register, an agriculture or ranching property from the 1990 to 1970s period must retain sufficient integrity to convey its

significance. An agriculture or ranching property that has sufficient integrity will retain most of the character-defining features. A property significant under NRHP Criterion A/CRHR Criterion 1/Local Register Criterion B (events) should retain integrity of location, setting, feeling, and association. An agriculture or ranching property significant under NRHP Criterion B/CRHR Criterion 2/Local Register Criterion B (persons) should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is crucial to the property's significance. A ranching or agricultural property significant under NRHP Criterion C/CRHR Criterion 3/Local Register Criterion C should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable if the property retains its essential features and overall original form. An agriculture or ranching property significant under NRHP Criterion D/CRHR Criterion 4/Local Register Criterion D should retain integrity of location, design, materials, workmanship, and association. A property significant under Local Register Criterion A should retain integrity of location, setting, design, feeling, and association. A property significant under Local Register Criterion E should retain integrity of location, setting, design, feeling, and association.

Theme 4: Recreation and Leisure, 1926 – 1970s

Property Types

The resort industry in La Quinta began the process of replacing undeveloped land and agricultural properties with lavish resorts catered to wealthy patrons, golf club members, snowbird residents, and retirees who all sought quiet seclusion within residential subdivisions attached to the golf course developments. The resort and leisure industry created some of the first commercial properties in La Quinta and spurred the development of single-family residences and condominiums within golf course development projects. However, development of the resort industry was relatively slow in La Quinta through the 1970s. The La Quinta Hotel, the Desert Club, the La Quinta Country Club, and the Indian Springs Golf Course were the only resort developments constructed between 1926 and 1980 in La Quinta. Eventually, the resort industry did become popular, but the La Quinta community remained small during this period and largely resisted proposed development projects that could have altered the fabric of the small town through the 1970s. La Quinta experienced the bulk of its resort development during the following decades as developers continued to build on the model pioneered by the La Quinta Country Club. Properties related to the development of resorts in La Quinta are primarily commercial in nature with residential properties attached to larger resort developments.

Commercial Buildings (1926 – 1970s)

Commercial construction of the La Quinta Hotel, Desert Club, and the La Quinta Country Club clubhouse all occurred on previously undeveloped lots. The La Quinta Hotel was built in a hollow located west of Eisenhower Drive with the Santa Rosa mountains along the northern and western boundaries of the property. The La Quinta Country Club clubhouse was constructed northeast of the intersection of Eisenhower Drive and Avenue 50, immediately east of the La Quinta Hotel. The Desert Club was located on the southeast corner of the intersection of Avenida Bermudas and 52nd Avenue. The commercial resort

buildings at these three properties consisted of hotel guest rooms, hotel services buildings, resort clubhouses, and resort facility structures. The commercial buildings and structures during this period largely reflected the Spanish Colonial Revival style and other related Spanish Revival style variations. The Desert Club expressed a Streamline Moderne style. The original Mediterranean Revival style La Quinta Country Club clubhouse was demolished and replaced in 2009 and the Streamline Moderne style Desert Club was demolished in the late 1980s.

Commercial properties constructed in La Quinta during the early development of the resort industry, between the initial construction of the La Quinta Hotel in 1926 through the 1970s, exhibit the following character defining features listed below.

- One or more stories (usually one to two) in height
- Period Revival or Modernistic styles – Spanish Colonial Revival, Mediterranean Revival, Monterey, Mission, Pueblo, and Streamline Moderne
- Automobile oriented
- Low-pitched or flat roof
- Smooth stucco exterior walls
- Front patios
- Wood or metal framed windows

Residential Buildings (1926 – 1970s)

Residential development attached to resorts, country clubs, and public golf courses from 1926 through the 1970s consisted of single-family Ranch homes and condos developed with Spanish and Contemporary styles throughout the 1960s and '70s.

Single-Family Residences

Single-family residences within the La Quinta Country Club were constructed on undeveloped lots within the La Quinta Country Club Estates subdivision. Single-family homes were constructed in the La Quinta Golf Estates, Country Club Estates, Hacienda La Quinta, and Montero Estates communities with largely Spanish Styled Ranch, Tract Ranch, Custom Ranch, and Contemporary styles.

Single-family residences constructed in country clubs during the early development of the resort industry, between the initial construction of the La Quinta Hotel in 1926 through the 1970s, exhibit the following character defining features listed below.

