

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Bel Vista House DRAFT

Other names/site number: _____

Name of related multiple property listing:
Architecture of Albert Frey, The

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1520 E. Tachevah

City or town: Palm Springs State: California County: Riverside

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>

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Title :	State or Federal agency/bureau or Tribal Government
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT:

International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: wood, stucco, glass, concrete block

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The International Style south facing Bel Vista House was constructed in 1946 as one of fifteen identical homes in the Bel Vista tract. Set in the center of a an approximately quarter-acre corner lot, the one-story building is modest in size at 1,110 square feet. Located on the northeast corner of a block at the southern entry to the original tract, the property is on a main thoroughfare in central Palm Springs surrounded by a residential neighborhood consisting of one-story, single-family residential buildings. The house exhibits architectural elements associated with the work of Albert Frey, including a concrete slab foundation, flat roof, deep eaves with wood fascia, painted stucco, wood casement windows, a rear curvilinear block wall built to contain clotheslines, and slender wood posts supporting a cantilevered carport roof. Construction is of standard wood frame with wood lath and stucco. All windows are wood casement style. The glazed front door and all exterior doors are of a unique bi-pane design. A noncontributing pool was added post-period of significance in the northwest corner of the property. A corrugated metal fence borders the south and west sides of the property. The building is in excellent condition and retains all aspects of integrity.

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Narrative Description

Setting

Sited on a corner lot, the home is framed by an old, possibly original, low concrete block wall on its two street-facing sides. The low block wall and the house are painted in a near-original light green color and all of the building's wood members are painted a slight off-white. There are a few mature specimen trees on the south side of the property, including a towering pine, three citrus, and two palms. Several very large boulders are scattered throughout the parcel and are complemented by smaller rocks and pebbles that cover the ground surrounding the house. In 2016, approximately seventeen citrus trees were added in addition to a variety of smaller plants and a small lawn on the west side.

House (contributing building)

Built on a poured concrete slab foundation, the slab extends into and throughout the carport, and creates the foundation of the front porch with an original walkway extending directly opposite the front door. The contiguous slab foundation also creates the two corner porches opposite the carport side. Raised concrete thresholds at every exterior doorway were poured concurrently with the original slab foundation. Construction is of standard wood frame and stucco. With the exception of the laundry room door, all exterior doors are of one design comprised two dissimilar-sized panes of glass. Other than the bathroom, all rooms have at least one glazed exterior door allowing for additional light to enter the interior spaces. All windows are of a wood casement style matching the original specifications.

The building presents as an overall square mass with a pronounced cantilevered roof over the carport. A pronounced and symmetrical wood fascia is used as a framing element, present on all four sides, and follows the same perimeter dimensions as the poured slab foundation, thus further heightening the overall square presence of the building. A contrasting curvilinear block wall extends away from the house and at the rear corner nearest the carport. The building's square mass stands in bold contrast to the exterior curvilinear concrete block wall designed to contain the clotheslines for the adjacent interior laundry room. A portion of the curvilinear concrete block wall extends into and under the carport area where it has an exterior wood yard gate entry point. Four simple posts support a cantilevered roof over the attached single-car carport. The three bedrooms are on the side opposite the carport. The two corner bedrooms each feature exterior doors and covered porches created by a portion cutout from the overall square mass of the building.

South Elevation (primary)

The southern, street-facing side is the primary entry point to the home and is comprised of three main elements from left to right: a stepped-out solid bedroom wall, the primary front door and living room casement windows, and the entrance to the attached carport featuring its cantilevered roof. This main front elevation features one of the three covered porches of the home as a central focus. While one of the two corner bedroom covered porches is visible to the left, it presents as a secondary element. Frey's plan included many different exterior doors, in both common and

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private spaces, exemplifying his beliefs in an interior/exterior lifestyle. The stepped-out plan of the front corner bedroom allows for another exterior doors directly adjacent to the home's main front door—one of two exterior doors in this bedroom. On the roof is a corrugated fiberglass screen placed to hide the HVAC. All doors and windows on this elevation match the original specifications. The original wood fascia remains on the upper, leading edge.

East Elevation

The eastern side features the attached carport with its cantilevered roof supported by four subtle wood posts. The same concrete slab that extends throughout the building creates the carport foundation. The east wall is mostly of solid stucco with the exception of three exterior doors: a set of double glazed doors leading to the interior living area and the home's one unique exterior door leading to the laundry room. The exterior laundry room door is separated from the carport as it is contained within the space created by the concrete block wall designed for the home's exterior laundry drying area. A yard gate entry to the clothes drying area is present and appears original, matching the original drawings. All doors on this elevation match the original specifications. The original wood fascia remains on the upper, leading edge of the carport.

North Elevation (rear)

The rear of the home is simple, yet affords the best view of the curvilinear block wall enclosure. This side of the building is comprised of a stucco wall, wood casement windows and the wood fascia on the upper, leading edge. The four windows are a wood casement style all matching the original specifications—from left to right, the windows are in the laundry room, kitchen, bathroom and bedroom. One of the two corner bedroom covered porches is also visible, as a secondary element on the right.

West Elevation

The west side of the house has all three bedrooms and presents the best showcase for the two opposing covered corner porches. This side of the building is comprised of a stucco wall, four exterior glazed doors of two dissimilar-sized panes of glass, and the wood fascia on the upper, leading edge. Both corners have a stepped-in detail that creates a small porch with a subtle cantilevered cover protecting the exterior doors that lead to each of the two corner bedrooms. The original window set in the middle bedroom was altered at an unknown point in time to accommodate a door set matching the original spatial relationship of the windows.

Interior

Similar to the exterior, the building's interior is unadorned and utilitarian. No interior walls or doorways have been modified or altered and all rooms continue to function as originally intended. The original kitchen cabinets are intact and retain a high degree of integrity with respect to original placement, composition, and color. The original laundry room still functions as such and retains its fully functioning, original built-in ironing board with all original hardware intact. The original exterior laundry room door remains and still leads to the walled-in area always intended for clotheslines. The original interior doors were removed at an unknown point in time. In 2016, all interior doors were replaced with a three-panel style door matching the specifications in Frey's original drawings. The bathroom was substantially altered at an unknown

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point in time, and has been restored with period fixtures, lighting, and tile. All lighting in the home is period appropriate, yet not original to the home.

