

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: Bel Vista House at 1150 N. Calle Rolph

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: 1150 N. Calle Rolph

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Not For Publication: Vicinity: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

<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Signature of certifying official/Title:	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> State or Federal agency/bureau or Tribal Government	

<p>In my opinion, the property ___meets ___does not meet the National Register criteria.</p>	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Signature of commenting official:	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> 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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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 west-facing Bel Vista House at 1150 N. Calle Rolph was constructed in 1946 in the International Style of early modern as one of the fifteen identical homes constructed in the Bel Vista tract. To distinguish the house from the nearby National Register-listed Bel Vista House (MP100005718), this property is identified by the addition of its address as Bel Vista House at 1150 N. Calle Rolph. Set nearer the north and east of a .024-acre lot, the one-story building is modest in size at 1,150 square feet. Located mid-block on the east side of the street, the property is on a secondary street in central Palm Springs surrounded by a residential neighborhood consisting of one-story, single-family residential buildings. Per consultation with the Agua Caliente Band of Cahuilla Indians, the property is under the jurisdiction of the State Historic Preservation Office. 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 rectilinear 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 post-period of significance,

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noncontributing pool is on the south side of the property. The building is in excellent condition and retains all aspects of integrity.

Narrative Description

Setting

Sited in the middle of the block, the home is framed by a low concrete block wall on all four sides. The block wall presents both painted and natural block. The house is painted its original light green color stucco and all of the house's wood members are painted its original dark green color. In 2023, a new curved driveway matching Frey's original drawings, made of 12x12 square pavers, was added. There are a few mature specimen trees on the east, south and west sides of the property, including two citrus, four Chinese Elms and two palms. Several smaller river rocks boulders are scattered throughout the parcel.

House

The poured concrete slab foundation extends into and throughout the carport, creates the foundation of the front porch with an original walkway extending directly opposite the front door. The contiguous slab foundation also creates one original corner porch at the northeast corner of the house opposite the carport side. Of note are the unique, raised concrete thresholds at every exterior doorway poured concurrently as 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. With the exception of the bathroom and middle bedroom, 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 house 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 and is 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 square block wall extends away from the house and at the northwest corner nearest the carport. The concrete block wall was designed to contain the clotheslines for the adjacent interior laundry room. A portion of the 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 house.

West Elevation (primary)

The western, street-facing side is the primary entry point and is comprised of two main elements: the block wall of the laundry area on the left and the attached carport placed parallel to the street

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with its cantilevered roof supported by four subtle wood posts. The same concrete slab that extends throughout the house creates the carport foundation. The presenting west wall of the house is mostly of solid stucco with the exception of three exterior doors: a set of original dual-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 still present, matching Frey's original drawings. All doors on this elevation match the original specifications and the set of double glazed doors appear to be original. The original wood fascia is present on the upper, leading edge of the carport.

South Elevation

The southern side of the home is comprised of three main elements from left to right: the vehicular entry of the carport, the primary front door and living room casement windows, and the solid stucco wall of a bedroom. This side elevation features one of the three covered porches of the home and is a central focus. One of the two original corner bedroom covered porches was enclosed in 1972 to add a second bathroom and is no longer a corner element. Frey's plan included many different exterior doors, in both common and private spaces, exemplifying his beliefs in an interior/exterior lifestyle and this southern bedroom still has its second exterior door. The stepped-out plan of this bedroom allows for this unique exterior door directly adjacent to the home's main front door. In 2022, a new HVAC unit was placed on the roof, replacing an existing unit. The unit is only visible from a distance and does not detract from the home's design. All doors and windows on this elevation match the original specifications. The original wood fascia is present on the upper, leading edge.

East Elevation (rear)

The east side of the home has all three bedrooms and presents a covered corner porch on the right. This side of the house is comprised of a stucco wall, the window set of the middle bedroom that matches the original specifications and one exterior glazed door of two dissimilar-sized panes of glass, and the ever-present wood fascia on the upper, leading edge. The right corner has the original stepped-in detail that creates a small porch with a subtle cantilevered cover protecting the exterior door that leads into the corner bedroom.

North Elevation

The north side of the home affords perhaps the best view of the original squared block wall laundry enclosure. This side of the house is comprised of a stucco wall, wood casement windows and the ever-present wood fascia on the upper, leading edge. The six windows are a wood casement style all matching the original specifications — from left to right, the windows are in the bedroom, bathroom, kitchen, and laundry room. The original corner bedroom covered porch is visible, as a secondary element on the left. The rear of the carport is also visible, as a secondary element on the right.

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Interior

Entrance to the interior can be through one of five original doorways, including the double door set in the carport that opens into the dining area. It is unusual for a postwar home of this size to have this number of doors—the average being one or two—and a double door set is even more rare. Similar to the exterior, the building's three-bedroom interior is unadorned and utilitarian. All three bedrooms are on the east side and the two corner bedrooms each have their original door leading to the outside. No interior walls or doorways have been modified or altered and all rooms continue to function as originally intended. The rooms throughout the inside the house all have an eight-foot ceiling height and the interior walls are constructed of hand-troweled plaster over lathe with a very slight wavy texture finish. The original laundry room still functions as such and retains its fully functioning, original built-in ironing board with all original hardware intact. The exterior laundry room door matches original specifications and leads to the original walled-in outside area intended for clotheslines. All of the interior doors are a three-panel, shaker style, are believed to be original, and have the original ivory-color Bakelite doorknobs. All of the doors and doorways throughout the house have the original, simple wood trim. No trim has been added anywhere in the house. The bathroom still has the original tub and tile around the tub. All lighting in the home is vintage or period appropriate, yet is not original to the house and does not detract from the home's design.

