

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**DRAFT**Historic name: Desert Bel Air Showcase HouseOther names/site number: Crank Garland HouseName of related multiple property listing: N/A

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

2. LocationStreet & number: 75900 Fairway DriveCity or town: Indian Wells State: California County: RiversideNot 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

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

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:**Date**_____
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 ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Desert Midcentury

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Walls: Glass, Steel, Wood, Stucco: Roof:
Membrane: Foundation: Concrete

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 Desert Bel Air Showcase House was constructed on Lot 4, Desert Bel Air Estates, designed by modernist master architect William Cody in 1961. The house is positioned across from the vehicular entry to Eldorado Country Club Estates, master planned by Cody. Cody also designed the Clubhouses, guest cottages, recreation, and other secondary buildings.¹ Eldorado Estates' relevance to the Desert Bel Air Showcase House is its proximity to the house, and recognition of Cody's design excellence. Significant features of the low-slung house include the entry reflecting pond with geyser fountain, kiva fireplace flanked by custom triangular glazing, all glass kitchen backsplash, and circular concrete pads on the driveway. The house is in its original location and the setting remains like its original setting. There has been very little modification from the original design, both exterior and interior, and the house is in excellent condition. The Desert Bel Air Showcase House retains all aspects of historic integrity.

¹ Catherine Cody, Jo Lauria, Don Choi, "Master of the Midcentury The Architecture of William F. Cody," 2021.

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Narrative Description

Location

The Desert Bel Air Showcase House is in a residential neighborhood in Indian Wells, a city in Riverside County in the Coachella Valley. Incorporated in 1967, Indian Wells lies between the cities of westbound Palm Desert and eastbound La Quinta. During the period of design and construction of the Desert Bel Air Showcase House, the property was considered within the City of Palm Desert. The City of Indian Wells is approximately 14.6 square miles with a 2024 population of approximately 4,800. The Desert Bel Air Showcase House is located prominently near the main drive into Eldorado Country Club on Fairway Drive (**Site Map**). The house is bound north by a residential property, to the east by a community park, west by a residential property, and south by Fairway Drive (**Location Map**).

As early as 1820, the area later known as Indian Wells was the site of a thriving Indian village, as reported by W.P. Blade, a Smithsonian geologist. A decade later, when gold was discovered on the Colorado River, a trail was built from Los Angeles through the desert to the gold mines. The Alexander and Company Stage Line used the trail to transport prospectors, and Indian Wells became an important stop along the trail. Competition from the Southern Pacific Railroad caused the route to be abandoned briefly in 1875 before being reactivated by the Wells Fargo company the following year.

Over the next decades, settlers gradually arrived in the area and date palm ranches became profitable. The area's first golf courses were opened in the 1950s at the Eldorado Country Club and the Indian Wells Country Club. In 1957, celebrity Desi Arnez opened his Indian Wells Hotel (forerunner to the Indian Wells Resort Hotel). In 1960, Arnold Palmer won the first Bob Hope Desert Classic golf tournament. President Dwight D. Eisenhower was a regular Indian Wells visitor and later an Eldorado Country Club homeowner.

Setting

The house sits on a relatively flat site and is set back 50 feet from the road with a free-form driveway approach. The front of the house faces south towards Fairway Drive. The driveway curves into the two-car garage with no overhang. The views of Mount Eisenhower and the Santa Rosa Mountains can be seen from the front yard and interior of the house (**Photo 1**).

Exterior

The architecture exemplifies midcentury modernism with its simplicity and quiet beauty. The 2,025 S.F. three-bedroom, three-bath home is situated on an approximately one-quarter acre lot. With its deep overhangs and post and beam construction, the home has floor to ceiling windows, replaced with dual pane in 2017. These are identical features to those Cody designed in Eldorado Country Club Estates (**Photo 2**). Other original elements are the entry reflecting pond with geyser fountain, kiva fireplace flanked by custom triangulated glazing, and circular concrete pads on the driveway (**Photos 3, 4, 5, 6**).

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The Desert Bel Air Showcase House exemplifies architect William Cody's residential work. The concepts of simple materials and the use of steel, an open floor plan, the use of large glass areas that create transparency through the building, lack of ornamentation, and simple geometry are displayed here. Outdoor spaces contribute to the design, and thin projecting overhangs for shade are evidence of the architect's guiding principles retained throughout the years, which remain timeless. Signature details include the glass atrium that divides the sleeping and living quarters and roofline cut outs that allow the reflecting pond and sky to be connected. He achieves a delicacy of local feeling and interpretation of this building's surroundings and landscape.

The house is one-story, post and beam construction. Of standard construction, the house is wood framed with steel posts and beams and has a concrete slab on a flat site. The roof is relatively flat, with wide eave overhangs.

All materials and finishes are original unless otherwise stated. Located in the living room, the stunning and unusual kiva fireplace is the only organic shape in an otherwise linear dominated building. Cody, like many architects during the period, tended to use rock fireplaces so this heralded innovation made a design statement. Another of Cody's projects displayed a similar, unique design. An undated news article titled "Open Plan" provided the following description (attributed to W. J. Sloane Residence, La Quinta):

Instead of a conventional fireplace installed as part of a structured wall, this unit, in a house designed by William Cody, AIA, stands free. The three-sided opening is little more than a sophisticated fire pit. Five feet in diameter, it is bordered with brick. The fireplace hood is made of plaster over metal and insulating material. The damper is on the side. For safety and easy upkeep, Cody specified an exposed aggregate flooring on hearth to protect from any wayward sparks.²

Three tesla power walls were installed in the garage in 2019. Rooftop mounted HVAC has been removed. The battery installed in 2020 allows storage of the desert sun's power by day and eventually sells it back to the city. Given the age and unreliability of California's electric grid, the battery pack offers independence and resilience in the event of power outages, a reality in wild-fire plagued California, where blackouts roll through the region more frequently than ever before.

Interior

Cody's design of the Desert Bel Air Model House embraced the climate as very friendly to indoor-outdoor living and encouraged an emphasis on leisure. Palm Springs developed after WWII as a getaway destination for Los Angeles residents, who took advantage of the warm winters to golf, swim, and play tennis. The interior is open and informal, with the kitchen and dining rooms opening onto the living room. The interior and exterior are spatially connected. Sliding glass doors allow parties to spill out from the living room to the pool patio. There is also an emphasis on light and transparency, involving large quantities of glass, made possible by

² *Los Angeles Times Magazine*, 1966 "Open Plan."

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forgiving weather, which was both quintessentially modernist and realized with unique success in the Coachella Valley.

The home has two distinct wings connected by a glass passageway, with entertainment designated for one, and private living space for the other. The glass atrium divides the sleeping and living quarters. The open-plan design has expansive walls of glass offering spectacular views of Mount Eisenhower and the Santa Rosa Mountains. In the master bathroom, floor to ceiling glass exposes the exterior views in the shower, and the mini step-down bathtub is also a common detail in homes designed by Cody. The roof plane appears to float above the interior and exterior spaces bisected by glazing that seems to defy gravity, an illusion further supported by omission of transitional wooden stops in favor of aluminum frames. Typical of Cody's minimalism, the omission of traditional baseboards is another feature throughout the house.

Interior walls are wood studs clad with American walnut wood paneling which is original and in excellent condition (**Photo 7**). The interior doors throughout the house extend to the ceiling, creating an illusion of extended length and narrowness. The custom casework cabinets in the kitchen were made by a local craftsman and artisan, Dan Ekstrom, to respond to the original design of the cabinets. Hardware is minimal and has the original finish. One distinct signature is "wall of glass meets kitchen counter." The unique kitchen design remains intact, including Cody's signature "hush and flush" window detail (**Photo 8**).³ Under counter refrigeration has been restored. The original finish of the flooring throughout varied with the original design. The floor now is polished concrete throughout. The concrete flows from surrounding the exterior of the house throughout the interior of the house.

Alterations⁴

1961-62	Addition constructed at north elevation, near bedrooms
1968	Golf cart and storage facility added
1972	Masonry garden wall added
1975	Therapy pool added
1977	Connected to city sewer
1989	Re-roofed
2001	Room addition, extension to the back, cabana bath (108 SF)
2017	Re-roofed; new spa added to existing pool, new pool equipment and electrical
2019	Electrical upgrades

³ Catherine Cody, Jo Lauria, Don Choi, "Master of the Midcentury The Architecture of William F. Cody," 2021.