Pool (noncontributing structure)

A swimming pool was added to the northwest corner of the property in 2016 and does not significantly impact the house.

Alterations

The previous owner owned the property for many decades. During that time, many of the wood casement windows were changed to a nonconforming metal type, two exterior doors were changed, the exterior wall was penetrated in two places to install window-type air conditioning units, the window set in the middle bedroom was altered to accommodate a door set matching the original spatial relationship, and additional wood trim was placed on top of the original wood fascia. Under new ownership in 2015, all windows were restored with wood casement windows matching the original drawings, two nonconforming doors were replaced to match the original specifications, added air conditioning units were removed, the stucco was repaired to be consistent with original specifications, and all added exterior wood trim was removed from the fascia. Also in 2015, a garage door was added to the front, south-facing façade at the driveway entrance to the carport.

In 2016, a pool was added to the far northwest corner of property, and a corrugated metal fence was added on the west and south sides of the property. Landscaping included the addition of a variety of citrus trees, smaller rocks, and five palm trees. A concrete driveway matching Frey's original plan was added to south (primary) side, the kitchen and bathroom were restored, and a fiberglass screen was placed on the roof to hide the HVAC.

Integrity

The house has not been moved, and the residential setting is unchanged, thus the property retains integrity of *location* and *setting*. Integrity of *design*, *materials*, and *workmanship* remain high. The non-original garage door could be easily removed and does not markedly detract from the overall design as it supports the original intent of the space. The property was commissioned as a one-family home and is still in use as such, thus it retains integrity of *feeling* and *association*. Bel Vista House is able to convey its architectural significance because the property exhibits key character-defining features associated with the work of Albert Frey. The house is unadorned, utilitarian, and constructed of wood, stucco, glass, and concrete block. It features deep eaves on the front elevation and two opposing corners, thin wood posts supporting a cantilevered carport space, and a curvilinear block wall. Stucco finish covers portions of the four elevations.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1946

Significant Dates

1946

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Frey, Albert

Nichols, Culver

Stevens Nichols, Sallie

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Bel Vista House is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture. The property embodies the distinctive characteristics of residential architecture associated with the modern movement as interpreted by Albert Frey for the desert environment of the Coachella Valley. As a single family dwelling attributed to Albert Frey—included in the building list compiled by Joseph Rosa in his biography *Albert Frey, Architect*—the property meets *The Architecture of Albert Frey* Multiple Property Submission (MPS) registration requirements for Single Family Residences in association with the historic context “Desert Modern Design in the Coachella Valley, 1934-1965.” The period of significance is 1946, the year of construction.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The history of Bel Vista House begins in Europe, when the buildings Frey worked on and the ideas he was exposed to after World War I formed the basis for his ideas about housing when he came to America.¹ Many of the European pioneers of Modernism were deeply interested in creating inexpensive housing for working people, including Le Corbusier, Mies van der Rohe and Walter Gropius.² Frey’s preoccupation with affordable housing is evident as early as 1928.³ His earliest design for an affordable housing came that same year with his Minimal Metal House.⁴

Bel Vista House exemplifies the distinctive influences associated with architect Albert Frey’s early residential and commercial architectural experience. Writes MPS author Peter Moruzzi, “During the ten months of Frey’s association with Le Corbusier he worked on some of the master’s most influential commissions including Villa Savoye and the Centrosoyus Administration Building in Moscow.”⁵ It is during Frey’s tenure at the offices of Le Corbusier, specifically in his work on Centrosoyuz in Moscow and Villa Savoye in France, where Frey’s association with contrasting curved and rectilinear forms in architecture first appears.⁶ Bel Vista House reflects Frey’s interest in the juxtaposition of square massing and cylindrical elements through his use of the exterior curvilinear block wall and the overall square massing of the building.

Frey’s theories on housing were further expanded when he and A. Lawrence Kocher wrote their

¹ Joseph Rosa, *Albert Frey, Architect* (New York: Princeton Architectural Press, 1999), 5.

² *Aluminaire House, Historic Structure Report* (New York: Higgins & Quasebarth, 1996).

³ Rosa, 6.

⁴ Ibid.

⁵ National Register of Historic Places, *The Architecture of Albert Frey* Multiple Property Documentation Form, Palm Springs, Riverside County, California. National Register # 64501245, 6.

⁶ Allen Cunningham, *do.cómo Modern Movement Heritage* (London: Taylor & Francis, 1998), 137.

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seminal work published in *Architectural Record*, “Real Estate Subdivisions for Low-Cost Housing,” in 1931. In the article, they advocated how economical housing solutions could be realized on a small square lot and eliminate monotony by placing one standard house plan in a staggered arrangement from lot to lot.⁷

Frey continued to explore his theories for small, affordable houses while working in Washington D.C. as a designer for the U.S. Department of Agriculture in 1934 where he created plans for low-cost farmhouses. In his monograph on Albert Frey, scholar Joseph Rosa wrote how the plan for Bel Vista House is almost identical to one of Frey’s 1934 farmhouse designs (**Figure 1**).⁸

In his 1939 book, *In Search of a Living Architecture*, Frey’s early experiences with combining rectilinear and curvilinear shapes and spaces further coalesce. He writes how the natural environment influences the built environment, “...curved and irregular contours create and welcome contrasts to the rectilinear practical house form.”⁹

After his move to Palm Springs, Frey met Culver Nichols (1905-1995) and Sallie Stevens Nichols (1908-1982), prominent and influential local real estate owners and developers. Culver Nichols, one of the original members of the 1936 committee formed to study the incorporation of Palm Springs, was the first President of the Palm Springs Chamber of Commerce in 1940. Sallie Stevens Nichols was the daughter of Prescott T. Stevens, an early founder and real estate developer of Palm Springs. Stevens is credited with stabilizing the public water system in the City and building its first golf course.¹⁰ Additionally, Culver served on the committee that investigated the feasibility of the Palm Springs Aerial Tramway. The Nicholoses donated the property for the Palm Springs Tramway Valley Station designed by Frey.¹¹