- One or two stories

- Mid-century architectural styles – Custom Ranch, Tract Ranch, Contemporary, Spanish Styled Ranch, Post and Beam
- Private driveways
- Attached or detached garages
- Gable, hipped, or flat roofing forms
- Large metal windows

Condominiums

Condominiums within the La Quinta Country Club were constructed on undeveloped lots within the La Quinta Country Club Estates subdivision. Condos were constructed in the Club La Quinta, La Quinta Fairways, Villas of La Quinta, Country Club Estates, and Lago La Quinta communities with largely Spanish Styled Ranch, Tract Ranch, Custom Ranch, and Contemporary styles.

Condominiums within country clubs from 1926 through the 1970s exhibit the following character defining features listed below.

- One or two stories
- Paired and mirrored Ranch homes sharing a wall or multi-unit buildings with up to four condos per building
- Mid-century architectural styles – Custom Ranch, Tract Ranch, Contemporary, Spanish Styled Ranch,
- Shared or individual driveways
- Gable, hipped, or flat roofing forms
- Large metal windows
- Shared amenities (pools / tennis courts)

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property dating to La Quinta's era of early resort development must be significant under at least one of the following criteria.

NRHP Criterion A / CRHR Criterion 1 / Local Register Criterion B (events)

Recreational and leisure properties may be significant under Criterion A/1/B as a representation of the early resort industry development in La Quinta.

NRHP Criterion B / CRHR Criterion 2 / Local Register Criterion B (persons)

Recreational and leisure properties may be significant under Criterion B/2/B for its association with the life of a person important in the development of the La Quinta resort industry. Recreational and leisure properties that can be documented as being associated with an important person in local history may qualify for designation. In addition, the individual must have been associated with the property during the period that the person's significant achievements and contributions occurred. Prominent figures related to the development of the resort industry may include Walter H. Morgan, Fred Ickes, Gordon Kaufmann Edward Huntsman-Trout, Cyrus Peirce, Dorothy Arzner, Mrs. Lee Eleanor Graham, Frank Capra, Frederick Cliff, B.J. Bradner, Harry Kiener, Arnold S. Kirkeby, John Balaban, Leonard Ettleson, Edgar Eisenhower, Ernie Vossler, Joe Walser Jr., S. Charles Lee, Jack White, or John E. Gurley. Additional significant individuals may be discovered through future research.

NRHP Criterion C / CRHR Criterion 3 / Local Register Criterion C

Recreational and leisure properties in La Quinta may be eligible under Criterion C/3/C for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer would also be significant under Criterion C/3/C if the property was designed or constructed as part of the resort development in La Quinta.

NRHP Criterion D / CRHR Criterion 4 / Local Register Criterion D

A property related to the development of the recreation and leisure industry in La Quinta may be significant under Criterion D/4/D if it has the potential to yield important information of scientific value. Unevaluated and undocumented elements of resort properties may be found to be significant using this criterion.

Local Register Criterion A

A property related to the development of the recreation and leisure industry in La Quinta may be significant under Local Register Criterion A as a special element of the resort development of La Quinta from 1926 to the 1970s. If a property represents a special element of La Quinta during this period, it will reflect the cultural, social, economic, political, aesthetic, engineering, or architectural history of the community.

Local Register Criterion E

A group of significant commercial properties in a geographically definable area linked historically to early development of resorts and leisure properties in La Quinta through their location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements is greater than the value of each individual improvement may be eligible under Local Register Criterion E. A group of commercial buildings related to a specific property may be eligible under this criterion.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, a property related to the resort industry must retain sufficient integrity to convey its significance. A property that has sufficient integrity will retain most of the character-defining features. A property significant under NRHP Criterion A/CRHR Criterion 1/Local Register Criterion B (events) should retain integrity of location, setting, feeling, and association. A property significant under NRHP Criterion B/CRHR Criterion 2/Local Register Criterion B (persons) should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is primary to the property's significance. A property significant under NRHP Criterion C/CRHR Criterion 3/Local Register Criterion C should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable if the property retains its essential features and overall original form. A property significant under NRHP Criterion D/CRHR Criterion 4/Local Register Criterion D should retain integrity of location, design, materials, workmanship, and association. A property significant under Local Register Criterion A should retain integrity of location, setting, design, feeling, and association. A property significant under La Quinta Criterion E should retain integrity of location, setting, design, feeling, and association.