Pool

A 20' x 27' in-ground, gunite swimming pool/spa was added to the northwest corner of the property in 1992. The post-period of significance pool is noncontributing and does not detract from the house.

Alterations

Prior to the current owner, one person owned the property for many decades. During that time, many of the wood casement windows were changed to a nonconforming metal type, four exterior doors were changed, an exterior doorway was altered, a stucco wall was penetrated to add a new window and one of the corner bedroom covered porches was enclosed to add a second bathroom. In 2023, under direction of the current owner, all windows were restored with custom wood casement windows matching the original drawings, four nonconforming doors were replaced with doors matching the original specifications, and the added window opening was covered with stucco to return the wall to the original specification. Additionally, a curved driveway matching Frey's original plan was added to south/west side; a corrugated fiberglass screen separated from the house was added on the south side to provide privacy for the pool; the property was re-landscaped, including a variety of trees, rocks and plants; and the original bathroom was restored.

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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 property was commissioned as a one-family home and is still in use as such, thus retains integrity of *feeling* and *association*. As a result, Bel Vista House at 1150 N. Calle Rolph is able to convey its architectural significance because the property exhibits those physical features associated with the work of Albert Frey.

This home is positioned flipped and rotated on the lot with its carport running parallel to the street, an important example of Frey's goal to differentiate and distinguish the singular design of the fifteen identical houses in the tract from each other. Bel Vista House at 1150 N. Calle Rolph exhibits key character-defining features associated with the work of Albert Frey: it 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 at 1150 N. Calle Rolph 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—as included in the building list compiled by Joseph Rosa on pages 141-143 in his biography *Albert Frey, Architect* in 1999—the property meets *The Architecture of Albert Frey* Multiple Property Submission 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 the 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 was 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 at 1150 N. Calle Rolph 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 was 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 at 1150 N. Calle Rolph 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 house.

Frey’s theories on housing were further expanded when he and A. Lawrence Kocher wrote their seminal work published in *Architectural Record*, “Real Estate Subdivisions for Low-Cost

¹ Rosa, Joseph, *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, 6.

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

⁶ Cunningham, Allen. *do.como.mo Modern Movement Heritage*. London: Taylor & Francis, 1998, 137.

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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 at 1150 N. Calle Rolph 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), two 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. Culver and Sallie Stevens Nichols donated the property for the National Register-listed Palm Springs (Aerial) Tramway Valley Station (15000642) 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 International Style aesthetic used in the singular design for all fifteen identical houses placed throughout the Bel Vista tract. While reminiscent of European modernism, the design is evocative of his earlier designs in America. Author and historian Barbara Lamprecht writes, “the 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 developers Culver and Sallie Stevens Nichols, Bel Vista House at 1150 N. Calle Rolph was designed in 1945 by Albert Frey (**Figure 2**) as one the homes in a tract of

⁷ Kocher, Lawrence A., and Frey, Albert. “Real Estate Subdivisions for Low-Cost Housing,” *The Architectural Record*, April 1931, 323.

⁸ Rosa, 88.

⁹ Frey, Albert, *In Search of a Living Architecture*. Santa Monica: Hennessey + Ingalls, 1999, 38.

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

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

¹² Lamprecht, Barbara. Email with author. Nov. 4, 2019.

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fifteen identical homes, with the exception being each home was placed differently on each lot. 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 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 perspective, 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, CO., where construction began in 1949.¹⁴

The original subdivision map for the Bel Vista tract—dated January 11, 1945 and signed by Sally Stevens Nichols, noted as the owner of the subdivision—identifies the location of Bel Vista House at 1150 N. Calle Rolph as lot #49 (**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 worker's 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 group of fifteen single-family homes (**Figure 4**).

Bel Vista House at 1150 N. Calle Rolph 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, 6**) have a signature block with the name of Albert Frey alone.

¹³ Rosa, 87.

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

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

¹⁶ Rosa, 61.

¹⁷ *Ibid*, 87.

¹⁸ *Ibid*, 88.

¹⁹ Moruzzi, 3.

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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

Bel Vista House at 1150 N. Calle Rolph 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 at 1150 N. Calle Rolph, 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 house while presenting a design contrary to norms of the time, yet so 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 an eastern lot in the middle of the block, Bel Vista House at 1150 N. Calle Rolph is one of only three intact examples remaining of the original fifteen modest homes—most have been significantly altered and can no longer be considered eligible for the National Register. As an intact example from the only residential subdivision designed and built by Albert Frey, the 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. Additionally, it is placed differently on the lot from the other two intact houses—flipped and rotated—so the carport is placed parallel to the street with a curved driveway, thus presenting visually as a very different building.

²⁰ Moruzzi, 22.

²¹ George Ringwald, “Cookie Cutter Tract Solution Offered PS,” *Daily Enterprise*, Sept 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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_____. "A Modern Model." *Old-House Journal*. January 2011.