Palm Springs was not spared from the growing need for post-war housing. Coupled with resurgence in Modernism after WWII, the young Albert Frey was empowered to explore an aesthetic with Bel Vista reminiscent of European modernism, just as evocative of his earlier designs in America. Author and historian Barbara Lamprecht writes, “[T]he property exemplifies Frey’s ability to synthesize the humility of everyday needs with his fresh and creative interpretation of Modernism, even in this modest house.”¹²

In partnership with the Nicholoses, Bel Vista House was designed in 1945 by Albert Frey (**Figure 2**) as one home in a tract of fifteen identical homes. The tract was built with financial assistance from the Home Owners Loan Corporation.¹³ The Bel Vista project allowed Frey to further advance his early theories and ideas for mass-produced, low-cost housing and finally put those

⁷ Lawrence A. Kocher and Albert Frey, “Real Estate Subdivisions for Low-Cost Housing,” *The Architectural Record*, April 1931.

⁸ Rosa, 88.

⁹ Albert Frey, *In Search of a Living Architecture* (Los Angeles: Hennessey & Ingalls, 1939), 38.

¹⁰ Historic Resources Group, *City of Palm Springs Citywide Historic Context Statement & Survey Findings*, July 2016, 68.

¹¹ Janice Kleinschmidt, “High and Mighty,” *Palm Springs Life*, September 2013.

¹² Barbara Lamprecht, email with author, November 4, 2019.

¹³ Rosa, 87.

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ideas into practice on the project. Bel Vista is one of the earliest post-war housing tracts built in Palm Springs and its only early modern-style subdivision. From a national context, Bel Vista pre-dates the country's two most-recognized post-war modern housing tracts: Hollin Hills outside of Washington D.C. and Arapaho Acres outside Denver, Colorado, where construction began in 1949.¹⁴

The original subdivision map for the Bel Vista tract is dated January 11, 1945, signed by Sally Stevens Nichols as the owner of the subdivision. The map identifies the site of Bel Vista House as lot #46 (**Figure 3**). The original Conditions, Restrictions, and Reservations for Bel Vista lists the committee in charge as Sallie Steven Nichols, Albert Frey and Culver Nichols.¹⁵

In his book, *Albert Frey, Architect*, Rosa cites how Frey's growing understanding of the desert and appropriate building type was further developed in the 1940s, adding, "he created a modern architecture that is firmly rooted in Le Corbusier's rhetoric but specific to the desert."¹⁶ Designed during WWII, Bel Vista was not built until after the war due to costs issues.¹⁷ Originally planned as a tract of affordable war workers' housing, Frey's goal was to devise a plan that was both affordable and created distinct identities for each home at street-front. The simple solution called for one single plan to be flipped, rotated, and placed with an altered setback from lot to lot.¹⁸ Different exterior finish colors were used to further differentiate the homes from one another. The original Bel Vista tract drawing by Frey shows the staggered and flipped positioning of the single plan throughout the fifteen single-family homes (**Figure 4**).

Bel Vista House exhibits the key architectural elements author Peter Moruzzi associates with Albert Frey within the context of "Desert modern design in the Coachella Valley 1934-1965" in *The Architecture of Albert Frey* MPS, including the rejection of applied ornamentation, use of flat roofs, generous use of glass encouraging indoor/outdoor living and deep overhangs and extended eaves.¹⁹ All original drawings associated with the Bel Vista tract (**Figures 5 and 6**) have a signature block with the name of Albert Frey alone.

Moruzzi goes on to write,

Frey was consistent in his modernist belief that architecture should be constructed of simple, inexpensive materials to meet the needs of ordinary people. [Frey] said, 'So much of traditional architecture was built to impress you. Wealth or prestige. If you were a king or whatever. A façade. It's the people who are inside who are important.'²⁰

¹⁴ James C. Massey and Shirley Maxwell, "A Modern Model." *Old-House Journal*. January 2011, 62.

¹⁵ Frank D. Lopez, Conditions, Restrictions, and Reservations for Bel Vista, Architecture and Design Center. Palm Springs Art Museum.

¹⁶ Rosa, 61.

¹⁷ *Ibid.*, 87.

¹⁸ *Ibid.*, 88.

¹⁹ Moruzzi, 3.

²⁰ *Ibid.*, 22.

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Bel Vista House exemplifies a philosophy and a belief that continued throughout Frey's career. Reflecting back on Bel Vista in 1959, Frey maintained that monotony in production-line home construction could be eliminated without substantially adding to the cost.²¹

In Bel Vista House, with an elegant simplicity, Frey combined an International Style inspiration from his time spent in Europe and his early practice in the United States with the economic demands of post-war American to create a unique early modern housing type both practical for the California desert and affordable to the everyday working person. His extensive use of glass on all four sides, including glazed doors, allowed for an abundance of natural light to enter the building while presenting a design contrary to norms of the time, quintessential of his own body of work. Doors and covered porches on nearly every corner leading to the outside further facilitate and emulate his beliefs in the importance of an indoor/outdoor lifestyle.

Author Alan Hess sums up well what Frey was able to accomplish in Bel Vista when he wrote about the architect's body of work, "Frey's architecture is an unusual blend of the visionary and the everyday."²²

Completed in 1946, the Bel Vista tract is the only example of mass-produced, low-cost housing ever realized by Frey (**Figure 7**). Sited on a corner lot at the entry point to the tract, Bel Vista House at 1520 E Tachevah is the most intact example remaining of the original fifteen modest homes—most have been significantly altered and are no longer eligible for the National Register. As an intact example from the only residential subdivision designed and built by Albert Frey, Bel Vista House is an important example of Albert Frey's single-family building property type and maintains comprehensive and significant integrity to be readily identifiable as the work of the master architect.

Bel Vista House was designated as a Class 1 historic site by the City of Palm Springs in 2017.

