

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: FINE RESIDENCE

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: RIVERSIDE

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

c. Address: 37190 MARBER DRIVE

City: RANCHO MIRAGE

Zip: 92270

d. UTM: Zone:

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN: 674193006; **Legal**

**description:** Lot 13 of Sunny Lane Palm Estates No. 1, in the City of Rancho Mirage, County of Riverside as recorded in Book 32, pages 81 and 82, of maps, records of Riverside County.

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) *The 1958 Midcentury Modern Ranch house is an L-shape, single-story home of post and beam construction. The short-end of the L-shape is created by the garage wing. The garage elevation facing the street is given particular design prominence by the wall of greenish-hued field rock punctuated by two vertical louvers. The wall is surmounted by triangular clerestory windows set under the roof's gable. The repetition of the use of louvers adjacent to the front entry, and the repetition of green-hued rock for planters and in the chimney stack give the house symmetry. These design details set this house apart from other homes on the street and are shown to be original. by the 1957 Palm Springs Villager advertisement. The house was designed by Los Angeles architect, David Freedman, AIA, who was responsible for the design of multiple tract developments post-war in the burgeoning county of Los Angeles. The house currently comprises 4 bedrooms and 4 bathrooms in 2,200 square feet on a 12,600 sq ft (0.289 acres) lot. The roof has recently been restored to a white-rock composition roof. Wood board and batten siding is still in evidence on front elevations. Other elevations are smooth stucco or louvered. The front entry is at the center of the main elevation, recessed and bordered by a planter to the left. A pier extends out from the main wall into the planter, also in board and batten siding. Planters to the front and rear of the house are integral to the home's design. To the rear they are built of brick, designed to follow the line of the house and curve around the pool. In the rear elevation a dining terrace retains its original design and dimensions. Sliding glass doors at the north end of the house were also used in the original house. Some remodeling has occurred over time: a guest-quarters extension to the rear portion of the garage, infilling the original breezeway, was created in the 1990s. Windows have been replaced in front and rear elevations. Adjacent to the front door, a glass-blocked full height privacy window has replaced original obscured glass. In the 1957 advertisement, the garage door appears to have been faced with vertical siding, it was likely a solid door, raised with a low handle, opening on a pivot. The garage door has since been replaced with a contemporary automatic roll up door.*

\*P3b. **Resource Attributes:** (List attributes and codes) Single Family Residence – HP2

\*P4. **Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) West elevation, September 2021

\*P6. **Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
1957 – Palm Springs Villager magazine, historic permit docket.

\*P7. **Owner and Address:**  
Jeffrey Lemansky & David Schroeder, 37190 Marber Drive, Rancho Mirage, CA 92270

\*P8. **Recorded by:** (Name, affiliation, and address)  
Melissa Riche, local historian, researcher, 70417 Los Pueblos Way, Rancho Mirage, CA 92270

\*P9. **Date Recorded:**  
March 29<sup>th</sup>, 2022

\*P10. **Survey Type:** (Describe)

Intensive survey

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

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

Trinomial \_\_\_\_\_

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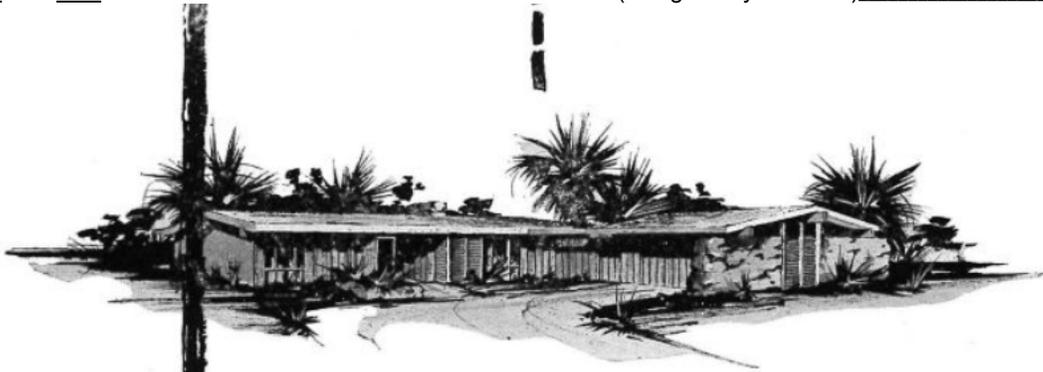
Resource Name or #: (Assigned by recorder) \_\_\_\_\_

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") October 1957 Palm Springs Villager magazine; historic building permits; Los Angeles Times (various archival articles), family members of David Freedman, Pat Rizzo.

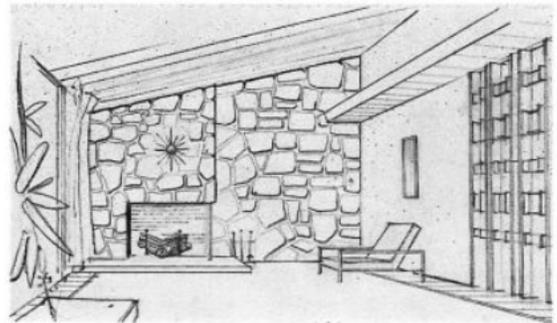
**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

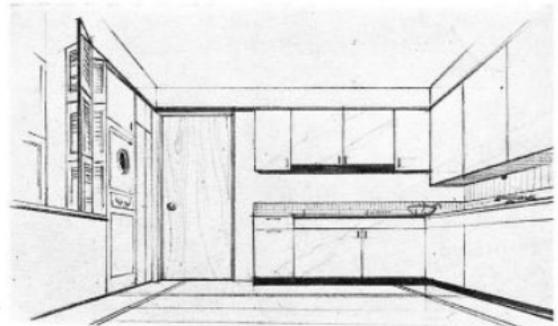
**\*Required information**



23 ranch-modern homes in 10-acre date grove, 90x140 lots, 3-4 bedrooms, 2-3 baths, family room, living room, stone fireplace and exterior, dining terrace, carpet, indirect indoor and outdoor lighting, functional, durable, finest construction, luxurious appointments especially designed for desert living, near Tamarisk & Thunderbird clubs, schools, shopping districts.