⁴ As identified by building permit history: prior to 1967, City of Palm Desert; 1968 – 2020, City of Indian Wells.

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2019-20 Battery back-up

Restoration/Rehabilitation

- Glass replaced with energy efficient glazing, matching the original details (permit history, prior property owner's oral history, 2017)
- Original kitchen cabinets reconstructed to match original design and materials (permit history, prior owner's oral history, 2017)
- All original hardware replaced, like for like (prior owner's oral history, site observations and historical references, 2017)
- All exterior features repaired and painted (site observations, 2021-2024)

Integrity

The Desert Bel Air Showcase House has undergone sympathetic rehabilitation, including preservation of original features. The original plans created by the architect have been studied thoroughly and have guided the rehabilitation project, utilizing professional standards. The house looks much as it did when it was completed in 1961 and retains integrity of location, setting, design, materials, workmanship, feeling, and association, while compatible and minor alterations have occurred.

Location

The house has not been moved and is located prominently across from the entry to the prestigious Eldorado Country Club at its original location. The property retains a .28 acre suburban parcel from when the house was built and thus retains integrity of location.

Setting

When the property was originally built in 1961, Fairway Drive was a two-lane road and remains so. The overall setting remains a low-density residential suburban area, with houses of similar age. The adjacent property to the north is a one-story, single-family residential home that existed at the time of construction. Across Fairway Drive are single-family residences, within the Eldorado Country Club, screened with a dense hedge for privacy. The property retains integrity of setting. The views of the mountains remain as stunning as originally designed. The landscape organically engages with the building interior, as originally intended. The setting of the Desert Bel Air Showcase House continues to reflect the architect's original design relationship of the natural and built environment.

Design

The design of the house has remained largely unchanged, and it is a pure and unaltered example of the Midcentury Modern style of architecture. The function of the house remains a single-family house. No floor plan changes have been made. The house's essential characteristics of form, plan, space, structure, and style have survived mostly intact. Similarly, the structural system; massing; arrangement of spaces; pattern of fenestration; and the type, amount, and style of detailing have survived with a large portion intact. William Cody, architect, designed the house utilizing honest materials and methods of construction. The modern design of the exterior walls

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and building footprint are original and in very good condition. These character defining features remain intact. Though minor additions have occurred since original construction, the modifications and additions are seamlessly integrated with the original architecture, and have been done using the same architectural vocabulary, and quality of construction, as the original, which remains intact. The property retains integrity of design.

Materials

The exterior materials of the house remain unchanged, The Desert Bel Air Showcase House's materials successfully represent the best of midcentury modern design, with high quality stucco, steel, wood, and glass.

Workmanship

Workmanship is found in the fireplace, detailing throughout the home, and built-in cabinets and shelves. Modern integral details are throughout the house, including plaster edges and interior hardware. Skilled labor installed the steel and glass components of the building. These original features remain and have been preserved in their original condition. The workmanship is comprised of high-quality finishes and materials, glass detail, and wood detailing. The building continues to express a high degree of quality workmanship of the period, and the property retains integrity of workmanship.

Feeling

As the property retains integrity of location, setting, design, materials, and workmanship and is still used as a residence, the feeling that the house evokes includes the aesthetic and historic sense of the period and philosophy from which it was designed. The house embraces the landscape, and its moods change with the light and color of the surrounding nature. Placement on a prominent lot takes advantage of panoramic mountain views. The property remains harmonious with the landscape and has maintained setting and blurred boundaries between exterior and interior spaces. Accordingly, the building retains integrity of feeling.

Association

While the property is no longer owned by the Crank-Garland family, the property retains integrity of setting, location, design, workmanship, materials and feeling, therefore the integrity of its association with William Cody as the architect and the Crank-Garlands as original owners also is retained. Cody's work as a Master Architect is associated with the forward-thinking about the architecture and engineering of this house, unique to its region and time. The Desert Bel Air Showcase House is an important example of a modern residence originally in Palm Desert, later Indian Wells. Accordingly, it continues its association with a pattern of events that have made a meaningful contribution to the community. It represents the movement in the Coachella Valley to offer modern design to the masses in an upscale residential environment. The property retains integrity of association.

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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

1962

Significant Dates

1962

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cody, William F. (architect)

Higgins, Robert (builder)

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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.)

The Desert Bel Air Showcase House is eligible for the National Register of Historic Places at the local level of significance under Criteria C in the area of Architecture as a significant and local expression of the Modern Style in the Coachella Valley. The low-slung house designed by modernist master architect William Cody is significant as an example of post-World-War II residential development in the Coachella Valley. As a Master Architect who practiced in the desert, William Cody displayed innovation and forward-thinking regarding the architecture and engineering of the house. The Desert Bel Air Showcase House is an important example of a modernist building, and it exhibits numerous character-defining features that place it within the historic context of the Desert Midcentury Modern period. Built by Bob Higgins, the property's period of significance is 1962, the year construction was completed.

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

Background History

Development of Eldorado Country Club Estates

Located on Fairway Drive, directly across from the Desert Bel Air Showcase House, the famed Eldorado Country Club was conceived to be more than a venue for dining, golf, and recreation. It was also a community of hundreds of homes, ranging from relatively modest cottages to expansive, luxurious fairway houses. In 1958, the first homes were the Eldorado Golf Club Estates Cottages East designed by Cody, completed prior to the clubhouse. He designed an additional complex in 1961, the Eldorado Golf Club Estates Cottages West. Both complexes were designed as convenient leisure communities with recreational facilities such as putting greens and swimming areas.

The design of the main Clubhouse (1959) infused the language of modernism with a sense of place and occasion, complementing rigid geometry with lush details and exquisite views (**Figures 1, 2**). With its sweeping views of the golf course and the Santa Rosa Mountains, the dining room served as Eldorado's core. Eldorado gained national renown almost immediately, hosting the 1959 Ryder Cup and welcoming celebrities ranging from Bob Hope to President Dwight D. Eisenhower who was a winter resident during the years 1961 to 1969 (**Figure 3**).

Cody's designs and the Eldorado Country Club served as catalysts for the development of the immediate area into an exclusive enclave. Built on land formerly used as a citrus, date, and grape ranch, Indian Wells became one of the wealthiest cities in the nation after being incorporated in 1967, serving as home to retired executives, Hollywood celebrities, and other affluent individuals.⁵ Dwight and Mamie Eisenhower commissioned a house designed by Los Angeles

⁵ *Los Angeles Times Magazine*, 1966 "Open Plan."

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architect Welton Becket for one of the fairway lots, which was completed in 1961. Robert McCullough (inventor, businessman, and Eldorado developer) built a presidential cottage as part of his master plan to add additional cottages along the driving range to the west of the clubhouse. With the conclusion of his second term, the President accepted McCollough's invitation to become an honorary member of the Club (**Figures 4, 5, 6, 7**).

One of the most notable custom homes designed by Cody within Eldorado Country Club Estates is the Robert and Betty Cannon Residence (1961). Cody used steel due to its strength, which permitted very slender structural elements that allow openness and unobstructed views. This spatial transparency is fundamental to the concept of view optimization and diminishing the boundaries between interior and exterior space. The Cannons built their house as a winter and weekend vacation home, and its layout embodies their preferred casual lifestyle. The house was published in a four-page spread in the *Los Angeles Times* and was also featured in *House & Home* and *American Home*. The Southern California Chapter of the AIA recognized it with a design award, and it was selected by an international jury for the 1963 AIA Honor Awards Exhibition (**Figure 8**).⁶

Development of Bel Air Estates

A *Desert Sun* article dated March 18, 1960, quoted builder Robert Higgins,

Heavy Equipment is moving dirt today on a new \$5,000,000 housing development located directly opposite the Eldorado Country Club. It will be named "Desert Bel Air." On 40 acres of land there will be 107 estate sites to be constructed by Fillmore Crank of Beverly Hills and Robert Higgins of Palm Springs. The two men purchased the land which is part of the old Manzo Ranch and took in a partner, Robert Champion of Caracas, Venezuela, and Beverly Hills. Construction of street and underground utilities will be by Crank Construction Corporation of Los Angeles in conjunction with Contrast Construction Corporation at Palm Desert. The building of architecturally controlled homes will begin as soon as street improvements are under way. It is contemplated to offer a limited number of choice home sites to the general public for sale and the balance to be effectively developed into estate homes by the construction organizations mentioned.⁷

Tract No. 2056 was the first stage of the Desert Bel Air Development recorded in April 1960 (**Figure 9**). There were twenty-five lots within this tract, and the Showcase House was built on Lot 4, facing Fairway Drive, near the entry to Eldorado Country Club. Building permits substantiate a home within this tract being constructed on Fairway Drive, "Dwelling and Carport," September 19, 1960, by Crank Construction Company. The initial infrastructure developed by Crank Construction included the streets Vista Dorado Drive, Altamira Drive, and Cielito Drive near the intersection of Eldorado Drive and Fairway Drive. The proximity to the Eldorado Country Club development was instrumental in its design concept. Fillmore Crank, as

⁶ Ibid.

