

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 Resource name(s) or number (assigned by recorder) *Weisbard Residence*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County *Riverside*

\*b. USGS 7.5' Quad

Date:

\*c. Address *37-505 Palm View Drive*

City *Rancho Mirage*

Zip *92270*

\*e. Other Locational Data: Assessor's Parcel Number Block: Lot:

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

*This one-story Modern post-and-beam residence was built in 1961 on the southwest corner of Chappel Road and Palm View Drive. The "L"-shaped house is 3,347 square feet, with three bedrooms and 4.5 bathrooms on .33 acres. Located in the Tamarisk Country Club area, the east-facing house is crowned with a combination front-gabled and flat roof with deep overhangs. Exteriors are clad in square concrete block and medium-smooth stucco. Windows are steel-framed casement, fixed, and clerestory. Three square wood posts support crossbeams that cover the walkway leading to the recessed porch entrance. A narrow sidelight is south of the solid wood entrance door. The south wing of the house is flat-roofed and presents a solid stucco wall to the street. The north elevation is also windowless, with a row of equally-spaced projecting roof beams providing visual interest. The north wing features a front-gabled roof with exposed beams creating a high ceiling with clerestory windows providing light on three sides. The swimming pool is located within the inner "L" of the property for privacy. The circular concrete driveway is on the Palm View side of the lot. Landscaping consists of gravel, agave, shaped bushes, and olive and pine trees. The house appears original and in excellent condition.*

\*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



**P5b. Description of Photo:** (view and date)  
*East elevation  
August 2002*

\*P6. Date Constructed/Age and Sources:  historic  
*1961/ Source: Metroscan*

\*P7. Owner and Address:  
*Richard and Lynda J. Weisbard  
Trustees  
37505 Palm View Road  
Rancho Mirage, CA 92270*

\*P8. Recorded by:  
*P. Moruzzi, T. Grimes, L. Heumann  
Leslie Heumann and Associates  
600 N. Sierra Bonita Ave.  
Los Angeles, CA 90036*

\*P9. Date Recorded:  
*September 23, 2002*

\*P10. Survey Type:  
*Intensive Survey .*

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  
*None.*

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 5S3

\*Resource Name or #: *Weisbard Residence*

- B1. Historic Name: *Unknown*
- B2. Common Name: *Weisbard Residence*
- B3. Original Use: *Single-family Residence*
- B4. Present Use: *Single-family Residence*

\*B5. Architectural Style: *Modern*

\*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1961.*  
*Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.*  
*April 26, 1979. Reroof.*  
*March 6, 1995. Reroof.*

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

*None.*

B9a. Architect: *Val Powelson*

b. Builder: *Unknown*

\*B10. Significance: Theme *Country Club Era*

Area *Rancho Mirage*

Period of Significance: *1951-1973* Property Type: *Single-family Residence* Applicable Criteria: *C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*This property is architecturally noteworthy as a good example of Modern residential design. Constructed by Val Powelson, it exhibits the characteristics of a sub-type of post and beam construction wherein the street-facing elevations are mostly concrete block and stucco topped with clerestories and the rear elevations are floor-to-ceiling glass. The house is original and well preserved. The house was built in 1961; in 1965, the Palm Springs Directory listed the owners as Leonard and Jean Weisbard. Although the property does not appear eligible for listing in the National Register of Historic Places or for designation under an existing or proposed local ordinance, it is of local interest (a "5S3" National Register Status Code).*

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

*Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.*  
*1965 Palm Springs "Yellow Book" Directory.*  
*Interview with Dr. Henry L. Jaffe, October 22, 2002.*  
*City of Rancho Mirage Building Permits.*

B13. Remarks:

Sketch Map

\*B14. Evaluator: *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

\*Date of Evaluation: *September 23, 2002*

(This space reserved for official comments.)