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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
- Local government
- University
- Other

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

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreeage of Property less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 33.839166

Longitude: -116.529828

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

1150 N. Calle Rolph, Palm Springs, Riverside County, California is located mid-block between East Tachevah on the south and Paseo El Mirador to the north. There is approximately 100 feet of street frontage. The legal description is .24 ACRES on Lot 49 of Bella Vista Tract, as per Map recorded in book 20, page 38 of maps, records of Riverside County. APN: 507-124-011.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with the Bel Vista House at 1150 N. Calle Rolph.

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: July 2023; Revised September 2023

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.

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- **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 at 1150 N. Calle Rolph
City or Vicinity: Palm Springs
County: Riverside County
State: California
Photographer: Kelly Peak and Todd Hays
Date Photographed: April 10, 2023 and September 2023

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

- 1 of 11 Context view, camera facing northeast
- 2 of 11 West elevation, camera facing east
- 3 of 11 South and west elevations, camera facing northeast
- 4 of 11 South elevation, camera facing north
- 5 of 11 South and east elevations, camera facing northwest
- 6 of 11 North elevation, camera facing south
- 7 of 11 North and west elevations, camera facing southeast
- 8 of 11 Living room/dining room, camera facing north
- 9 of 11 Original hall bathroom, camera facing north
- 10 of 11 Laundry room, camera facing west
- 11 of 11 Living room/dining room, camera facing northeast

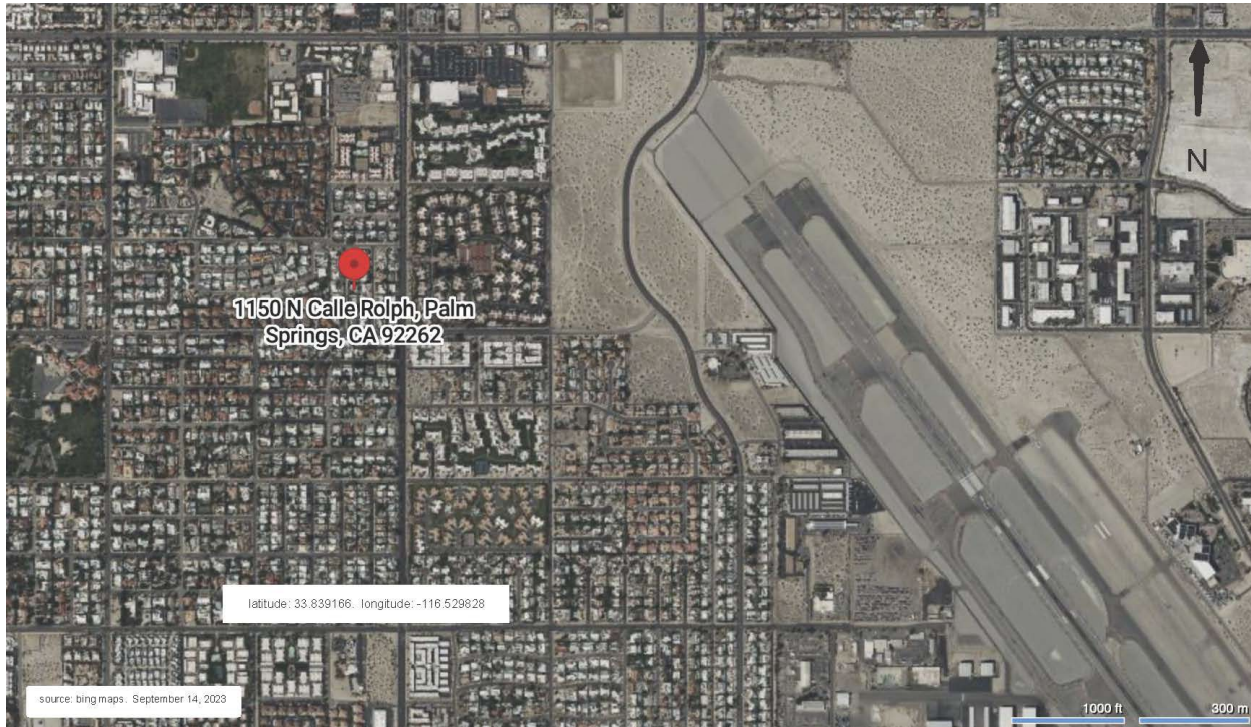
Bel Vista House at 1150 N. Calle Rolph
Name of Property

Riverside, California
County and State

Location Map

Latitude: 33.839166

Longitude: -116.529828



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:

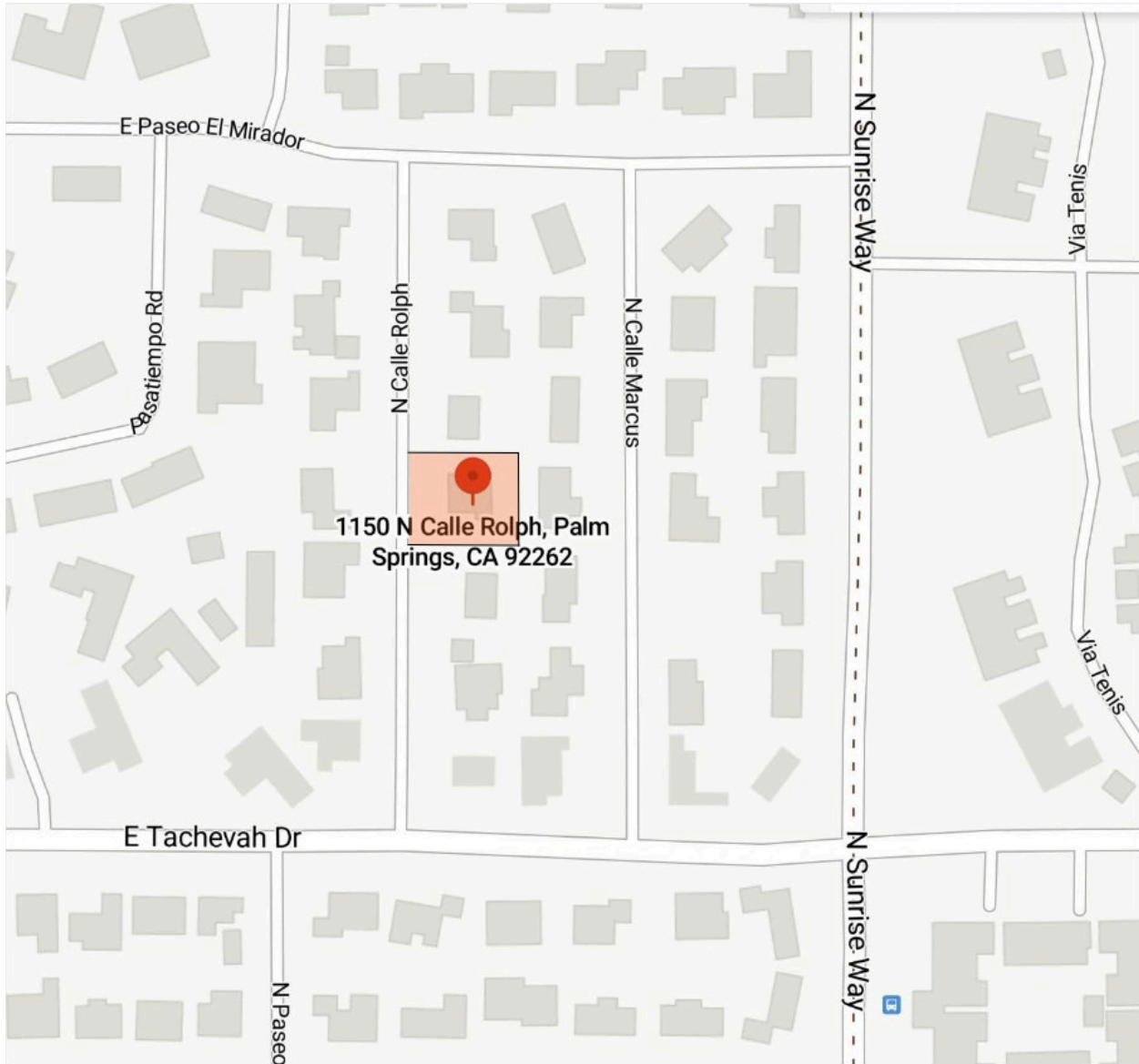
- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

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.

Bel Vista House at 1150 N. Calle Rolph
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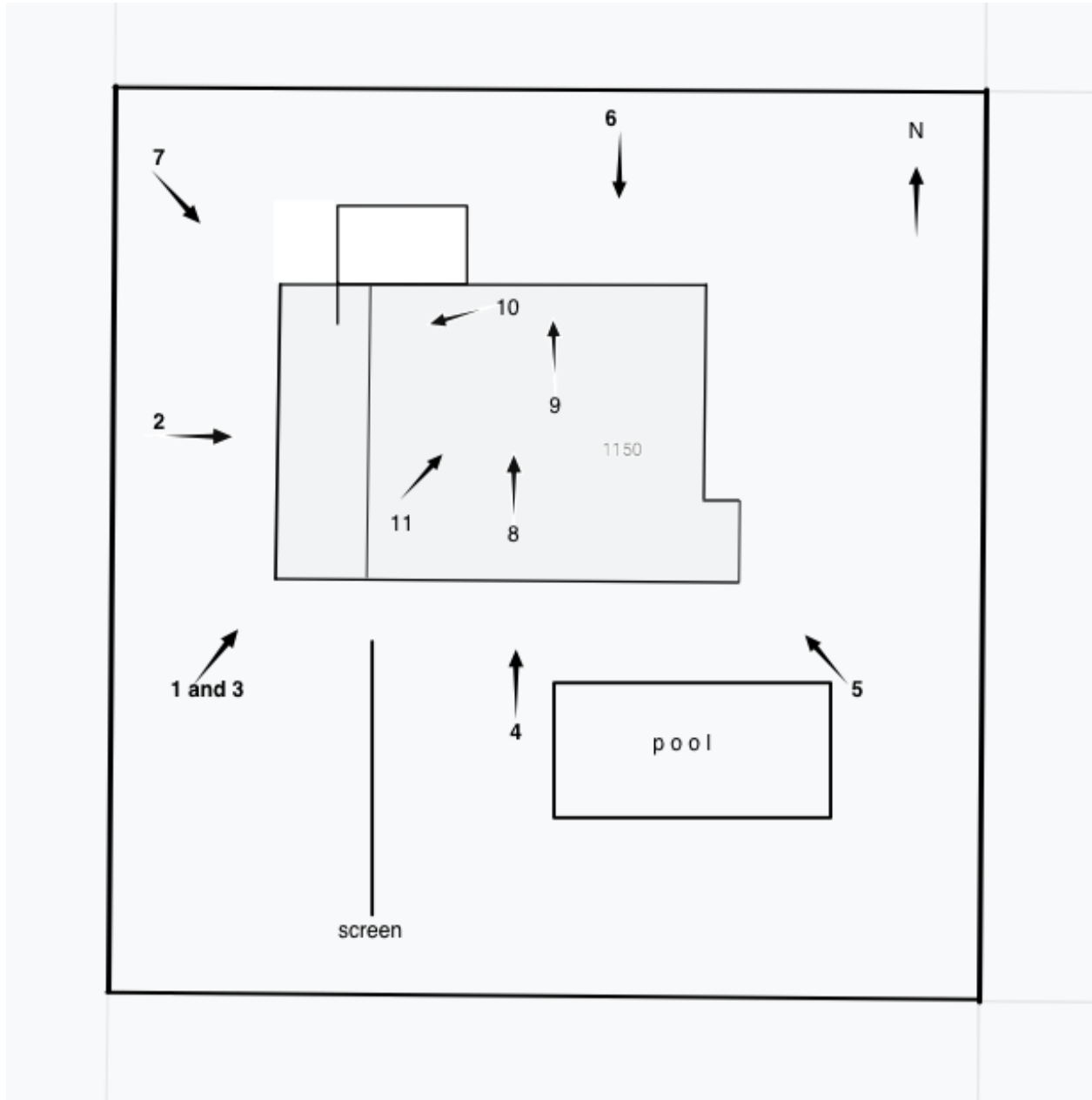
Vicinity Map