²¹ George Ringwald, "Cookie Cutter Tract Solution Offered PS." *Daily Enterprise*. September 11, 1959, B-1.

²² Moruzzi, 24.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Bogert, Frank M., *PALM SPRINGS First Hundred Years*. Palm Springs: Heritage Associates, 1987.

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Marshall, Ron and Barbara. *Paul Dougerty Residence*. Palm Springs Historic Site Preservation Board Nomination. February 2014.

Massey, James C., and Shirley Maxwell. "A Modern Model." *Old-House Journal*. January 2011.

_____. "After the War." *Old-House Journal*. March/April, 2004.

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"Residential 'Bel Vista'," *Architect and Engineer*. April 1951.

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Rosa, Joseph, *Albert Frey, Architect*. New York: Princeton Architectural Press, 1999.

U.S. Department of Agriculture. "Farmhouse Plans." *Farmer's Bulletin No. 1738*. 1934.

Volgelsang, Jeri. "History: Albert Frey, a Modern Master." *The Desert Sun*. September 2015.

_____. Palm Springs Historical Society. In-person interview. September 9, 2015.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency

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Local government

University

Other

Name of repository: University of California, Santa Barbara
Palm Springs Art Museum

Historic Resources Survey Number (if assigned): Class 1 Historic Site 105, Resolution
No. 24197, March 15, 2017

10. Geographical Data

Acreage of Property less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 33.837810

Longitude: -116.529660

Verbal Boundary Description (Describe the boundaries of the property.)

1520 East Tachevah, Palm Springs, Riverside County, California on the northeast corner of East Tachevah and Calle Rolph. There is approximately 200 feet of street frontage. Its legal description is .21 ACRES on LOT 46 MB 020/038 Bel Vista APN: 507-124-008.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with the Bel Vista House at 1520 E Tachevah.

11. Form Prepared By

name/title: Todd Hays

organization: _____

street & number: 1858 Galbreth Road

city or town: Pasadena state: CA zip code: 91104

e-mail todd91104@yahoo.com

telephone: (323) 356.2847

date: November 2019; Revised December 2019

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Bel Vista House
City or Vicinity: Palm Springs
County: Riverside County
State: California
Photographer: Todd Hays
Date Photographed: November 15, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 10 Context view, camera facing northwest
- 2 of 10 South elevation, camera facing north
- 3 of 10 East elevation, camera facing west
- 4 of 10 East elevation detail, camera facing west
- 5 of 10 East and north elevations, camera facing southwest
- 6 of 10 North elevation, camera facing south
- 7 of 10 North and west elevations, camera facing east

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- 8 of 10 West elevation, camera facing northeast
- 9 of 10 Kitchen, camera facing north
- 10 of 10 Bathroom, camera facing north

