

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 4 Resource name(s) or number (assigned by recorder) *Jaffe Residence*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County *Riverside*

\*b. USGS 7.5' Quad

Date:

\*c. Address *37-200 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.)

*Architect William Cody designed this Desert Modern residence in 1963 for Dr. and Mrs. Henry L. Jaffe along the 3<sup>d</sup> fairway of the Tamarisk Country Club golf course. The flat-roofed, "L"-shaped house is 4,800 square feet and faces west on nearly a half-acre lot. The house has three bedrooms, a maid's room, a free-standing guest room, and five bathrooms. A stucco-covered slumpstone wall, a double-car garage (originally a carport), and thick landscaping obscure the house from view from the street. Slumpstone, medium-smooth and rough stucco, and T-111 vertical strip plywood sheathes the exteriors. Windows are fixed and sliding aluminum-framed ceiling to floor glass, clerestory, mitered, and opaque.*

*(See Continuation Sheet 3 of 4.)*

\*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 central courtyard  
October 2002*

\*P6. Date Constructed/Age and

Sources:  historic  
*1963/ Dr. Henry L. Jaffe*

\*P7. Owner and Address:

*Henry L. Jaffe  
37200 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 3S

\*Resource Name or #: *Jaffe Residence*

B1. Historic Name: *Jaffe Residence*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

\*B5. Architectural Style: *Desert Modern*

\*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1963.*

*Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.*

*May 10, 1979. Enclose carport.*

*May 18, 1979. Reroof.*

*April 19, 1991. Reroof.*

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

\*B8. Related Features:

*Extensive landscaping surrounding the property and original "T"-shaped swimming pool with square-edged terrazzo overhanging lip.*

B9a. Architect: *William Cody*

b. Builder: *William Foster*

\*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)

*The Jaffe House is architecturally significant as an outstanding and intact demonstration of the Desert Modern style developed by its architect, William F. Cody. This is one of the few significant properties in the Tamarisk Country Club area to have been continuously owned by the original clients. Local architect William Cody designed the house for Dr. Henry L. Jaffe and his wife Diana Gaines. Dr. Jaffe was the original President of the Society of Nuclear Medicine, founder of the Department of Radiation Therapy and Nuclear Medicine at Cedars of Lebanon Hospital (later Cedars-Sinai Medical Center), and Professor of Radiation Oncology and Nuclear Medicine at the University of Southern California. He also founded the Journal of Nuclear Medicine. Dr. Jaffe retired in 1980, although he opened an office in the Coachella Valley. Mrs. Jaffe went by her maiden name of Diana Gaines because she was a novelist of some renown in her own right.*

(See Continuation Sheet 3 of 3.)

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

\*B12. References:

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

*William Cody Project/Building List. William Cody archives, California Polytechnic San Luis Obispo.*

*Interview with Dr. Henry L. Jaffe, October 18, 2002.*

*Adele Cygelman, Palm Springs Modern, New York, Rizzoli*

*International Publications, 1999. pp. 112-115.*

*City of Rancho Mirage Building Permits.*

B13. Remarks:

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

(This space reserved for official comments.)

Sketch Map

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

**\*P3a. Description (continued):**

*A long concrete walkway bordered by flowers leads to the slatted double doors of the exterior entrance to the walled courtyard. A projecting flat square-corrugated steel roof supported by thin square steel posts shades the porch, extending over the slumpstone wall. Large Colonial-style lanterns flank the entrance. The steel porch roof continues over the wall to become the walkway roof bordering the north side of the courtyard swimming pool area. Uplights are imbedded in the center of the concrete walkway path for dramatic nighttime effect. The "T"-shaped swimming pool is surrounded by a terrazzo patio that becomes the square-edged overhanging lip around the pool. Three fountain jets complete the bucolic setting. A small bathroom and the maid's quarters open directly to the pool area.*