⁷ *Desert Sun*, March 18, 1960 "Work Begins on Desert Bel-Air."

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owner and developer of the project, appointed Holiday Realty Corp. as exclusive sales agents for the Bel Air tract. In early 1962, Crank promoted the development, announcing the second unit of this multi-million-dollar neighborhood had been recorded and that manufacturing of the home sites would begin in January.⁸ This is Tract No. 2153 and was the second stage of the Desert Bel Air Development (**Figures 10, 11, 12, 13**). There were twenty-six lots within this tract. In 1964, Fillmore Crank was elected as one of the directors of the Indian Wells-Eldorado Property Owners Association at Eldorado Country Club.⁹

The Builder: Robert “Bob” Higgins

Robert Higgins was a prominent builder in Palm Springs and the Coachella Valley. He was responsible for several noteworthy residential and commercial projects. He purchased a home from Robert and Andrea (Leeds) Howard (1954) and resided there for approximately two years until he sold it to actor Kirk Douglas and his wife, Anne. Robert Higgins worked on the construction of the Howard Manor Hotel, by Williams, Williams, and Williams Architects, for Robert and Andrea Leeds Howard (1952). He also constructed Jack Wrather’s L’Horizon Hotel by William Cody, Architect (1952). He was the builder of the Wexler & Harrison designed home (where he resided) at 515 West Via Lola, (Palm Springs designated Class 1 Historic Site) and built the Wexler & Harrison home for Robert and Andrea Howard at 375 West Via Lola (1957). He partnered with actor Alan Ladd for the hardware store located at 500 Palm Canyon Drive. He built several homes in the Sunmor residential neighborhood, including the home of Palm Springs Mayor Frank Bogert. Robert and Patricia Higgins were prominent residents of Deep Well Ranch Estates, Palm Springs, for several years and were notable members of the desert community. Higgins worked with many famous celebrities and socialized with them as well (**Figure 14**).

A Desert Sun Article states, “Higgins’s partner, Fill Crank, has been in Norman, Oklahoma where his wife, actress Beverly Garland has been on location. Bob and Fill met in Beverly Hills a short time ago for a business and pleasure trip and enjoyed dinner at Scandia and lunch at the Bel Air Hotel. Much of the conversation involved the future expansive program of their chic development on Fairway Drive.”¹⁰

Developer: Fillmore Crank (1921-1999) and wife Beverly Garland (1926-2008)

Fillmore Crank and Beverly Garland were married in 1960, during the development of Desert Bel Air Estates. In 1959, they met on a blind date arranged by friends. Garland was an American actress whose career spanned more than fifty years. Despite initial differences, the two hit it off and began a relationship. She was spending time with him in Palm Desert, where he was working on a project. She made a crack to Bob Higgins, the site manager, that she was going to marry Fillmore. Bob Higgins opined “Look, there’s no one going to marry Fillmore Crank. No way.”

⁸ *Desert Sun*, January 1962, “Holiday Named Sales Agent.”

⁹ *Desert Sun*, March 24, 1964 “Association Gives Welcome to New Heads.”

¹⁰ *Desert Sun*, August 9, 1961, “INDIAN WELLS Charlie Farrell Back to Check on Retreat.”

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She tells the story that that is what did it.¹¹ Beverly Garland married Developer Fillmore Crank in Las Vegas, May 23, 1960 (**Figure 15**).

Fillmore Crank's first wife had been killed in a car accident in 1957, leaving Fillmore to care for two young children alone. Three years later he married Beverly Garland. Fillmore went every week to Palm Desert to work on the homes he was trying to build and sell. Many were furnished. Beverly went with him to help, and the housekeeper stayed with the children. This was not working, so Beverly decided to stay in Los Angeles with the children, while Fillmore continued to stay in Palm Desert, supervising his housing development, Desert Bel Air, a 40-acre community of single-family homes, across from the Eldorado Country Club. The golf course location attracted a buyer of note. Fillmore built a \$150,000 hacienda for avid golfer and U.S. President Dwight D. Eisenhower, who planned to move in directly after the inauguration of his successor, John F. Kennedy (**Figure 16**).

Characteristics and Development of the Midcentury Modern Style of Architecture

The Desert Bel Air Showcase House was designed and constructed in the Midcentury Modern Style, utilizing post and beam construction, in 1962. Over the years, the home has had minor modifications or alterations, and the home possesses a very high degree of original integrity. The building is an excellent, representative example of the Midcentury Modern Style of architecture, where glass, and minimal structural elements sit in sharp contrast against cacti and entrancing blue skylines.

Midcentury Modern Style post and beam is a method of construction which existed in the Southern California Region from approximately 1950 to 1970. It is a method of construction in which the structural framing consists of load bearing beams supported by columns rather than solid bearing walls. In Modern design, post and beam construction was used as a means of limiting the need for solid load-bearing walls, allowing expansive use of glass along the perimeter of the building where one would normally find a solid wall. Extensive use of glass including entire walls from floor to ceiling glass is a prominent characteristic of this style. Simplified aspects of Japanese and Ranch design are frequently seen in post and beam architecture.

Midcentury Modern Style post and beam houses are characteristically rectilinear with open floor plans that are grid-like in layout and based on a consistent module or beam length. The roofs are generally flat, although there are some examples of post and beam construction with gabled roofs. Roof lines frequently include wide overhangs. The structural members may be wood or steel, used in both residential and commercial design.

The Desert Bel Air Showcase House features all the quintessential characteristics' indicative of Midcentury Modern residential construction. The essential characteristics of form, plan, space, structure, and style have survived intact. The mass, arrangement of spaces, pattern of

¹¹ Deborah Del Vecchio, *Beverly Garland: Her Life and Career* (Jefferson, NC: McFarland & Company Inc., 2013), 74-76.

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fenestration, and the type, amount, and style of detailing has survived intact. The house represents an intact, excellent, representative, and significant example of 1950s-1960s Midcentury Modern architectural construction. William Cody's work exhibits recurring features; uncluttered facades spreading outwards rather than upwards from succulent speckled desert terrain. The house clearly embodies the distinctive characteristics of a type and period and captures the essence of desert modernism as practiced in the original City of Palm Desert, now the City of Indian Wells.

Local Architectural Context

The Desert Bel Air Showcase House should be viewed within the context of the period Post World War II (1945-1969). A post-World War II surge of visitors and seasonal residents coincided with Modernism's rise in popularity. As a result, architecture in the Coachella Valley desert communities from this period reflected an acceptance of Modernism and expressed a wide range of Modern interpretations as it increasingly served the need for tourist-oriented buildings for the growing population of permanent residents. Many modern residential and commercial buildings ranging from small homes, office and retail buildings to large department stores were designed by prominent architects of the period.

Modern Architecture of the Desert

Modern architecture in the Coachella Valley is often referred to as "Palm Springs Modernism"—a style that has cast an elegant shadow over the contemporary spheres of art, music, cinema, and architecture during the midcentury. The style drew from three basic elements: nature, technology, and recreation. In a concentrated area blessed with abundant natural scenery, wealth, and architectural creativity, these themes distilled into a striking set of varied, yet similarly styled, building designs. Nature, technology, and the local economy intertwined to form a distinctive philosophy in the modern architecture of the desert.

A group of Palm Springs architects formed a cohesive yet diverse Palm Springs School of Architecture. In Palm Springs, the challenges of the terrain and atmosphere reshaped the work of these architects over time. All were committed Modernists versed in the range of modernist concepts that had evolved by the midcentury. The following architects were extremely influential in establishing the Palm Springs style. Albert Frey trained in the office of Le Corbusier, Richard Neutra with Eric Mendelson, and Don Wexler with Neutra. These architects were directly influenced by European modernists, transplanting the International Style to the California desert.¹²

Many of the influential architects in Palm Springs came from the Midwest, a proving ground for the Prairie School, Chicago School, and industrial architecture in the early twentieth century: Hugh Kaptur and John Lautner from Michigan, E. Stewart Williams and William F. Cody from

¹² Alan Hess, *The Palm Springs School: Desert Modernism 1934-1975* (New York: Rizzoli International Publications, Inc., 2025).