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Location Map

Latitude: 33.837810

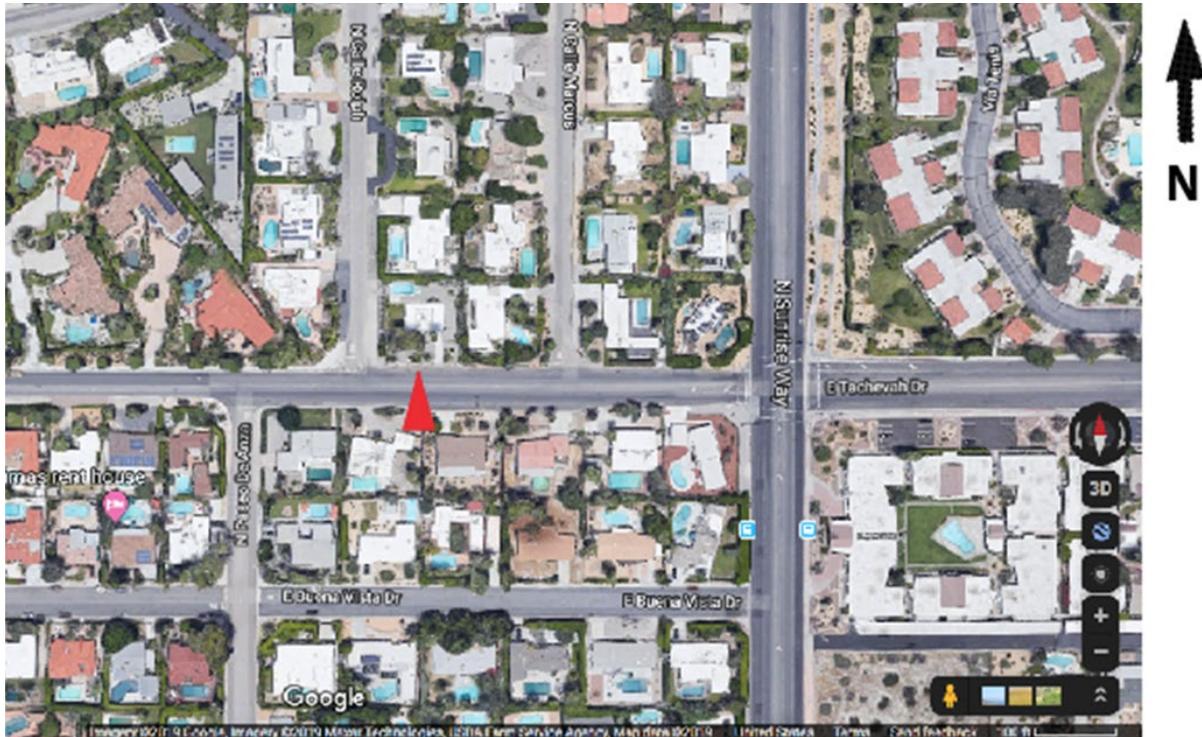
Longitude: -116.529660



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County and State

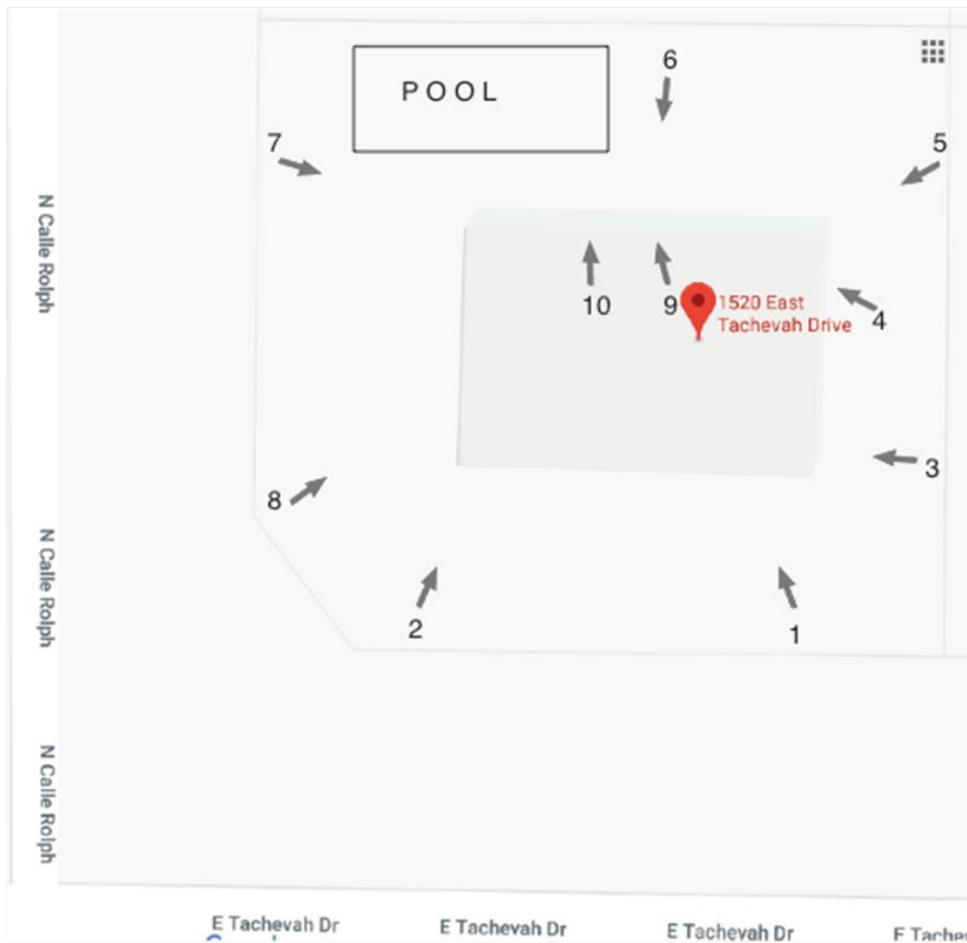
Site Map



Bel Vista House
Name of Property

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County and State

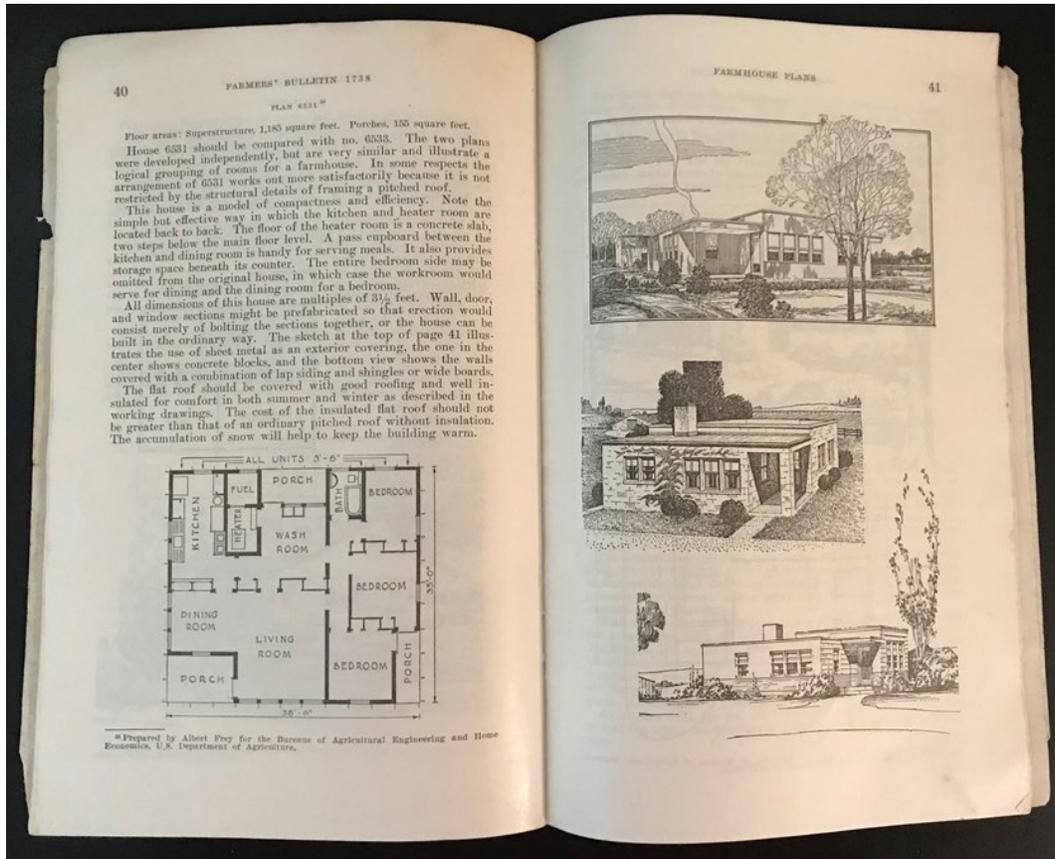
Sketch Map/Photo Key