Frigidaire all-electric kitchen with built-in range and oven, dishwasher, garbage disposal, ventilating fans, PA system, intercom-radio, forced air heating and cooling. Swimming pool optional.



# *Sunnyvale Palm Estates*

PALM SPRINGS, CALIFORNIA

Model home open 9 to 6 daily.

Address: on Marber Drive at Cobb Road in the Wonder Palm area, at Cathedral City, near Palm Springs.

David Freedman, AIA, Beverly Hills, Architect  
George T. W. Miller, General Contractor  
Marilyn Price, Beverly Hills, Color Consultant

Adjacent to Tamarisk Country Club . . .



Sample of rock from property wall, shows that the color of the rock is not from artificial patina, but is solid throughout.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 5S3

\*Resource Name or # (Assigned by recorder) FINE-RIZZO RESIDENCE

B1. Historic Name: FINE-RIZZO RESIDENCE

B2. Common Name: 37190 Marber Drive

B3. Original Use: Single-family Residence

B4. Present Use: Single-family Residence

\*B5. **Architectural Style:** Midcentury Modern Ranch

\*B6. **Construction History:** (Construction date, alterations, and date of alterations) 1957 Construction; 1958 completion. Alterations include infill of breezeway to create guest quarters (1980s), revisions to windows on front elevation and adjacent to front door. Garage door replaced. Dates not known.

\*B7. **Moved?**  No  Yes  Unknown **Date:**

**Original Location:**

\*B8. **Related Features:**

B9a. Architect: David Freedman, AIA

b. Builder: George T. W. Miller

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

**Area:** Tamarisk

**Period of Significance:** Midcentury 1951-1973 **Property Type:** Midcentury Modern Ranch **Applicable Criteria:**

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

*The property is significant as the home of two individuals who made a significant contribution to local and state history, Ray Fine – the original owner – who was founder of the Sportsmen’s Lodge in Los Angeles, president of Don the Beachcomber nationwide, actor, and representative for the City of Palm Springs. In the early 1970s the house became the first family home in the desert for Pat Rizzo, a highly-respected musician whose career started with Tito Puente and Frank Sinatra, before success playing with Sly & the Family Stone, Ry Cooder, and War, among many others. He founded the successful Palm Springs nightclub Pal Joey’s, and throughout his many decades in the desert became a highly regarded philanthropist as well as entertainer, culminating in the award of a star on the Palm Springs Walk of Stars in 2016.*

*The property is a fine example of a midcentury modern single-story, L-shaped ranch house. It is in post-and-beam construction, using stucco, board-and-batten siding for exterior finishes. It was advertised as the ‘model home’ for a new subdivision in Rancho Mirage called ‘Sunny Lane Palm Estates.’ The rendering in the 1957 advertisement (Palm Springs Villager magazine) shows that the house retains its original style in many aspects, although remodeling work in the 1980s resulted in the original breezeway between garage and house being filled in to create guest quarters. Existing design details are representative of the era including the green-colored field rock on the garage wall elevation facing the street. The louver details in the garage elevation are repeated adjacent to the front entry, and the clerestory windows between the rock wall and the roof on the garage wall/street elevation, are examples of midcentury design that demonstrate the architect’s intent to create visual interest in an otherwise simple ranch-style house. The ‘ranch-modern’ style described in the 1957 advertisement is also a reflection of the Southern California house styles of well-known architect Cliff May, whose influence is found on ranch-style houses across the area.*

*David Freedman, the architect for this house and others in the street, was a respected, prolific designer of tract housing across suburban Los Angeles from the early 1950s to early 1970s, the period of significance of this property. His name was featured in articles on the leading architects of the day, including Jones & Emmons, Palmer & Krisel, Richard Leitch, etc. His body of work encompassed thousands of homes, in a wide variety of styles. His contribution to the design of homes across Southern California is also documented by Los Angeles architectural historian, Sian Winship, in her thesis on ‘Architects Working for Developers.’*

(This space reserved for official comments.)

Although the resource may not be eligible for listing in the National Register of Historic Places, it is of local interest (a 5S2 or 5S3 National Register Status Code).

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2 Resource Name or #\* (Assigned by recorder) \_\_\_\_\_

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

**\*B12. References:** Desert Sun archives, Freedman family archives, Los Angeles Times archives, Rizzo Family archives, Palm Springs Villager archives, City of Rancho Mirage historic survey 2003, interviews with Freedman family, Rizzo family, Sian Winship: thesis 'Quantity and Quality: Architects working for Developers in Southern California,' San Fernando Valley history society, AIA archives, local historic building permits (archived 2020).

B13. Remarks:

**\*B14. Evaluator:** Melissa Riche, local historian, author, researcher. 70417 Los Pueblos Way, Rancho Mirage, CA 92270.

**\*Date of Evaluation:** March 29<sup>th</sup>, 2022