Theme 5: Residential Development, 1934 – 1970s

Property Types

Initial residential development in La Quinta was tied directly to the development of the resort industry, and, in some cases, came packaged with it. Planned residential development began with the Cove and spread towards Highway 111 in the post-war period. New residential subdivisions were tied to highway travel, but the Cove, its Village commercial district, and its exclusive Desert Club remained secluded with the private resorts nestled into the hollows of the Santa Rosa Mountains. Early residential subdivisions throughout La Quinta were largely composed of single-family residences. Condos and apartments within residential subdivisions were not developed in large quantities until the 1980s and 1990s. Some of the early residential buildings at the northern end of the Cove bordering the Village commercial district were later converted into businesses and became utilized as commercial buildings. Similarly, residential properties were built in the post-war period within the Village commercial district and the nearby Desert Club Tracts developed from the 1940s through the 1960s.

Residential Buildings (1934 – 1970s)

Residential properties related to the development of the first residential subdivisions from 1934 through the 1970s largely consisted of single-family Spanish Colonial Revival, Ranch, or Contemporary homes built in the Cove, Highland Palms, and Indian Springs subdivisions as well as the surrounding area, such as the Village and Desert Club tracts. Any residential properties built within the Village commercial district between 1934 and 1980. There appears to be one extant two-story apartment complex that was completed in 1979 on the southeast corner of Calle Tampico and Eisenhower Drive within the Village that was not eligible for evaluation and did not constitute its own property type category at the time of the 2022 Historic Resource Survey.

Single-Family Residences

Single-family residences within the Cove, Highland Palms, and Indian Springs, as well as the surrounding areas (Village and Desert Club tracts), were constructed on undeveloped lots within their respective subdivisions. Single-family homes were constructed with largely Spanish Colonial Revival, Spanish Styled Ranch, Tract Ranch, Custom Ranch, and Contemporary styles.

Single-family residences constructed in independent residential subdivisions from 1934 through the 1970s, exhibit the following character defining features listed below.

- One or two stories
- Period Revival or Mid-century architectural styles – Spanish Colonial Revival, Custom Ranch, Tract Ranch, Spanish Styled Ranch, Contemporary, or Post and Beam
- Private driveways
- Attached or detached garages
- Gable, hipped, or flat roofing forms
- Metal or wood windows
- Front patios

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property dating to La Quinta's era of early residential development must be significant under at least one of the following criteria.

NRHP Criterion A / CRHR Criterion 1 / Local Register Criterion B (events)

Residential properties throughout La Quinta may be significant under Criterion A/1/B as a representation of the early residential development in La Quinta.

NRHP Criterion B / CRHR Criterion 2 / Local Register (persons)

Residential properties may be significant under Criterion B/2/B for their association with the life of a person important in the development of La Quinta residential subdivisions. A residential property that can be documented as associated with an important person in local history may qualify for designation. In addition, the individual must have been associated with the resource during the period that the person's significant achievements and contributions occurred. Prominent figures related to the residential development of La

Quinta may include E.S. "Harry" Kiener, Guy Maltby, S. Charles Lee, Miles Reed Scott, Ralph J. Arcadi, Esther V. Anderson, or John E. Gurley. Additional significant individuals may be discovered through future research.

NRHP Criterion C / CRHR Criterion 3 / Local Register Criterion C

A residential property in La Quinta may be eligible under Criterion C/3/C for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer would also be significant under Local Register Criterion C if the residential property was designed or constructed as part of the residential development of La Quinta from 1934 through the 1970s.

NRHP Criterion D / CRHR Criterion 4 / Local Register Criterion D

A residential property related to the overall residential development of La Quinta may be significant under Criterion D/4/D if it has the potential to yield important information of scientific value. Unevaluated and undocumented elements of residential properties may be found to be significant using this criterion.

Local Register Criterion A

A residential property from this period may be eligible under Local Register Criterion A as a special element of the residential development of La Quinta from 1934 through the 1970s. If a property represents a special element of La Quinta during this period, it will reflect the cultural, social, economic, political, aesthetic, engineering, or architectural history of the community.

Local Register Criterion E

A group of significant residential properties in a geographically definable area linked historically to early development of residential subdivisions in La Quinta through their location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements is greater than the value of each individual improvement may be eligible under Local Register Criterion E.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, a residential property related to the development of residential subdivisions will retain sufficient integrity to convey its

significance. A residential property that has sufficient integrity will retain most of the character-defining features. A property significant under NRHP Criterion A/CRHR Criterion 1/Local Register Criterion B (events) should retain integrity of location, setting, feeling, and association. A residential property significant under NRHP Criterion B/CRHR Criterion 2/Local Register Criterion B (persons) should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is primary to the property's significance. A residential property significant under NRHP Criterion C/CRHR Criterion 3/Local Register Criterion C should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. A residential property significant under NRHP Criterion D/CRHR Criterion 4/Local Register Criterion D should retain integrity of location, design, materials, workmanship, and association. A residential property significant under Local Register Criterion A should retain integrity of location, setting, design, feeling, and association. A residential property significant under Local Register Criterion E should retain integrity of location, setting, design, feeling, and association.

