

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

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

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

Page 1 of 3

Resource name(s) or number (assigned by recorder)

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*b. USGS 7.5' Quad

\*c. Address 70-451 Sunny Lane

\*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.)

*Capped by a medium-pitched hipped roof with projecting eaves, this one-story residence is reflective of the Modern architectural style. Of wood frame construction and L-shaped in plan, the dwelling's exteriors are finished with stucco. Its primary (north) elevation is obscured by a high wall. Its rear (south) elevation is characterized by large floor to ceiling sliding glass doors. The entry porch is partially shaded by a deep overhang. A concrete driveway leads to a two-car carport. Landscaping consists of a grassy lawn, succulents, citrus trees, and other plants. The dwelling appears mostly original with few visible alterations.*

\*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)

*North elevation*

*October 2008*

\*P6. Date Constructed/Age and

Sources:  historic

*1961/ Source: Tax Assessor*

\*P7. Owner and Address:

*Private*

\*P8. Recorded by:

*Peter Moruzzi*

*Moruzzi Historic Resources Consulting*

*2935 Angus Street*

*Los Angeles, CA 90039*

\*P9. Date Recorded:

*October 2008*

\*P10. Survey Type:

*Intensive Survey.*

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

*City of Rancho Mirage, Historic Resource Survey, Leslie Heumann & Associates, 2002-2003.*

\*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

\*CHR Status Code 5S1

\*Resource Name or #: 70-451 Sunny Lane

- B1. Historic Name: *None*  
B2. Common Name: *70-451 Sunny Lane*  
B3. Original Use: *Single-family Property*  
B4. Present Use: *Single-family Property*

\*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.*

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

\*B8. Related Features:

*None.*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

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

Area *Rancho Mirage*

Period of Significance: *1951 - 1973* 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)

*The subject property, a component of Tamarisk Ranchos II, is a representative example of a cooperative single-family residence (SFR), which is a property type apparently unique to Rancho Mirage in the Coachella Valley. Each of the cooperative's 16 dwellings is privately owned yet all share a common design philosophy, similar floor plans, amenities, and relationship to the communal grounds and swimming pool. Tamarisk Ranchos I, located immediately south of the subject grouping with an identical lot and communal pool layout, is occupied by another Cooperative SFR development from 1958 built by Lou Halper's Devon Construction Company. Halper erected 16 modest houses around beautiful parklike grounds and a swimming pool so that the residents – all members of the nearby Tamarisk Country Club – could easily socialize in a communal setting. After subdividing Tamarisk Ranchos II to the north, he sold the property to another developer who subsequently constructed the houses and communal facilities in 1961. Approximately six Cooperative SFRs were developed in Rancho Mirage. In addition to Tamarisk Ranchos I and II, the Tamarisk Fairway on 10<sup>th</sup> Cooperative SFRs consists of eight large houses sharing communal grounds, a swimming pool, driveways, and carports and was built in 1969-1970.*

*(Continued on page 3)*

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

\*B12. References:

*Alan Hess and Andrew Danish, Palm Springs Weekend, San Francisco, Chronicle Books, 2001. Adele Cygelman, Palm Springs Modern, New York, Rizzoli International Publications, 1999. Rita Terras, A History of Tamarisk Ranchos, self-published research, 2002.*

B13. Remarks:

\*B14. Evaluator: *Peter Moruzzi*

\*Date of Evaluation: *October 2008*

Sketch Map

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3

Resource Name or # (Assigned by recorder)

\*Recorded by *Peter Moruzzi*

\*Date *October 2008*

Continuation     Update

D6. Significance (continued)

*Near Thunderbird Country Club, architect Richard R. Leitch designed the 39 single-family residences with a common recreational area including swimming pool, dressing rooms, and volleyball court in the Tierra Del Sol Tract in 1958. Says Leitch, the communal recreation area, "new at the time," was the first of a number of Planned Unit Developments (PUDs) that were the forerunners of condominiums.*

*Also near Thunderbird, the Early Times Road/Country Club Drive Cooperative SFR (1957) consists of ten houses, many quite large, arranged around a squared "O" with rear elevations opening to the shared park and swimming pool. In subsequent years several homeowners have added private swimming pools to their homes. Finally, the Thunderbird Palms grouping (circa 1961) consists of 28 residences scattered within a large area and sharing several swimming pools and common grounds.*

*Each of these Cooperative SFRs were experiments at combining the best aspects of single-family housing and community living. Inherent in the cooperative plan is the belief that a country club/resort atmosphere naturally encourages socializing in common areas before retreating to private dwellings. It speaks of a time when communal swim parties, afternoon barbeques, and evening cocktails were appropriate resort activities. In the case of both Tamarisk Ranchos I and the Tamarisk Fairway on 10<sup>th</sup> groupings, the initial owners were almost all members of the Tamarisk Country Club, hence the built-in social connection. Evidently, however, the concept of Cooperative SFRs gave way to condominiums with their increased density, common walls, and apartment-like atmosphere.*

*As an excellent example of this new type of Modern tract housing that characterized Rancho Mirage from the late 1950s to the late 1960s, the subject dwelling at 70-451 Sunny Lane was designated as a local landmark in 2008 (a "5S1" California Historic Resources Status Code).*