

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

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*b. USGS 7.5' Quad

*c. Address 70-405 Mottle Circle

*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.)

Erected in 1963, this one-story dwelling of irregular plan is capped by a flat roof. Board and batten siding and natural rock veneer clad the exterior surfaces of the building's primary (north) elevation. The 2,079 square foot, two bedroom, two and one-half bathroom house is set on a quarter acre lot. A deeply recessed entry porch area is sheltered by several paired overhead beams that continue into the dwelling through clerestory windows. Similar paired beams supporting the living room roof continue past clerestory windows to the covered rear patio and the opposite direction through the natural rock wall facing the street. Thin wood posts support the beam ends where they emerge on the outside of the house. Sliding glass doors fill the spaces between beams and supporting posts that face a sunken landscaped garden and the swimming pool beyond. Rear, pool-facing elevations feature pecky cypress paneling in contrast with the rock and board and batten primary façade. A large double-car garage framed by board and batten siding is located east of the recessed entry area. A concrete path leading to the entry porch bisects a grassy lawn that is flanked by palm trees and mature desert landscaping. Evidence indicates that the garage has been modified, but the remainder of the dwelling appears mostly original and is 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)

North elevation
 August 2008

*P6. Date Constructed/Age and Sources: historic
 1963/ Source: Tax Assessor

*P7. Owner and Address:

*P8. Recorded by:
 Peter Moruzzi
 2935 Angus Street
 Los Angeles, CA 90039

*P9. Date Recorded:
 August 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 Heuman & 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 2

*CHR Status Code 5S3

*Resource Name or #: 70-405 Mottle Circle

B1. Historic Name: *None*

B2. Common Name: *70-405 Mottle Circle*

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 1963.*

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: *C*

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

This modern single-family residence is of the type and style erected in Rancho Mirage during the city's "Country Club era." Although the 1964 directory does not identify the property as containing a residence, the 1965 directory lists B.N. Spirtos as the property owner. No information about R.N. Spirtos was discovered during the current survey process. The property is located near the Tamarisk Country Club in an area of single-family dwellings constructed from the late 1950s through the 1960s. The subject residence exhibits several architectural elements suggestive of the work of renowned local architect William Cody. Specifically, the building's flat roof, incorporation of beams that extend through floor-to-ceiling glass walls, thin support posts, clerestory windows, board and batten siding, and natural rock cladding are typical of Cody's work. However, an examination of a list of Cody clients from the architect's archive did not uncover the name Spirtos. As a result, a Cody connection to the house could not be definitively established.

Nonetheless, the subject residence represents a very good example of the type and style of dwelling built in the Tamarisk Country Club area of Rancho Mirage in the early 1960s. It exhibits a high level of physical and historical integrity. Therefore, the property appears eligible for designation as a local landmark under criteria related to historical associations and architectural merit (a "5S3" California Historical Resource Status Code). Note: Status codes were updated in August, 2003 by the California Office of Historic Preservation (OHP) such that what was previously a 5S1 status code now equates to a 5S3 status code.

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. 1964, 1965 Palm Springs "Yellow Book" Directory. William Cody archive, California State University San Luis Obispo.

B13. Remarks:

*B14. Evaluator: *Peter Moruzzi*

*Date of Evaluation: *August 2008*

Sketch Map