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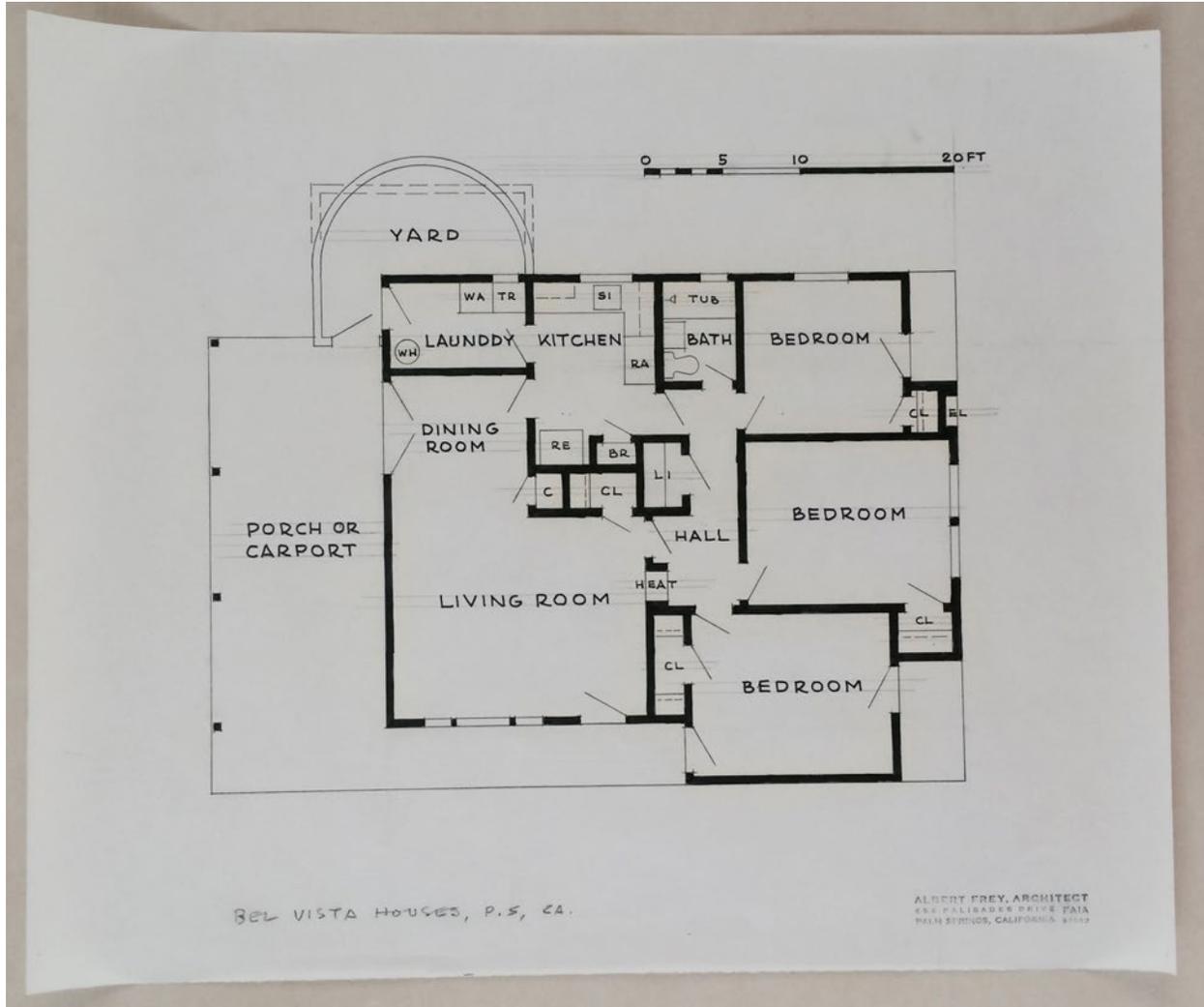
Figure 1. Albert Frey farmhouse design #6531, 1934, U.S. Department of Agriculture, *Farmer's Bulletin No. 1738*, Source: author's collection



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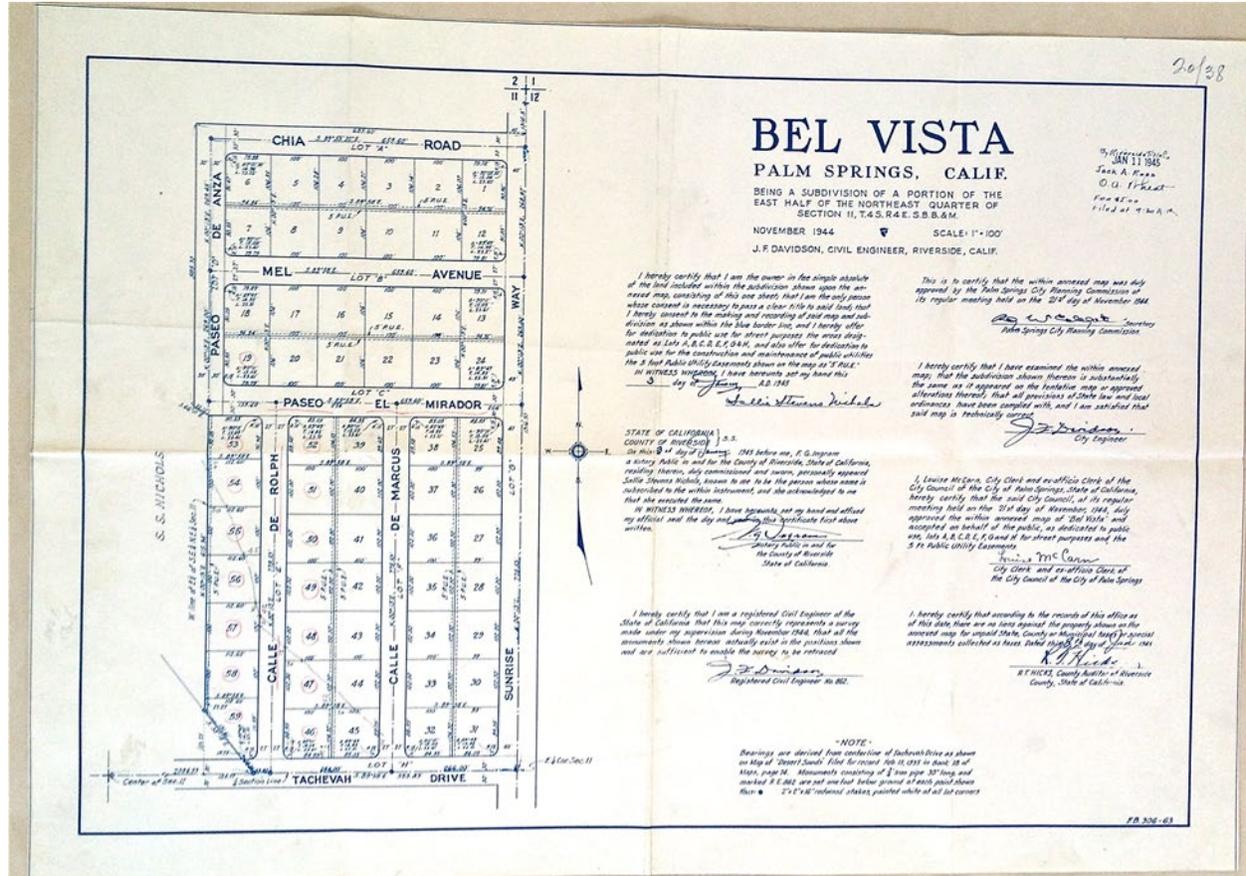
Figure 2. Bel Vista House original floor plan, Source: Art, Design & Architecture Museum, University of California, Santa Barbara