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Ohio, John Porter Clark from Iowa, and Donald Wexler from Minnesota.¹³ These architects had no charismatic leader, no dominant personality like Frank Lloyd Wright was for the Prairie School or Paul Rudolph was for the Sarasota School. They were a college of equals addressing the same basic issues in their own individual ways. The Palm Springs School was not identified as such at the time they were active; only later would historians and critics look back and note their focused accomplishments.¹⁴

Nature is an immediate presence in the Coachella Valley with its geological hot springs close to a major earthquake fault, winds blowing through mountain passages, canyon streams lined with native palm trees, the mountains brown and gray summer colors turning to carpets of green and gold during the winter, and a gentle wintertime climate. The light in the desert changes every day and every season and renders the enigmatic qualities of the desert extraordinary.

From nearly every spot in the Desert Bel Air Showcase House, the windows and architecture create sightlines that connect the eye with nature. The fireplace is situated to provide privacy and warmth, while simultaneously revealing plantings across the way and the majestic mountains beyond. Dramatic uplighting, indoors and out, was a signature move of architect William Cody.

Modern technology was essential to the evolution of Desert Modernism. New materials and knowledge became tools to moderate the desert sun. Plastics, steel in sheets or beams, concrete in unitary block and decorative block, cantilevers placed to block the sun, brise-soleil, shaped the career trajectories of the architects during the midcentury modern period in the desert.

The modern architecture of the desert, during the midcentury, often responded to the culture of pleasure and recreation. The local newspapers and magazines often featured architect William F. Cody at a nightclub, restaurant, or country club event surrounded by Hollywood's Desi Arnez, Alice Fay, and Phil Harris; industrialist Robert McCullough; oil man George Cameron; or golf professionals. An active social life that cultivated clients was an important feature of Cody's success. His clients included Walt and Lillian Disney, Hoagy Carmichael, Joan Fontaine, Bing Crosby, and Frank Sinatra.

In Coachella Valley, designing for pleasure was serious work. It had a larger impact on architecture; the expanding recreational economy prompted Palm Springs School architects to add a new dimension and innovative building types to Modern architecture to match changing lifestyles and economics. Some of this new architecture was devoted to sports and relaxation in the service of dedicated vacationers on holiday; Cody's Eldorado Country Club (1959) was a beautiful creation for this purpose, which evolved into housing, which accommodated locals, as well as celebrities and tourists. It was the premier example of the modern country club, blessed by retiring President Dwight and First Lady Mamie Eisenhower, who had a vacation home there. William F. Cody with Ernest Kump, interior designer Arthur Elrod, and landscape architect John Vogley created a temple-like building facing the rolling greens. Its roots lay in the Palm Springs

¹³ Ibid.

¹⁴ Ibid.

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site, building technology, and economy. Two years later, Cody designed the Desert Bel Air Showcase House, directly across from the entrance to the Eldorado Country Club.

The Architect: William F. Cody, FAIA

In 1960, land developer Fillmore P. Crank hired architect William F. Cody, FAIA (1916-1978) to design plans for several houses in the new development of Desert Bel Air Estates, including the 2,025 square foot prototype house located at Lot 4, tract 2056. The house was completed in 1962. William Cody designed many houses from 1960 to 1964 in this community (**Figure 18**).

William Cody practiced at the peak of the Modernist movement, from 1946 to 1973. He completed projects throughout California, the southwestern states, Mexico, and Cuba, and most of his work was centered in the Coachella Valley in Southern California. When he received the Desert Bel Air Estates commission, Cody was already a prominent architect at the head of his own firm in Palm Springs, William F. Cody & Associates. He designed a variety of buildings throughout his career. He was particularly active as an architect of custom homes and sought-after for the design and planning of country club communities. Cody's early work reflected the influence of Cliff May and Frank Lloyd Wright, and while he embraced modern materials and a minimalist aesthetic in his work, Cody was not a purist. Throughout his career he integrated rustic regional materials into his designs for modern living to produce his unique brand of Desert Modernism.

William Francis Cody was born in Dayton, Ohio on June 19, 1916. Cody's father, William F. Cody Sr., owned a men's clothing store and his mother, Anna Elizabeth Shadle, was an interior designer. William and his brother, John, were encouraged in the arts by their mother, and both boys grew up to be practicing architects.¹⁵ Cody's youthful artistic talent is evident in the drawings and watercolors found in his archives at Cal Poly San Luis Obispo. The family moved to Los Angeles in the 1920s where William attended Beverly Hills High School, graduating in 1934. While attending Santa Monica Junior College, Cody worked for architects Asa Hudson and Heath Warton.¹⁶

Following graduation from college in 1940, Cody enrolled in the College of Architecture and Fine Arts at the University of Southern California (USC) where he earned an architecture degree in 1942. By the time Cody began his studies at USC, the school had transitioned to a modern curriculum. Students were no longer required to learn academic classicism and instead were taught about site-specific design, indoor/outdoor integration, urban planning, and the use of modern materials.¹⁷ Cody's future work would closely reflect this training.

¹⁵ Lisa Marie Hart, "Desert Prophet," *Palm Springs Life*, July 28, 2016 <https://www.palmspringslife.com/desert-prophet/> (accessed March 2025).

¹⁶ Unless otherwise noted, most of the biographical information comes from the William F. Cody Papers, Special Collections and Archives, Robert E. Kennedy Library, California Polytechnic University, San Luis Obispo. <https://lib.calpoly.edu/search-and-find/collections-and-archives/architectural/cody> (accessed March 2025).

¹⁷ Deborah Howell-Arcadia, University of Southern California, MHC thesis, "Writing Our Own Program": The USC Experiment in Modern Architectural Pedagogy, 1930 to 1960." December, 2010.

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As an asthmatic, Cody was prevented from serving in the military so following graduation he set up a small office in Los Angeles during the early war years. In 1943, Cody obtained a commission from an Oakland-based engineering firm to design a factory for Kaiser Steel in Fontana, CA. In 1944, his designs for the Los Angeles firm of Marsh, Smith and Powell led to national American Institute of Architects (AIA) awards for Suva Elementary in Bell Gardens, CA and Corona Del Mar Elementary in Newport Beach, CA.¹⁸

Even before he entered USC, Cody worked as a draftsman for influential builder and designer, Cliff May. Around 1937, he drew the plans for the Frederic Blow Residence, a hacienda style estate in Brentwood, and in 1947, Cody created the plans for one of May's earliest Pace Setter houses that was to be in Palm Springs and was never built.¹⁹ May's influence on the early Cody is evident in Cody's color renderings for his own design of the Brian Aherne and Joan Fontaine House in Indio, CA from 1943. The sprawling ranch house with red clay tile roof, white stucco walls and integrated courtyard are reminiscent of May's rancho deluxe custom houses, which he built beginning in the late 1930s.

Following his first project in Palm Springs, an alteration for the Desert Inn in 1945, Cody began to build his own home there in 1946. He and his wife, Winifred Smith, whom he married in 1943 and with whom he had three daughters, moved to Palm Springs in the late 1940s. The desert communities became fashionable winter destinations after the Second World War and demand for recreational facilities and residential architecture accelerated. Cody's skills as an architect and planner, his personal drive, and his outgoing nature meant he was well positioned to become one of the leading architects in the region. He obtained his license to practice in California and Arizona in 1946 and would go on to establish the largest firm in Palm Springs.

Completed in 1947, the Del Marcos Hotel in Palm Springs was Cody's first independent project and an homage to another desert institution, Taliesin West, the Arizona school and residence designed by Frank Lloyd Wright. Alan Hess has said that like Taliesin West, the Del Marcos Hotel's "rubble stonewalls contrasted with a framework of angled wood doglegs in a design that rose out of the earth."²⁰ Cody was recognized by the Southern California chapter of the AIA for the Del Marcos as an excellent example of new resort design.

Cody designed several successful hotel and resort properties demonstrating that he was as adept at site planning as he was at architecture. The L'Horizon Hotel (1952) and Racquet Club Cottages West (1960s) are two examples of Cody's talent for combining privacy and exclusivity within a public resort setting. According to the City of Palm Springs' historic resources survey,

¹⁸ Andy Sotta, *The Architecture of William F. Cody: A Desert Retrospective* (Palm Springs: Palm Springs Preservation Foundation, 2004).

