

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 3 Resource name(s) or number (assigned by recorder) *Casa Chiquita*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*b. USGS 7.5' Quad

*c. Address *72-116 Follansbee Street*

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

*a. County *Riverside*

Date:

City *Rancho Mirage*

Zip *92270*

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

Casa Chiquita is a one-story rustic ranch house with Mediterranean Revival elements, located on the southwest corner of a defunct 10-acre date farm. Built in 1934, the west-facing, asymmetrical house is capped with a cross-gabled roof and comprises 1,433 square feet, with four bedrooms and 1.75 bathrooms. Original red tiles clad the roof, which gently flattens to become a porte cochere on the north side of the house. A flat, projecting shed roof covers an enclosed front porch on the building's southwest corner. The porch enclosure is not original. Exteriors are sheathed in river rock over wood frame construction. Vertical boards cover the gable faces. The west elevation features rectangular windows with wood-frames and large panes of fixed glass. A wood sign with the name "Casa Chiquita" is attached to the cornice above the paneled wood entrance door. A trio of square concrete block posts support the porte cochere roof. On the south side of the house, a battered, exterior chimney is composed of smooth river rocks. A small swimming pool lies northeast of the residence. A brick and weeping mortar wall encloses the property along the street and the asphalt driveway fronting the house. Landscaping consists of grass, hedges, bougainvillea, and mature Washingtonia Filifera palm trees. The house appears original and is in fair 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)

*West elevation
August 2002*

*P6. Date Constructed/Age and Sources: historic
1934/ Source: Metroscan

*P7. Owner and Address:
*John Wessman
72116 Follansbee Street
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

Page 2 of 3

*NRHP Status Code 3S

*Resource Name or #: *Casa Chiquita*

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

*B5. Architectural Style: *Mediterranean Revival*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1934.*

*Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.
No subsequent building permits for exterior alterations were found.*

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

*B8. Related Features:

Mature date palms .

B9a. Architect: *Unknown*

b. Builder: *Unknown*

*B10. Significance: Theme *Agricultural and Early Residential Era*

Area *Rancho Mirage*

Period of Significance: *1924 - 1950* Property Type: *Single-family Residence* Applicable Criteria: *A, C*

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

Casa Chiquita is historically significant as a rare remnant of Rancho Mirage that evokes the character of the community prior to the advent of country clubs, golf, and architectural modernism. It is perhaps the last remaining original ranch house associated with a date farm remaining in Rancho Mirage. In the early settlement years of the Rio Del Sol and Clancy Lane area of what would become known as Rancho Mirage, date and citrus farming was a significant land use. Gentlemen farmers, many from Santa Monica, established small, 10-acre farms and built self-sufficient ranch houses, many without electricity or telephones, and with water supplied from local wells. In ensuing years, the ranch houses were expanded and made more liveable with electricity, phones, evaporative coolers, and, perhaps, air conditioning. Casa Chiquita, like the Clancys in the "Rio del Sol Estates," added a swimming pool to the property.

(See Continuation Sheet 3 of 3.)

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

*B12. References:

City of Rancho Mirage Building Permits.

City of Rancho Mirage, A Look Back In Time, 1993, revised 1997.

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.

B13. Remarks:

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

*Date of Evaluation: *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

***B10. Significance (continued):**

Located on the southwest corner of the original 10 acre parcel, Casa Chiquita is an excellent example of the type of modest Mediterranean Revival-influenced ranch house built in the area in the 1920s and 1930s. Natural river rock is used for several walls and the exterior chimney. Red tiles cover the roof. None of the original adobe houses built during this period in Rancho Mirage survive, and Casa Chiquita, along with the nearby board and batten/river rock house at 72-116 Clancy Lane, also from 1934, are the oldest remaining residences extant in Rancho Mirage.

The property appears eligible for separate listing in the National Register of Historic Places (a "3S" National Register Status Code). In addition, the property would be eligible for designation under an existing or proposed local ordinance. The property exemplifies the broad patterns of Rancho Mirage's early history as perhaps the last remaining example of a ranch house located on its original date farm, a significant land use in the years before Rancho Mirage became a second home community. The residence also embodies the distinctive characteristics of a type, period, or method of construction as a modest Mediterranean Revival influenced ranch house of wood frame and river rock construction from the early settlement years of the 1930s.