Bel Vista House at 1150 N. Calle Rolph
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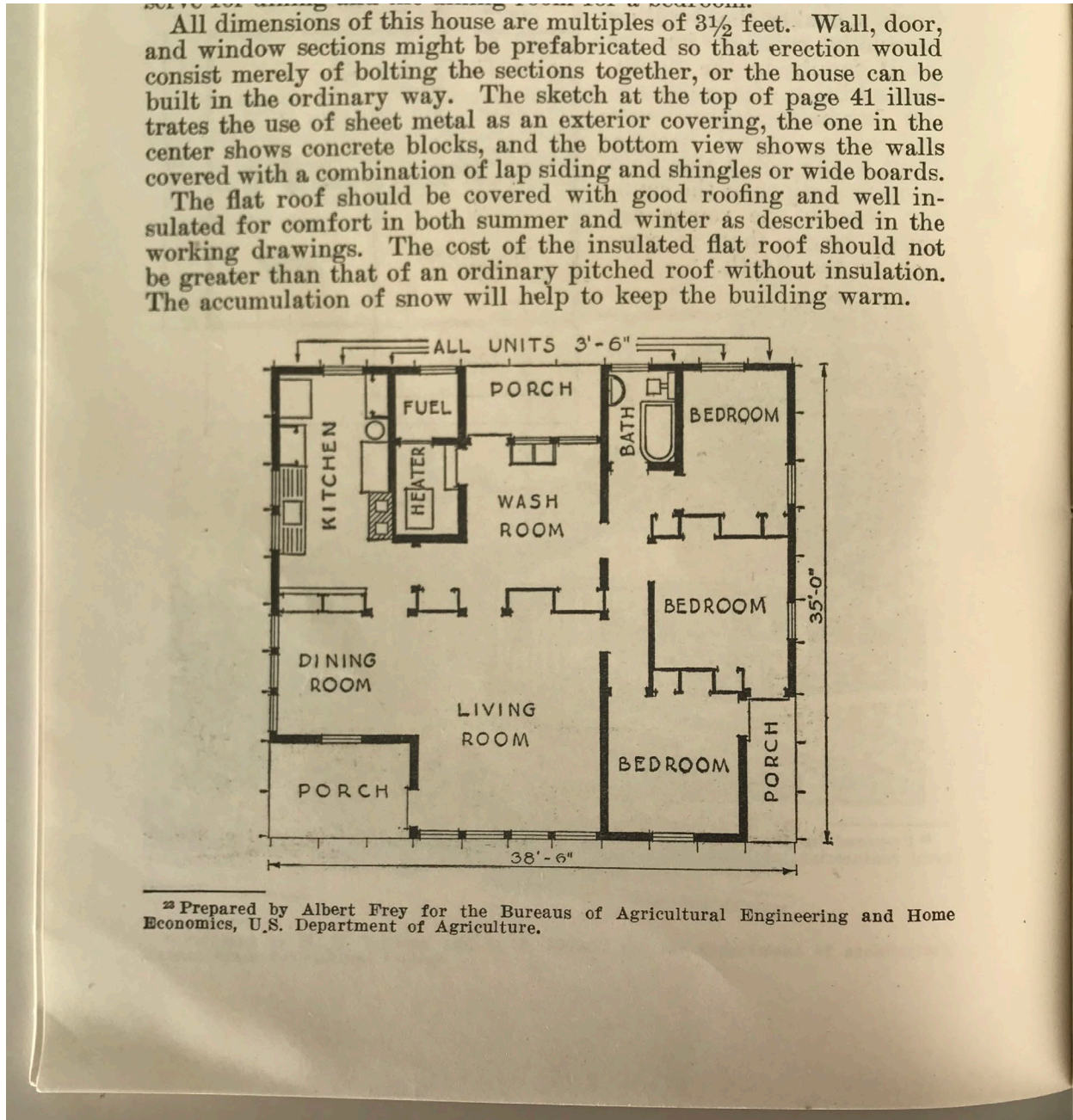
Sketch Map/Photo Key