Theme 6: Commercial Development, 1934 – 1970s

Property Types

The properties related to commercial development in La Quinta from the 1930s through the 1970s are largely confined to the Village. Most of the buildings in the Village are commercial properties with a handful of single-family residences and one apartment complex constructed in 1979 (currently not eligible for evaluation). A few early residential buildings constructed in the Village or in the nearby vicinity were originally single-family residences or mixed-use buildings that were later converted to fully commercial spaces. Due to the scattered nature of development in the Village, many of the original commercial buildings were demolished and replaced over time.

Commercial Buildings (1934 – 1970s)

Commercial properties in La Quinta built from the 1930s to the 1970s were almost exclusively developed on previously undeveloped lots. Within the Village, a few commercial properties have been demolished and replaced previous structures, but the Village was still largely vacant through the 1970s and neighboring undeveloped lots to existing structures were largely available. Commercial development was largely centered around the Village. It was not until the 1980s, when large scale strip mall commercial properties developed along Highway 111 in La Quinta. Commercial buildings developed in the center of La Quinta through the 1970s were largely regulated to the Spanish Colonial Revival style and its variations, including, Mediterranean Revival, Pueblo, Monterey, and Mission styles. Some Custom Ranch and Spanish Styled Ranch single-family residences were converted into commercial buildings. Commercial properties were limited to small one-story shops, restaurants, and convenience stores. Only one two-story mixed-use commercial property was built in the Village (the La Quinta Building and Lumber Company).

Commercial properties constructed in La Quinta residential subdivisions between the 1930s and 1970s exhibit the following character defining features listed below.

- One or two stories (usually one) in height
- Period Revival or Ranch styles – Spanish Colonial Revival, Mediterranean Revival, Monterey, Mission, Pueblo, Custom Ranch, and Spanish Styled Ranch
- Automobile oriented with readily available parking
- Low-pitched or flat roof
- Metal framed windows

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property dating to one of La Quinta's commercial development must be significant under at least one of the following criteria.

NRHP Criterion A / CRHR Criterion 1 / Local Register Criterion B (events)

Commercial resources may be significant under Criterion A/1/B as a representation of early commercial development in La Quinta. Early significant properties in the Village with sufficient levels of integrity would likely be considered eligible under this criterion.

NRHP Criterion B / CRHR Criterion 2 / Local Register (persons)

A commercial property may be significant under Criterion B/ 2/B for its association with the life of a person important in the development of the La Quinta's commercial districts. A commercial property that can be documented as associated with an important person in local history may qualify for designation. In addition, the individual must have been associated with the resource during the period that the person's significant achievements and contributions occurred. Prominent figures related to the commercial development of La Quinta may include E.S. "Harry" Kiener, Guy Maltby, S. Charles Lee, Miles Reed Scott, Ralph J. Arcadi, Esther V. Anderson, or John E. Gurley. Additional significant individuals may be discovered through future research.

NRHP Criterion C / CRHR Criterion 3 / Local Register Criterion C

A commercial structure related to early commercial development in La Quinta may be eligible under Criterion C/3/C for embodying distinctive characteristics of a style, type,

period, or method of construction. A notable work of a master builder, architect, or designer would also be significant under Criterion C/3/C if the commercial property was designed or constructed as part of the commercial district in La Quinta.

NRHP Criterion D / CRHR Criterion 4 / Local Register Criterion D

A commercial building related to early commercial development in La Quinta may be significant under Criterion D/4/D if it has the potential to yield important information of scientific value. Unevaluated and undocumented elements of commercial properties may be found to be significant using this criterion.

Local Register Criterion A

A commercial building from this period may be eligible under Local Register Criterion A as a special element of the commercial development of La Quinta from 1934 through the 1970s. If a property represents a special element of La Quinta during this period, it will reflect the cultural, social, economic, political, aesthetic, engineering, or architectural history of the community.