¹⁹ The renderings for the Blow Residence are dated circa 1937. Cliff May Papers, Architecture and Design Collection, Art Design and Architecture Museum; University of California, Santa Barbara <http://www.adc-exhibits.museum.ucsb.edu/items/show/467> (accessed November 2024).

²⁰ Alan Hess and Andrew Danish, *Palm Springs Weekend: The Architecture and Design of a Midcentury Oasis* (San Francisco: Chronicle Books, 2001).

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the L'Horizon was "organized as a collection of duplex and triplex one-story modern bungalows around a broad landscaped greenspace and swimming pool."²¹

In 1950, Cody was retained to transform the Thunderbird Ranch in Rancho Mirage into the Thunderbird Country Club. The news travelled fast following this successful conversion that included a clubhouse, residences, and community plan. From then on Cody was credited with creating the country club subdivision concept in the West.²² Through the 1950s, Cody made his mark in the genre designing among others, Eldorado Country Club (with Ernest J. Kump) in Palm Desert (later Indian Wells, 1959), Tamarisk Country Club (1952) in Palm Desert (later Rancho Mirage), Seven Lakes Country Club (1963) in Palm Springs, and Mission Valley Country Club (1954) in San Diego. Commissions for custom homes inside and outside these developments followed in the next two decades.

Many of Cody's earliest residential commissions such as the Dorothy Levin Residence (1949) in Palm Springs and the George Cameron Residence (1951) were contemporary ranch houses with shallow side gable or flat roof, wood siding and stone veneer, heavily beamed interior ceiling and sliding glass doors in an open plan organized around a patio and pool. Cody experimented with steel frame construction with his own home in Palm Springs (1947, extant). According to the City of Palm Springs' 2015 survey of Cody Residence, the house's structural elements (steel beams, adobe walls, and glass) are all exposed, and the distinction between indoor and outdoor spaces are blurred with the use of glass, reflecting pools, and atriums.²³

Cody's custom home commissions evolved similarly. Historians of Cody's work contend that the Earle and Marion Jorgensen Residence (later Jorgensen-Mavis Residence) built in Palm Springs in 1954 marks a turning point from Cody's use of post-and-beam wood construction to a preference for steel and glass. Only steel could support the roofline of the Jorgensen home as it transitions in a deep cantilever over the backyard patio. The commodious layout and high-quality finishes of the home also represented a turning point in Cody's practice. The Jorgensens, wealthy Los Angelenos and close friends of Nancy and Ronald Reagan, were the type of affluent clientele William Cody & Associates would attract in subsequent years.

In his designs of the late 1950s and early 1960s Cody shaved down the dimensions of the structural elements of his buildings. The clubhouse of Eldorado Country Club (1958) and the Sloane Residence (La Quinta, 1961) both have a thin steel roof line and narrow columns that convey a lightness and elegance. The Sloane Residence as well as the Abernathy Residence in Palm Springs (1963) are both high-style Modernist homes- asymmetrical and rectilinear one-story steel frame with large window expanses; heavily textured materials are also prominent elements in these house designs. A long, dark brick with a smooth, undulating surface is used on

²¹ Historic Resources Group, *Citywide Historic Context Statement & Survey Findings*, Palm Springs, CA. Accessed April 2025.

²² Adele Cygelman, "William F. Cody," in *The Desert Modernists: The Architects Who Envisioned Midcentury Modern Palm Springs* (Palm Springs, CA: Modernism Week and Desert Publications, Inc. 2015).

²³ The Cody-Residence (1950 E. Desert Palms Drive, Palm Springs), City of Palm Springs Inventory Update, <https://www.palmspringsca.gov/home/showpublicdocuments> (accessed April 2025).

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the exterior walls of the Sloane house and the hipped pyramidal roofs of the Abernathy pavilions are covered in wood shingles.

After years of combining pared down style with more rustic materials such as stone and wood, Cody definitively embraced the International Style in 1963 in the Goldberg House. Here, he merges the thin flat roof with shallow coping on rectilinear volumes with glass curtain walls and narrow columns so that there's a blurring of interior and exterior space that establishes an intimacy with the spectacular physical setting of Southridge, an upscale gated community in Palm Springs. During the period 1960 to 1964, when the development of the Bel Air Estates occurred, this style of architecture was typical of Cody's work.

Before he stopped practicing around 1973 following a series of strokes, Cody continued to demonstrate his talent and versatility. The tapered roofline of St. Theresa's Catholic Church, which he designed between 1966 and 1968, shows off Cody's ability to shape concrete to create an elegant, dramatic space. The church and convent are eligible historic resources according to the City of Palm Springs' 2019 survey update.

Cody's work continued to be recognized into the 1960s. He won design awards from the AIA in 1963 for the Robert Cannon Residence (1962) and in 1964 for the J.B. Shamel Residence (1963), both in Eldorado Country Club Estates. In 1965, Cody was recognized by the American Institute of Steel Construction for the J.B. Shamel Residence and the Western Savings and Loan Association building (1961) in Phoenix, AZ. In 1965, Cody was inducted into the AIA College of Fellows for career achievement in design.

Scholars of California modernism consider William Cody to be among the most important twentieth century architects in Palm Springs and the Coachella Valley. Several books illustrating the great buildings of the Modern period in the California desert feature his projects, and a 2016 retrospective exhibit of his career was mounted at the Architecture and Design Museum in Los Angeles, culminating in a scholarly book about Cody published in 2021.

Conclusion

The Desert Bel Air Showcase House is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture as a significant and local expression of the Midcentury Modern Style of Architecture in the Coachella Valley Desert, as designed and executed by William Cody, Master Architect. The Desert Bel Air Showcase House displays the primary principles of the Midcentury Modern Style of Architecture, a direct expression of the structural system, horizontal massing, flat roof with deep overhangs and thin fascia, floor to ceiling glass, and the expulsion of applied ornament. The transparency of the building, blurred boundaries between interior and exterior spaces, and the use of steel are testimony to William Cody's application of the Midcentury Modern Style to his design.

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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
☐ Local government
☒ University
☒ Other

Name of repository: William F. Cody Papers, Special Collections and Archives,
Robert E. Kennedy Library, California Polytechnic University, San Louis Obispo

Historic Resources Survey Number (if assigned):

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: 33.714722 Longitude: -116.339722

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

Lot 4, City: Indian Wells. Tract #2056, Lot 4, MB 039/095. APN: 633-144-004.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are those established by the Legal Description and original historic plot plan of the Desert Bel Air Showcase House.

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11. Form Prepared By

name/title: Susan Secoy Jensen, Architect, AIA
organization: Secoy Architects, Inc.
street & number: 160 South Cypress Street
city or town: Orange state: CA zip code: 92866
e-mail: susan@secoyarchitects.com
telephone: (714) 926-7812
date: July 2025; Revised August 2025, September 2025

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: Desert Bel Air Showcase House
City or Vicinity: Indian Wells
County: Riverside
State: California
Photographer: Susan Secoy Jensen
Date Photographed: 2022, 2023, 2024

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

- 1 of 17 Looking south towards the mountains from the foyer
- 2 of 17 Front elevation, looking north from the street

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- 3 of 17 Exterior view, looking northwest at the water features
- 4 of 17 Kiva fireplace, living room, looking south towards Fairway Drive
- 5 of 17 Front elevation with circular driveway details, looking north
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- 7 of 17 Interior walnut panels in sitting room, looking north
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- 1 Promotional Photo where evening lights enhance the drama of the architecture and setting of the Eldorado Clubhouse
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- 3 President John F. Kennedy visiting General Eisenhower in October 1962, photographed near Eisenhower's cottage at Eldorado
- 4 Site plan for the twenty-four buildings of Eldorado Golf Club Estates Cottages West, the second Eldorado Cottage development; the large residence at the far left

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is the planned presidential cottage, which included accommodations for the Secret Service and support staff (*Courtesy of the William F. Cody Papers*)