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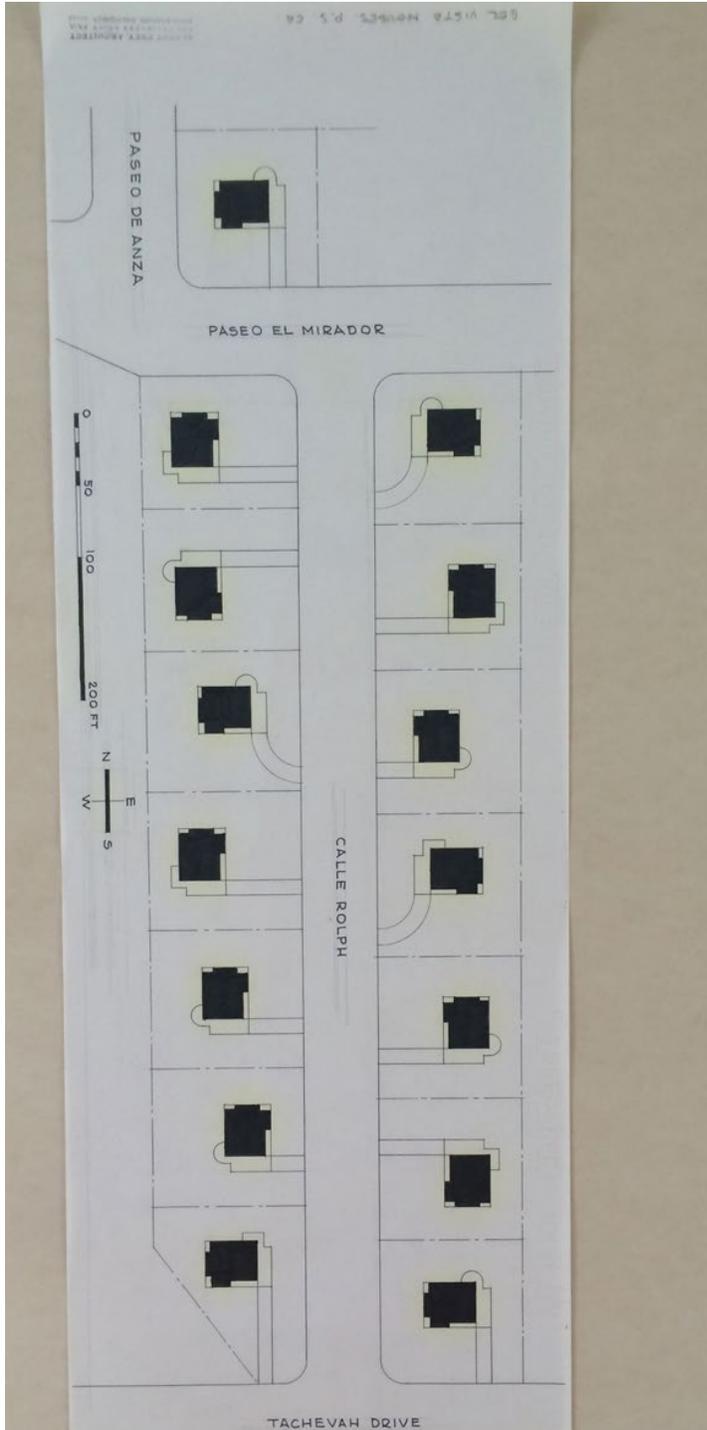
Figure 3. Bel Vista subdivision map, 1945, Source: Art, Design & Architecture Museum, University of California, Santa Barbara