Local Register Criterion E

A group of significant commercial properties in a geographically definable area linked historically to the development of a commercial district in La Quinta through their location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements is greater than the value of each individual improvement may be eligible under Local Register Criterion E. A group of commercial buildings related to a specific property may be eligible under this criterion.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, a commercial property related to early commercial development in La Quinta must retain sufficient integrity to convey its significance. A commercial property that has sufficient integrity will retain most of the character-defining features. A property significant under NRHP Criterion A/CRHR Criterion 1/Local Register Criterion B (events) should retain integrity of location, setting, feeling, and association. A commercial property significant under NRHP Criterion B/CRHR Criterion 2/Local Register Criterion B (persons) should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is primary to the property's significance. A commercial property significant under NRHP Criterion

C/CRHR Criterion 3/Local Register Criterion C should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable if the property retains its essential features and overall original form. A commercial property significant under Local Register Criterion D should retain integrity of location, design, materials, workmanship, and association. A commercial property significant under Local Register Criterion A should retain integrity of location, setting, design, feeling, and association. A commercial property significant under Local Register Criterion E should retain integrity of location, setting, design, feeling, and association.

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

Property Types

Property types associated with different local and regional architectural styles are included in the Historic Context Statement, with character defining features detailed for each style. The architectural styles encompass residential, commercial, civic, and institutional property types. Below are the significance thresholds and integrity considerations for a property in La Quinta to be listed on the NRHP, CRHR, or Local Register for representation of a specific architectural style, type, period, or method of construction.

Significance Thresholds

To be eligible for listing in the NRHP, CRHR, or Local Register, a property in La Quinta that displays the character defining features of one or more of the listed architectural styles and exhibits sufficient levels of integrity must be significant under at least one of the following criteria.

NRHP Criterion A / CRHR Criterion 1 / Local Register Criterion B (events)

An architecturally significant property in La Quinta may also be significant under Criterion A/1/B for its association with one or more of the other identified themes in the Historic Context Statement related to the development of La Quinta over time. A historic property may also be significant under A/1/B as a representation of one or more of the themes identified in the Historic Context Statement.

NRHP Criterion B / CRHR Criterion 2 / Local Register (persons)

An architecturally significant property in La Quinta may be significant under Criterion B/2/B for its association with life and/or work of a person, or persons, important to national, state, or local La Quinta history. Prominent individuals may include the persons discussed in one or more of the themes outlined throughout the Historic Context Statement. Additional significant individuals may be discovered through future research.

NRHP Criterion C / CRHR Criterion 3 / Local Register Criterion C

A historic era building in La Quinta displaying Period Revival, Early Modern, or Late Modern architectural styles may be eligible under Criterion C/3/C for embodying distinctive characteristics of a style, type, period, or method of construction. A notable work of a master builder, architect, or designer in La Quinta would also be significant under Criterion C/3/C.

NRHP Criterion D / CRHR Criterion 4 / Local Register Criterion D

A building related to a specific architectural style in La Quinta may be significant under Criterion D/4/D if the building has the potential to yield important information of scientific value.

Local Register Criterion A

An architecturally significant building may be eligible under Local Register Criterion A as a special element of the La Quinta community during the historic era. If a property represents a special element of La Quinta, it will reflect the cultural, social, economic, political, aesthetic, engineering, or architectural history of the community.

Local Register Criterion E

A group of significant architectural building designs in a geographically definable area linked historically to the architectural development of La Quinta through their location, design, setting, materials, workmanship, feeling, and/or association, in which the collective value of the improvements is greater than the value of each individual improvement may be eligible under Local Register Criterion E. A group of buildings related to a specific property may be eligible under this criterion.

Integrity Considerations

To be eligible for listing in the NRHP, CRHR, or Local Register, a significant property related to one, or more, of the architectural styles present in La Quinta must retain sufficient integrity to convey its significance. Any property that has sufficient integrity will retain most of the character-defining features. A property significant under NRHP Criterion A/CRHR Criterion 1/Local Register Criterion B (events) should retain integrity of location, setting, feeling, and association. A property significant under NRHP Criterion B/CRHR Criterion 2/Local Register Criterion B (persons) should retain integrity of location, design, feeling, and association as the physical fabric that conveys the connection to the individual is primary to the property's significance. A property significant under NRHP Criterion C/CRHR Criterion 3/Local Register Criterion C should retain integrity of design, materials, workmanship, and feeling as these aspects of integrity are necessary for the property to convey its significance. Some alterations may be acceptable if the property retains its essential features and overall original form. A property significant under NRHP Criterion D/CRHR Criterion 4/Local Register Criterion D should retain integrity of location, design, materials, workmanship, and association. A property significant under Local Register Criterion A should retain integrity of location, setting, design, feeling, and association. A property significant under Local Register Criterion E should retain integrity of location, setting, design, feeling, and association.