*The guest room, designed by Cody and built later, is located on the northwest corner of the property immediately to the left of the courtyard entrance. Interior floors are terrazzo. Stucco-covered slumpstone is also used for interior walls and the living room fireplace. Cody incorporates fixed and awning-type clerestory windows, square skylights, opaque vertical glass at the corners between the master bedroom and living, and a mitered glass corner in the kitchen around the sink. A low horizontal window below kitchen cabinets affords golf course views when sitting at the breakfast table. Cabinets are unpainted oak. Ceilings are of different heights in most rooms, allowing for clerestory views of mountains or sky. Living room walls on the east and west are ceiling to floor aluminum-framed glass, each with sliding glass doors. Several rooms and bathrooms look upon small, private enclosed, tiled, and landscaped atria.*

*The rear, east-facing elevation has deep roof overhangs supported by square steel posts that shade concrete patios. Extensive landscaping is exceptionally lush. In addition to the manicured front yard of lawns, clipped hedges, flowers, cacti and mature trees, the side, rear, and courtyards feature palms, cacti, and fruit trees. The house is original and in excellent condition.*

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

*Unique for Tamarisk at that time, the house plan located the pool within the protected "L" of house for complete privacy. Most other houses on the golf course located the swimming pool at the rear of the property, then subsequently built walls or grew landscaping to shield the pool from view. With the Jaffe house, unobscured views of the fairways were possible from the living room with full interior privacy.*

*The Jaffe Residence exemplifies the Desert Modern style that Cody helped develop and with which he, along with E. Stewart Williams, became most closely associated. The Desert Modern architectural style incorporates large expanses of floor to ceiling glass sheltered by deep overhangs extending from flat roofs in creating a powerful interaction between the indoors and outdoors. Desert Modern buildings appear light, often supported by thin steel or wood posts, with open interiors flowing from room to room. In addition to glass, exterior materials include stucco, wood, slumpstone, and natural rock. Street elevations are often shielded for privacy with only clerestories providing light. Rear elevations embrace desert views and outdoor access. The Desert Modern style grew out of local architects' desire to adapt Modern materials, techniques, and floor plans to the unique requirements of desert living.*

*William F. Cody FAIA (1916-1978) was born in Dayton, Ohio and raised in Los Angeles. While attending architecture school at the University of Southern California in the late 1930s and early 1940s, Cody was also working for architect Cliff May, gaining experience in the adaptation of ranch and hacienda style houses to modern floor plans and construction techniques. Suffering from asthma, and believing that the Palm Springs area offered opportunity and prominent clients, Cody moved to Palm Springs in 1944-45 and set up practice. One of his first projects, the Del Marcos Hotel of 1946, won an AIA "creditable mention" award as an example of new resort hotel architecture for its "ingenious plan, which appears complicated but is actually orderly and thoughtful." Author and critic Alan Hess writes, "Greater thinness and more striking elegance became the single-minded focus of his ongoing design." Despite a reputation for carousing, Cody was exceptionally focused on the details of his designs and pushing the boundaries of his materials. His well-known and innovative early buildings, along with friendships with influential members of the Thunderbird, Tamarisk, and Eldorado Country Clubs, resulted in commissions to design (or in the case of Thunderbird, remodel) the clubhouses of all three locations. In addition, Cody designed a large number of residences in the country club areas, many along the fairways of the new resort concept of golf course living, a concept that Cody himself helped devise.*

*Author Adele Cygelman writes, "Joints and door frames seemingly disappeared into walls. He merged living rooms into terraces and gardens. Roofs jutted out twelve feet to shield the walls of glass. Pattern and texture came from tile floors, carved wood panels, and concrete-block screens with geometric motifs, all of which were meticulously designed by Cody to match each other precisely at the seams and angles where the planes met." Like other Coachella Valley architects, Cody*

*(See Continuation Sheet 4 of 4.)*

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

*designed churches, gas stations, motels, restaurants, offices, a mobile home park, shopping centers, even a carwash. "Yet a distinct character can be seen in all of them," says Hess. "It is a restless energy that brings a liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building." Hess concludes, "The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of mid-century California designers."*

*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. Under National Register Criterion C, the Jaffe Residence possesses exceptional significance for its embodiment of the characteristics of the William Cody's Desert Modern style that is virtually original and intact to its 1963 construction date. Of the approximately 21 single-family Cody-designed residences identified as architecturally noteworthy in Rancho Mirage, it is one of only six that appear eligible for listing in the National Register.*

**P5b. Description/Date of Photo:** *View of west and north elevations from street, October 2002.*