- 5 Presentation drawing by J.R. Hollingsworth of the Eldorado Clubhouse, viewed from the south
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- 11 Renderings by Cody of houses on Alta Mira Drive, Tract #2153, Front Elevations
- 12 Renderings by Cody of houses on Alta Mira Drive, Tract #2153, Floor Plans
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- 14 Advertisement featuring Robert Higgins, (*Desert Sun*, 1952)
- 15 Mr. and Mrs. Fillmore Crank on their wedding day in Las Vegas, May 23, 1960
- 16 Left to right, Fillmore Crank, Mamie Eisenhower, Dwight Eisenhower, unidentified man
- 17 Beverly Garland, promotional photo at entry of Showcase House (*Desert Sun*, February 10, 1961)
- 18 William F. Cody, Architect

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Location Map

Latitude: 33.714722 Longitude: -116.339722



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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

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Site Map



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Sketch Map/Photo Key: Exterior

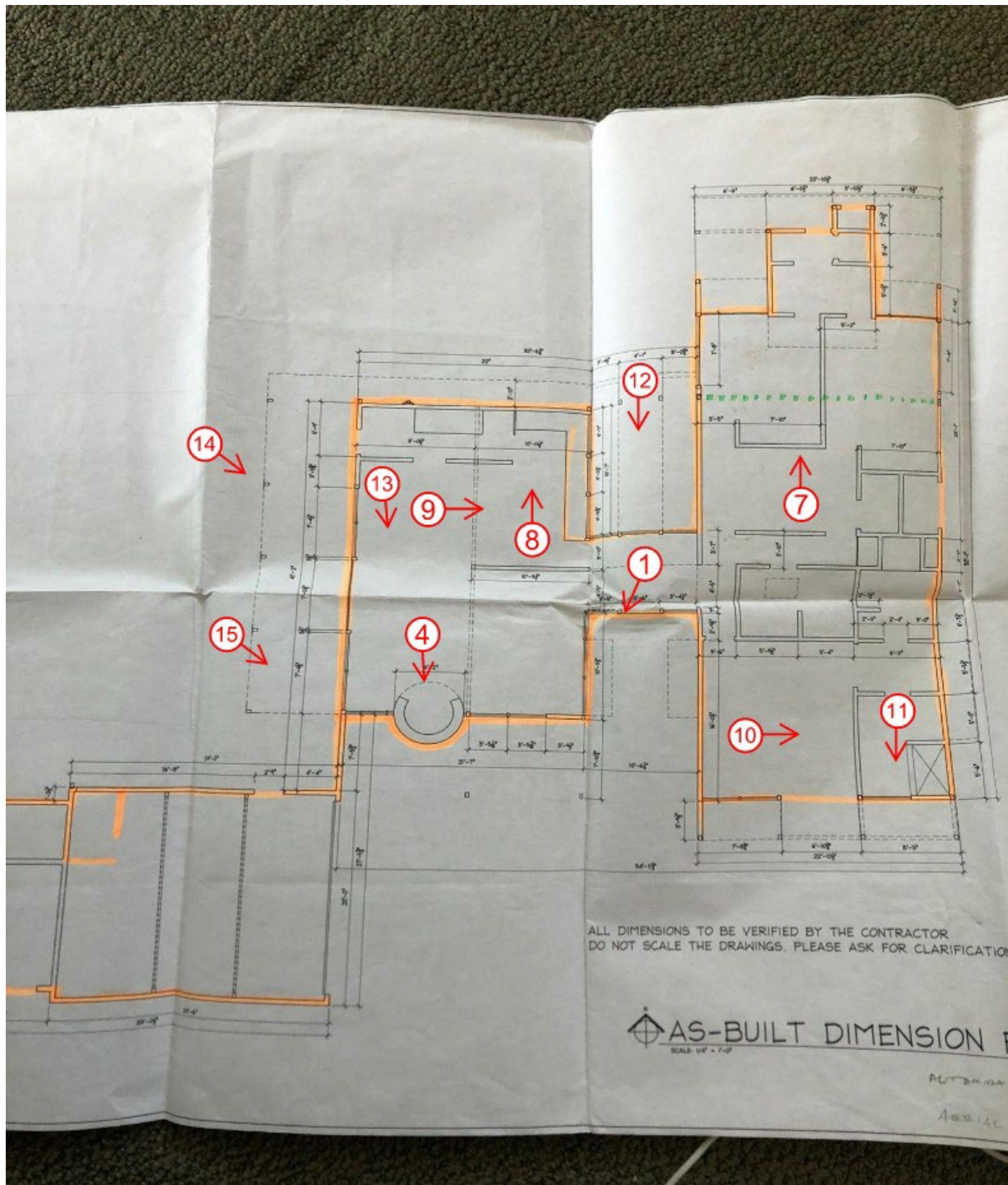


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Sketch Map/Photo Key: Interior



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Figure 1

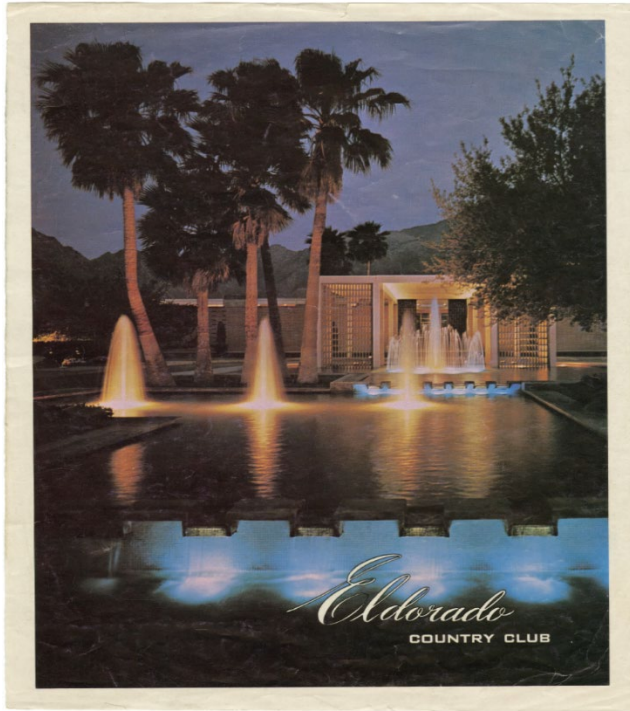


Figure 2



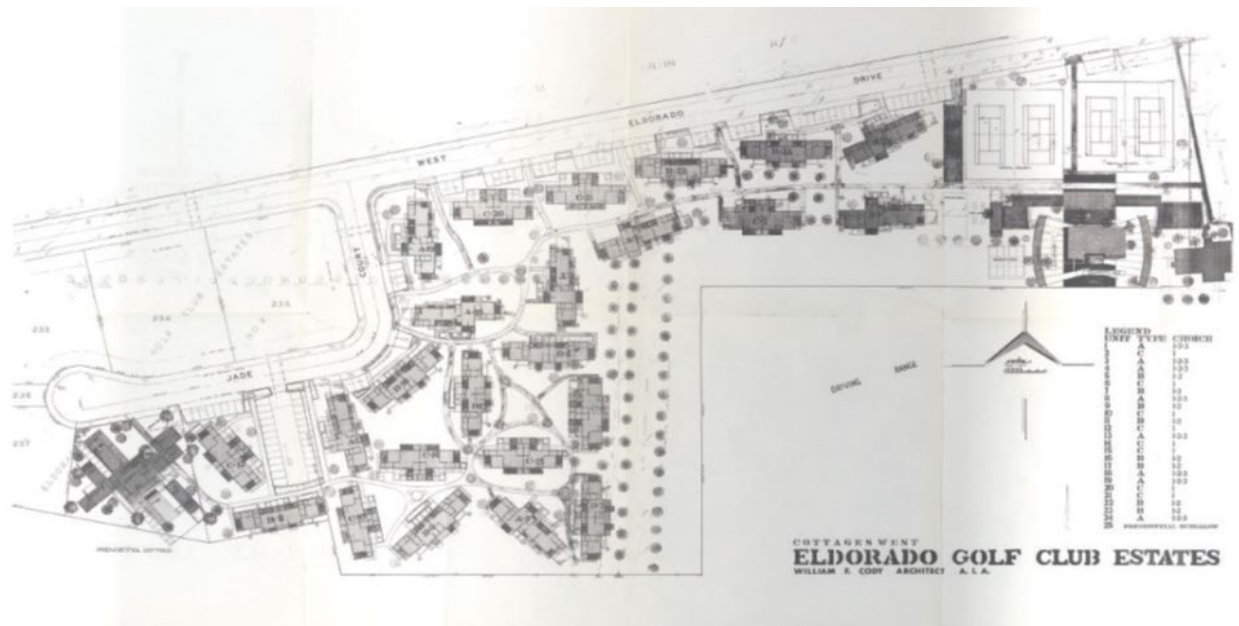
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Figure 3