Bel Vista House at 1150 N. Calle Rolph
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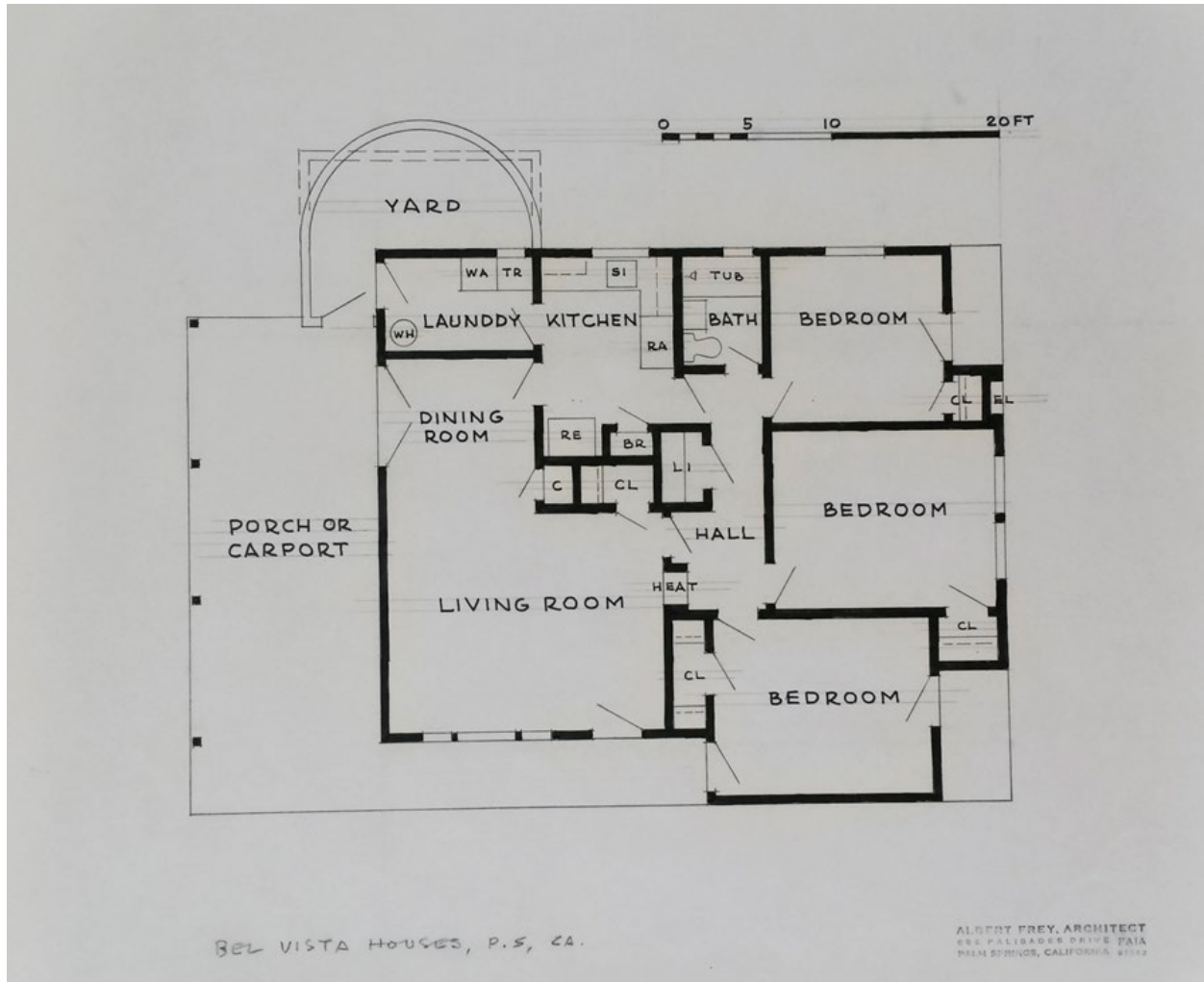
Figure 1 U.S. Department of Agriculture, *Farmer's Bulletin No. 1738*, 1934; Source: private collection of Todd Hays, Pasadena, CA