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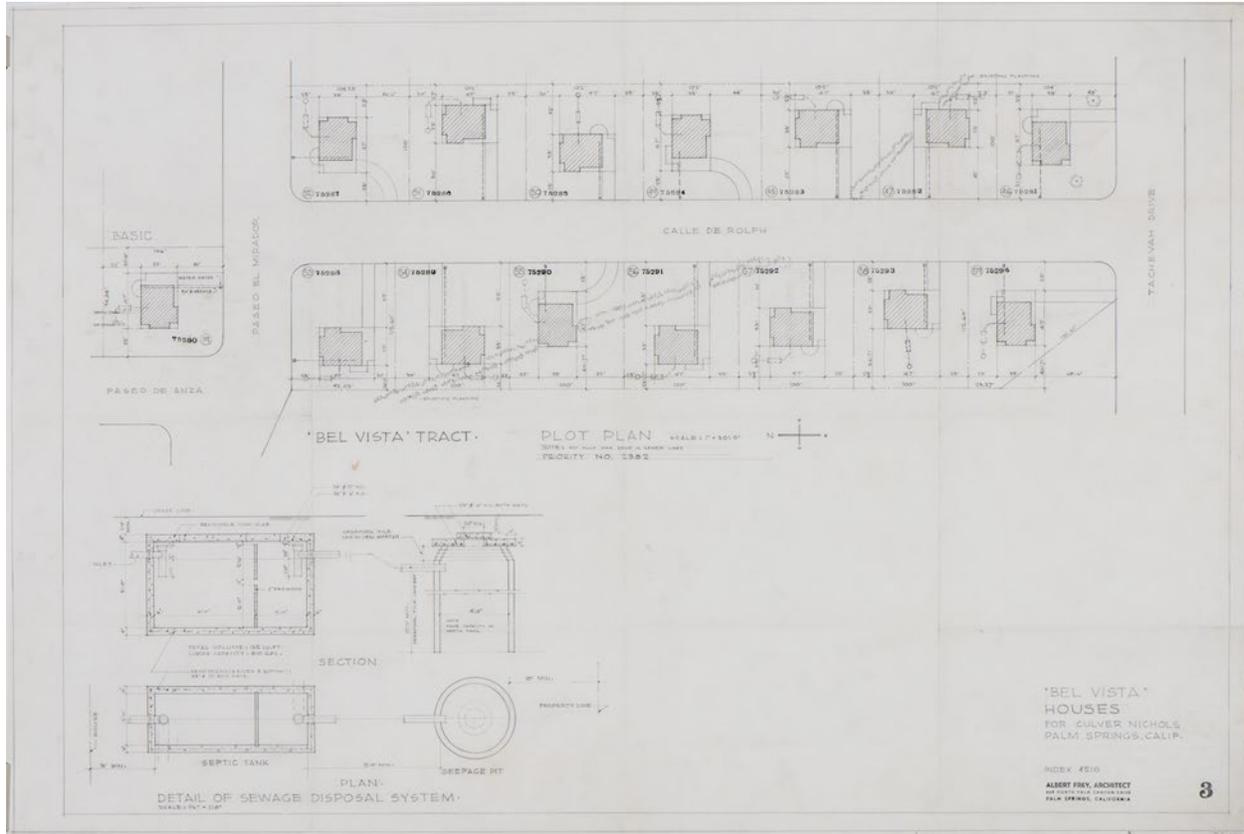
Figure 4. Bel Vista Tract drawing, Source: Art, Design & Architecture Museum, University of California, Santa Barbara



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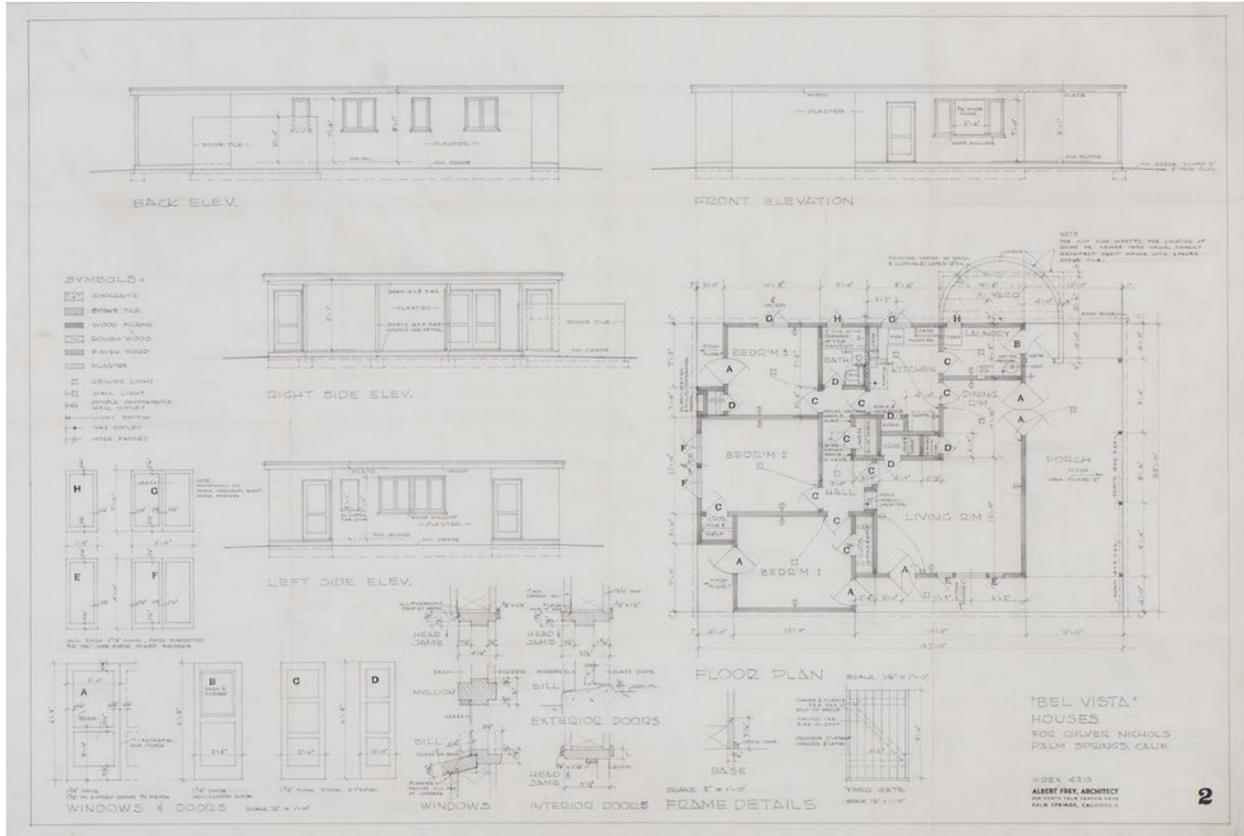
Figure 5. Bel Vista Tract Plot Plan, Source: Art, Design & Architecture Museum, University of California, Santa Barbara



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Figure 6. Bel Vista House plan, Source: Art, Design & Architecture Museum, University of California, Santa Barbara



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Figure 7. Bel Vista Tract, looking south, c.1950; Julius Shulman, photographer, Source: The Getty Institute