Figure 4



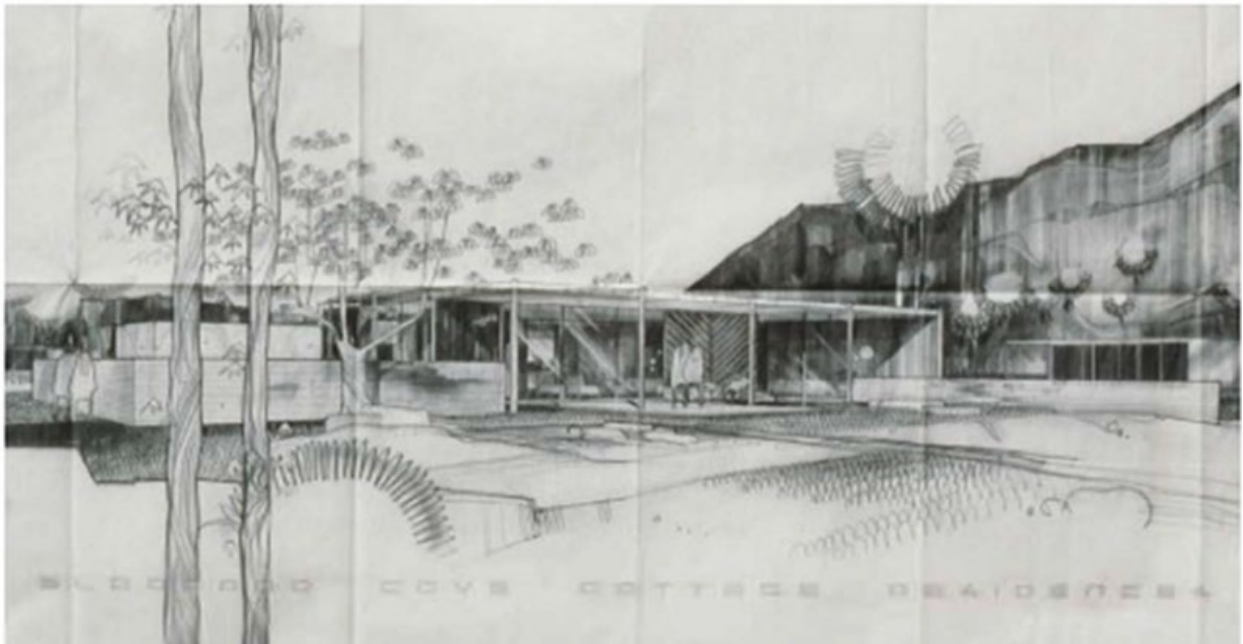
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Figure 5



Figure 6



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Figure 7



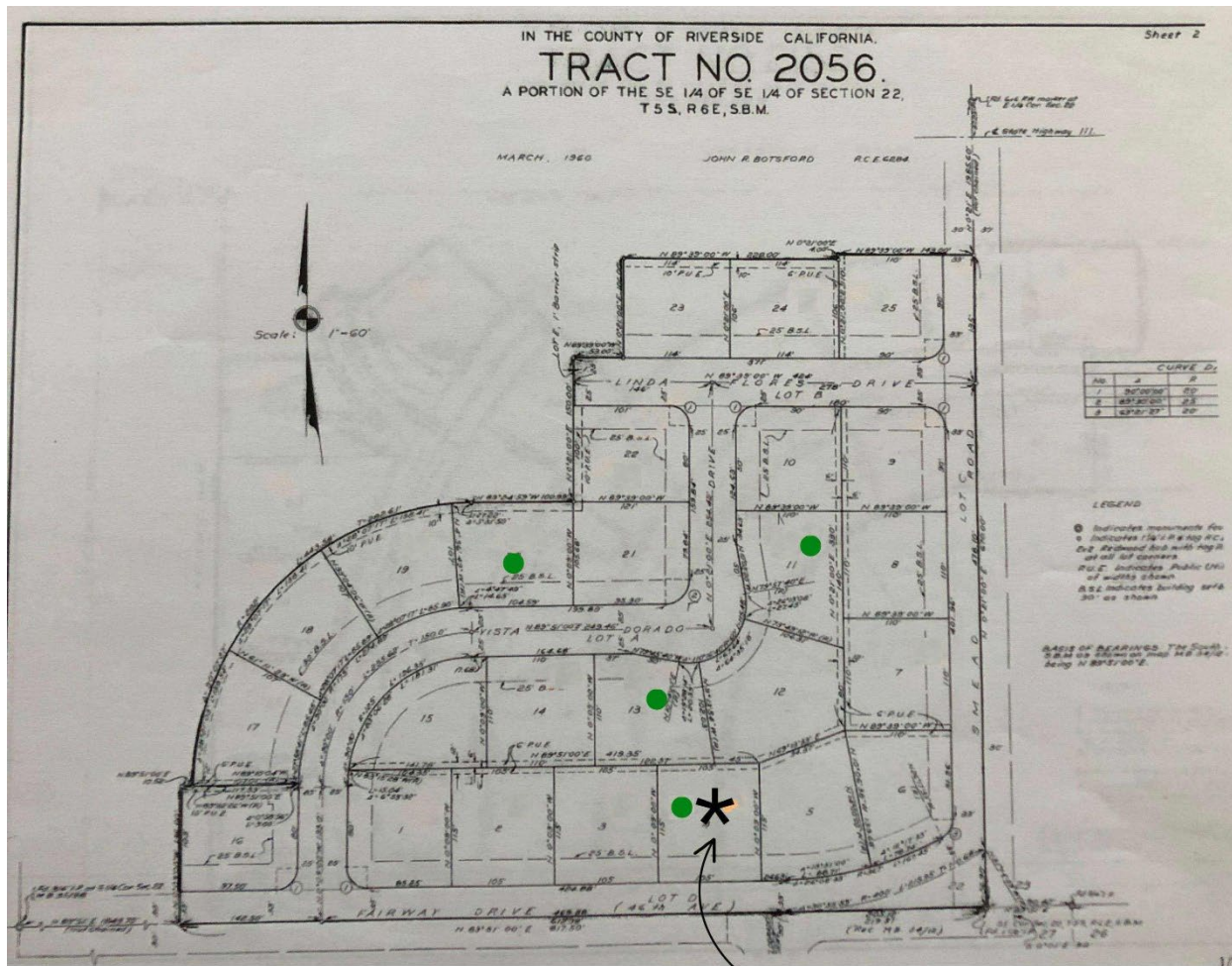
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Figure 9