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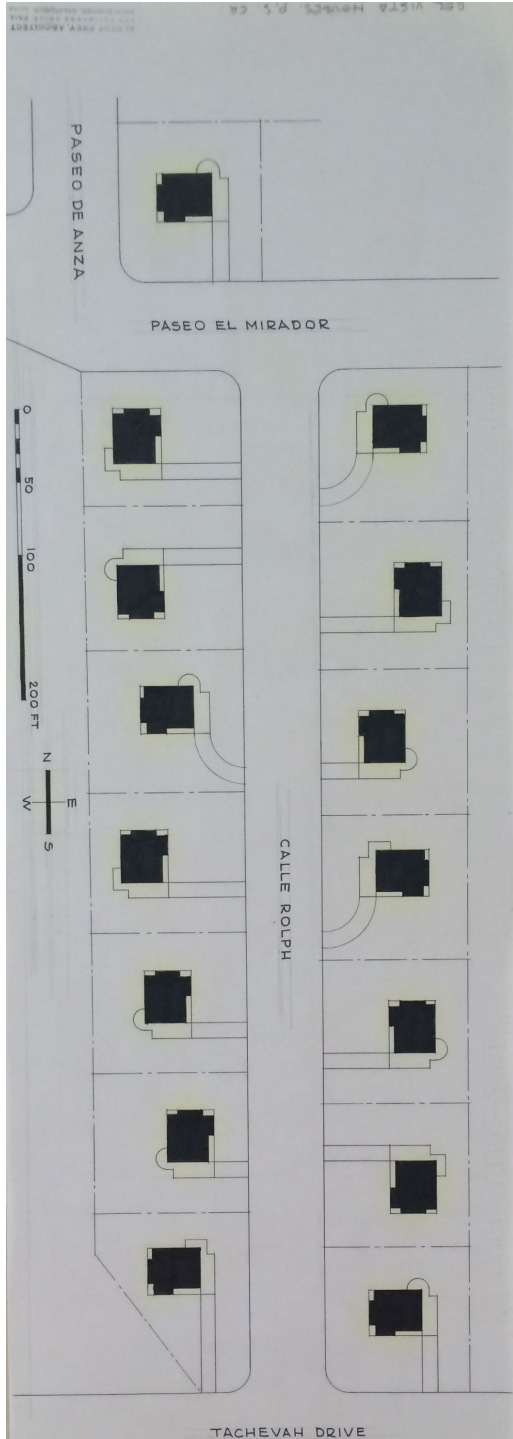
Figure 2 Bel Vista House at 1150 N. Calle Rolph original floor plan; Source: Art, Design & Architecture Museum, University of California, Santa Barbara



Bel Vista House at 1150 N. Calle Rolph
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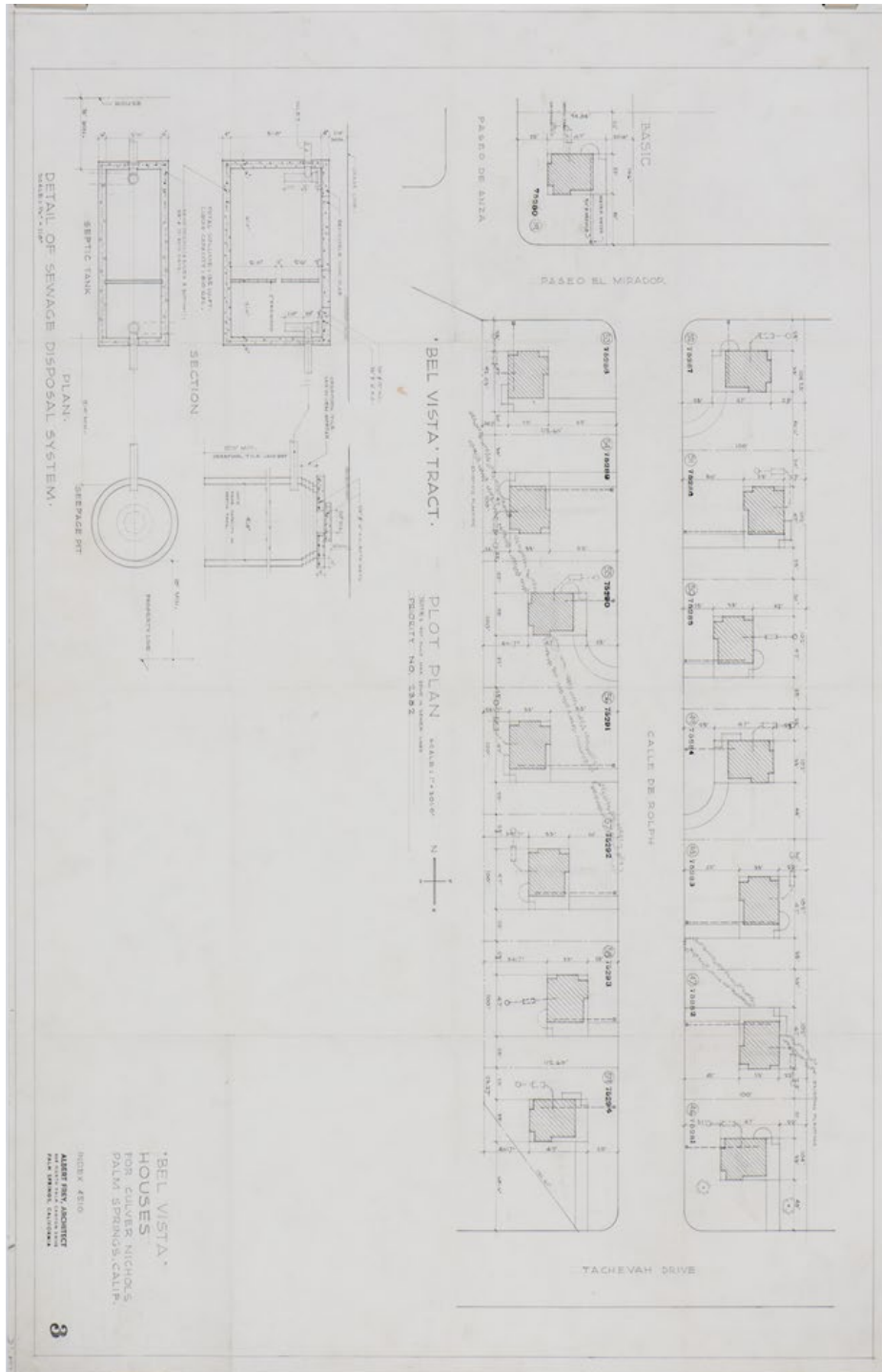
Figure 4 Original tract drawing; Source: Art, Design & Architecture Museum, University of California, Santa Barbara



