

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 Resource name(s) or number (assigned by recorder) 40-233 Club View Drive

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*b. USGS 7.5' Quad

*c. Address 40-233 Club View Drive

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

*a. County Riverside

Date:

City Rancho Mirage

Zip 92270

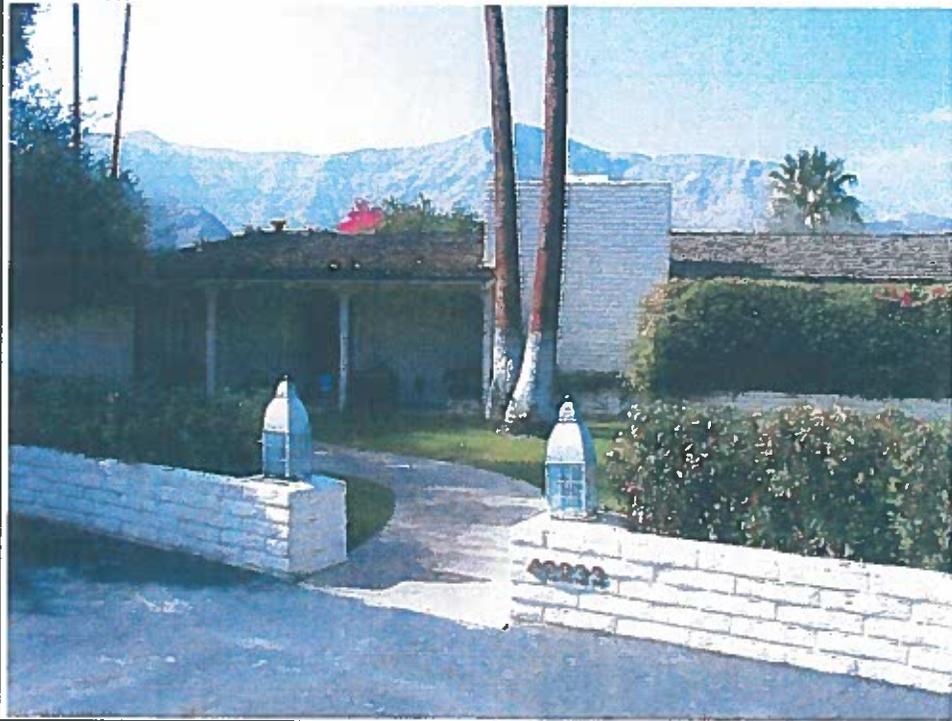
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story, "L"-shaped Western/Ranch style house was built in 1950 on the ninth fairway of the Thunderbird Country Club golf course. Containing 3,310 square feet with three bedrooms and 4.5 bathrooms, the north-facing residence is topped by a low-pitched, hipped roof of wood shake shingles. Square wood posts with carved brackets support deep overhangs that shade the walkways fronting the house. Exposed rafters are visible beneath the eaves. Exteriors are primarily sheathed in board-and-batten. A wide exterior slumpstone chimney is located west of the main entrance. Dense vegetation obscures the street-facing windows, but the rear elevation has ceiling to floor glazing and sliding glass doors that open to the covered patio and pool area. Posts with carved brackets support a slatted sunscreen over the pool deck. A low slumpstone perimeter wall surrounds the front lawn and borders an asphalt driveway located on the west side of the property. Thick hedges growing from slumpstone planters paralleling the house reach the cornices along the north and west elevations. Rear landscaping consists of a large lawn with two mature olive trees and low shrubs. The house appears original and 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
November 2002.

*P6. Date Constructed/Age and Sources: historic
1950/ Source: Metroscan

*P7. Owner and Address:
Ute City Inc.
40233 Club View Drive
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 2

*NRHP Status Code 5S1

*Resource Name or #: 40-233 Club View Drive

B1. Historic Name: *Unknown*

B2. Common Name: *40-233 Club View Drive*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Western/Ranch*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1950.*

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

August 8, 1984. Reroof.

January 15, 1992. Addition.

May 5, 1999. Block wall.

*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 house, erected in 1950 in association with the founding of the Thunderbird Country Club and the related expansion of Rancho Mirage, is architecturally significant as a highly representative example of the Western/Ranch style. With its combination of a hipped roof, wood shake shingles, board and batten sheathing, and wood posts with carved brackets, the design was a pointed rejection of the Modern style buildings being constructed throughout the Coachella Valley in the 1950s and 1960s. The ranch style, characterized by low, one-story volumes closely integrated with the surrounding landscape and by imagery derived from California adobes, rural ranch buildings, and the Colonial Revival, was the most popular form of housing in Southern California during the post-war era. As an intact example of this architectural genre, this property appears eligible for listing under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code).

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

*B12. References:

*City of Rancho Mirage Building Permits
Alan Hess and Andrew Danish, Palm Springs Weekend, San Francisco, Chronicle Books, 2001.*

B13. Remarks:

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

*Date of Evaluation: *September 23, 2002*

(This space reserved for official comments.)

Sketch Map