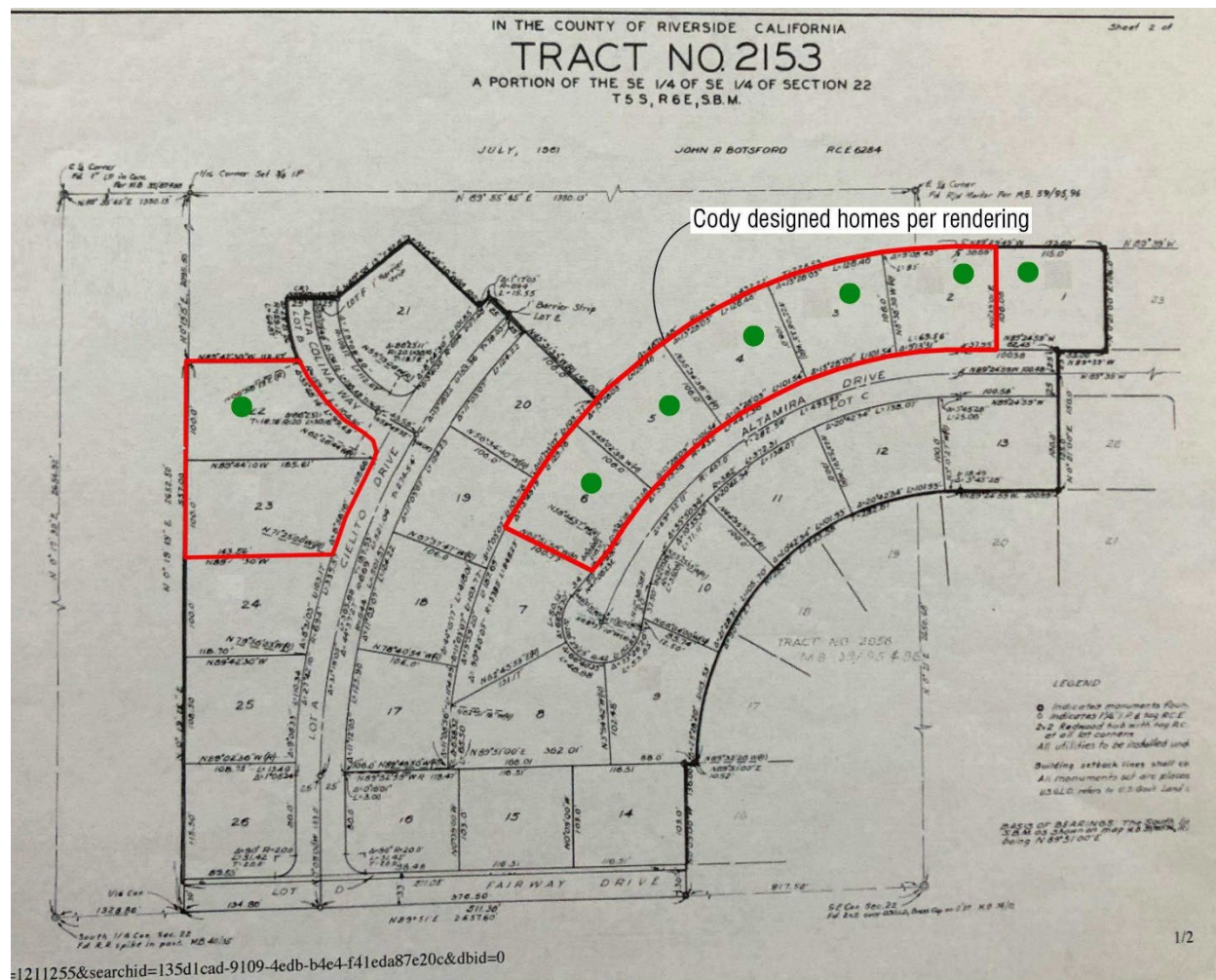
● = attributed to William Cody, architect

subject property

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Figure 10



● = designed by William Cody

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Figure 11

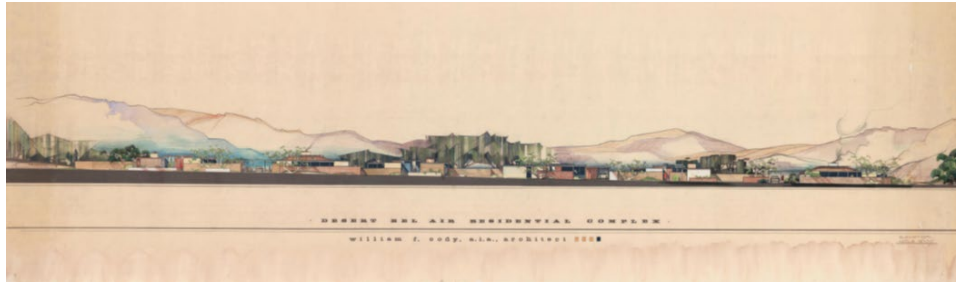
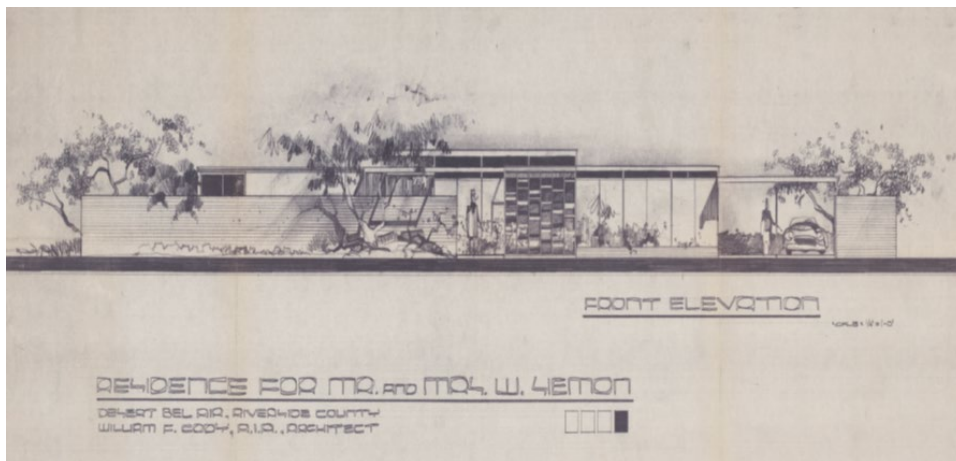


Figure 12



Figure 13



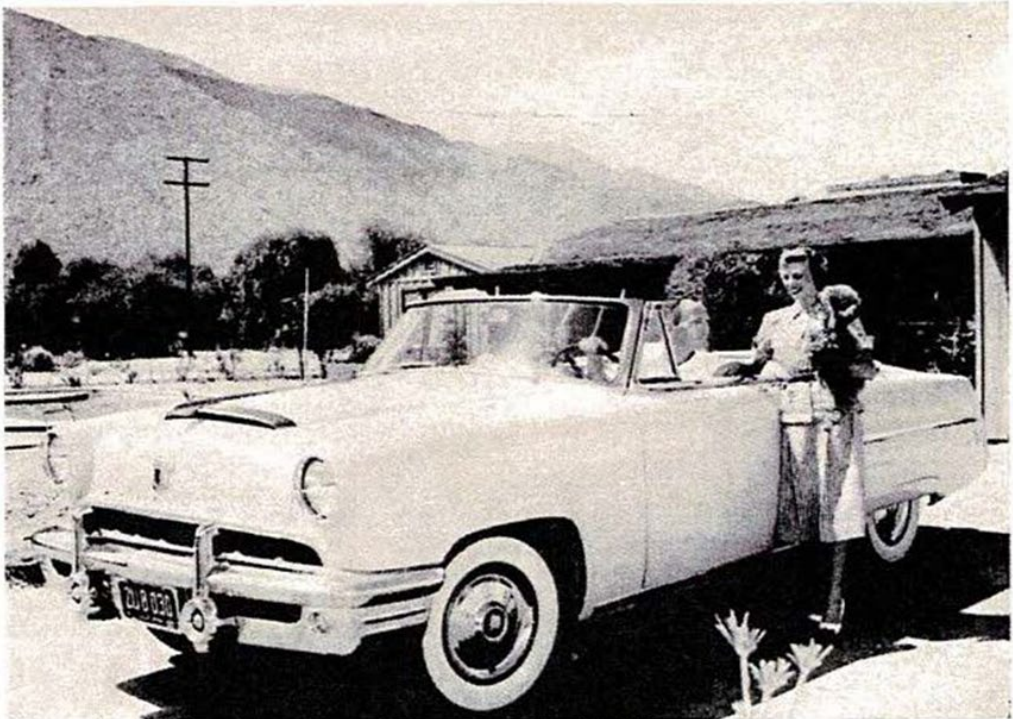
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Figure 14

1952 MERCURY

DESIGNED FOR DESERT LIVING



*Mr. and Mrs. Robert Higgins, Deep Well Ranch
Estates, and their Monterey Convertible*

**PALM SPRINGS
LINCOLN MERCURY CO.**

Sunny Dunes at Palm Canyon Dr. — Phone 2301

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Figure 15



Figure 16



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Figure 17



Figure 18



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Photo 1 Looking south towards the mountains from the foyer



Photo 2 Front elevation, looking north from the street



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Photo 3 Exterior view, looking northwest at the water features



Photo 4 Kiva fireplace, living room, looking south towards Fairway Drive



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Photo 5 Front elevation with circular driveway details, looking north



Photo 6 Front elevation with circular driveway details, aerial view looking north



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Photo 7 Interior walnut panels in sitting room, looking north



Photo 8 Interior walnut panels in kitchen with hush and flush window detail



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Photo 9 Looking east at kitchen



Photo 10 Primary bedroom, looking southeast



Desert Bel Air Showcase House
Name of Property

Riverside, California
County and State

Photo 11 Primary bathroom, looking south



Photo 12 Entry courtyard, looking south



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Photo 13 Dining room, living room, and pool, looking south



Photo 14 View of pool showing elevated columns, looking southeast



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Photo 15 Elevated column, looking southeast from swimming pool



Photo 16 Minimalist design, no baseboards, a typical detail throughout the interior



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Photo 17 Interior door detail throughout the house