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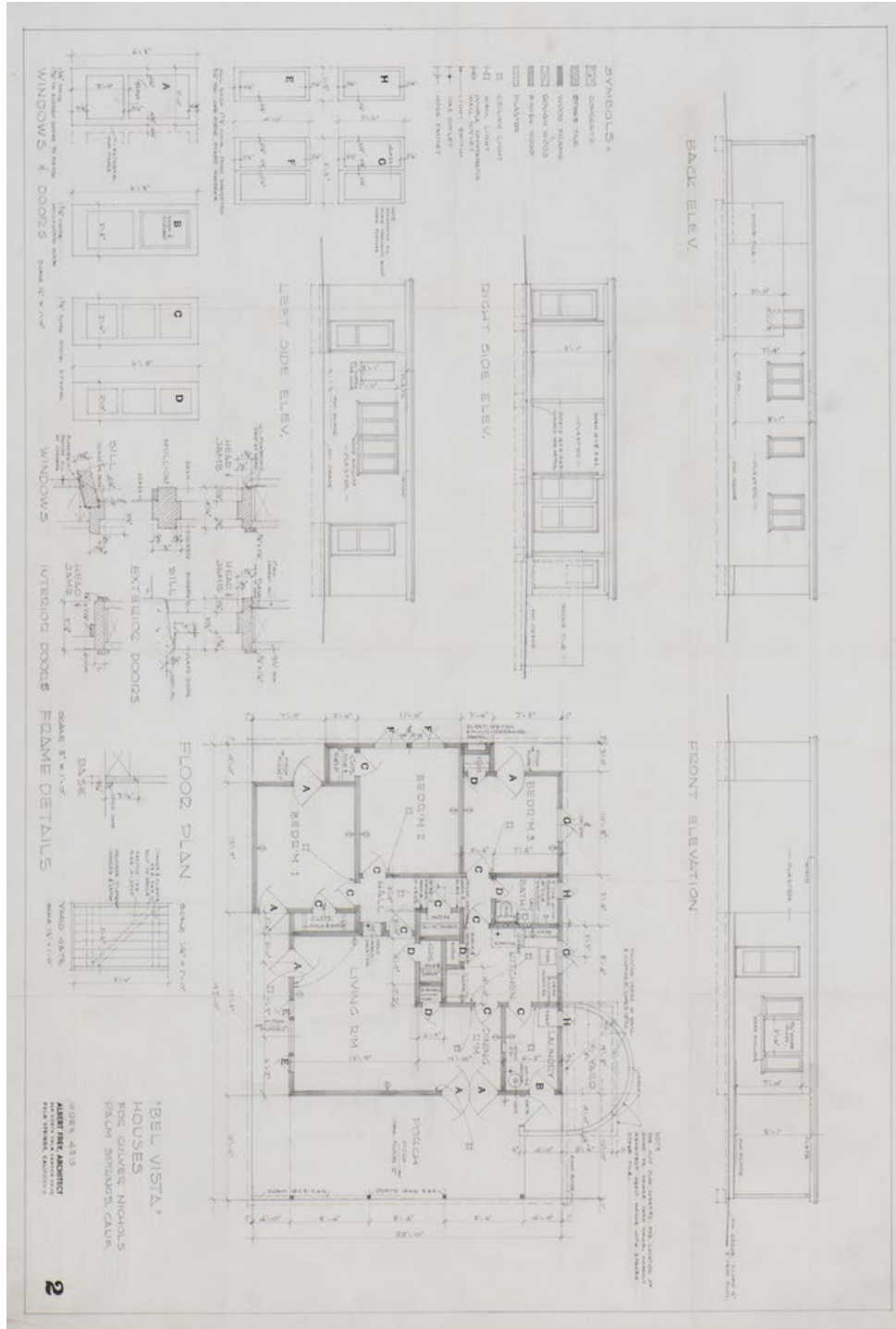
Figure 5 Original Bel Vista Tract Plot Plan; Source: Art, Design & Architecture Museum, University of California, Santa Barbara



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Figure 6 Original Bel Vista House at 1150 N. Calle Rolph plan; Source: Art, Design & Architecture Museum, University of California, Santa Barbara



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Figure 7 Tract, view south; Julius Schulman, photographer, c. 1950; Source: The Getty Institute



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Photo 1 Context view, camera facing northeast



Photo 2 West elevation, camera facing east



Bel Vista House at 1150 N. Calle Rolph
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Photo 3 South and west elevations, camera facing northeast



Photo 4 South elevation, camera facing north



Bel Vista House at 1150 N. Calle Rolph
Name of Property

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Photo 5 South and east elevations, camera facing northwest



Photo 6 North elevation, camera facing south



Bel Vista House at 1150 N. Calle Rolph
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Photo 7 North and west elevations, camera facing southeast



Photo 8 Living room/dining room, camera facing north



Bel Vista House at 1150 N. Calle Rolph
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Photo 9 Original hall bathroom, camera facing north



Photo 10 Laundry room, camera facing west



Bel Vista House at 1150 N. Calle Rolph
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Photo 11 Living room/dining room, camera facing northeast

