

**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.

DRAFT

**1. Name of Property**

Historic name: North Shore Yacht Club

Other names/site number: North Shore Beach and Yacht Club

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

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

**2. Location**

Street & number: 99-155 Sea View Drive

City or town: Mecca State: CA County: Riverside

Not For Publication:  Vicinity:

**3. State/Federal Agency Certification**

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

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

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

\_\_\_ national      \_\_\_ statewide      \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A      \_\_\_ B      \_\_\_ C      \_\_\_ D

<p>_____</p> <p><b>Signature of certifying official/Title:</b></p> <p>_____</p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>	<p>_____</p> <p><b>Date</b></p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p> <p><b>Signature of commenting official:</b></p> <p>_____</p> <p><b>Title :</b></p>	<p>_____</p> <p><b>Date</b></p> <p>_____</p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>

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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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 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>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

SOCIAL: clubhouse

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

RECREATION AND CULTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: METAL: steel, aluminum, CONCRETE  
BLOCK, GLASS

### 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.)

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#### Summary Paragraph

The North Shore Yacht Club is located on the north shore of the Salton Sea at the far eastern end of the Coachella Valley. Constructed in 1958 and designed by Albert Frey, the two-story building is evocative of a ship with its curved prow, tall central mast, and porthole windows facing the water. Sandblasted terracotta colored concrete blocks are used for ground floor construction, corrugated metal sheathes exterior surfaces on the second story, thin eaves supported by slender steel posts provide shade on the second story terraces, brightly colored fiberglass panels sheathe the upper deck, and porthole windows with protruding round metal hoods offer telescopic views from the crow's nest lounge. After falling into substantial disrepair in the 1990s, the North Shore Yacht Club experienced an extensive rehabilitation and reopened to the public in 2010. It is in excellent condition and exhibits historic integrity.

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#### Narrative Description

By 1958, Frey's palate of materials and their application were generally established. Sandblasted terracotta-colored concrete blocks are used for construction, corrugated metal sheathes exterior surfaces, slender steel posts support extended eaves often with metal ceilings and fascia, colored fiberglass panels are used as railings, and porthole windows with protruding round metal hoods

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provide telescopic views. All appear in the North Shore Yacht Club. To this Frey added periodically spaced square glass blocks to admit light, and, just as in Frey House I, interior metal stairs suspended from metal rods (**Figure 1**).

The yacht club's nautical theme is expressed by the curved profile of the southwest sea-facing elevation with full-width beige-colored corrugated fiberglass prow surmounted by a corrugated metal clad bridge with four telescopic metal portholes (**Figure 2**). Fronting the fiberglass is a horizontal row of square metal nautical flags that are not original to Frey's design but appear in photographs from the early 1960s. Recessed beneath the fiberglass are several bands of windows. On the opposite side, the inward curving northeast elevation contains the main entrance. It is surmounted by the curved rear of the metal clad bridge that cantilevers over the glazed entry doors (**Figure 3**). A metal pipe and corrugated fiberglass railing encloses the open upper deck, a portion of which is sheltered by flat corrugated metal canopies supported by slender steel posts that flare out from both sides of the bridge. Curved corrugated green fiberglass screens on the roof disguise HVAC equipment. Completing the theme is a tall central steel mast with rigging and nautical flags.

Starting in the 1990s, the unoccupied former North Shore Yacht Club experienced many years of extreme neglect, deterioration, and vandalism. All of its surfaces had been painted, including the concrete block, corrugated metal cladding, and fiberglass panels. The glazing for all windows was gone and entry doors were destroyed, their openings covered with plywood. While the street-facing metal porthole tubes remained, the sea-facing ones were gone. The steel pole mast had been removed, an adjacent swimming pool was drained and cracked, and metal railings were missing. The interior had been entirely gutted with all metal and wiring stolen, including the suspended metal staircase. It was expected that the building would be demolished.

In 2009, the County of Riverside allocated \$3.35 million in funds to rehabilitate the former yacht club to its appearance in 1960 for use as a museum and community center. The Secretary of the Interior's Standards for Rehabilitation of Historic Properties (Standards) were followed whenever possible. In avoiding the addition of conjectural features, documentary evidence consisting of original plans and historic Julius Shulman photographs were utilized. Albert Frey's distinctive sandblasted terracotta-colored concrete block was retained. It required additional sandblasting to remove many layers of paint.

Because the rehabilitation followed the Standards, the property's distinctive materials, features, spaces, and spatial relationships, as well as its historic character, were retained and preserved. Conjectural features were avoided. The most evident new addition was a wheelchair accessible ramp on the sea-facing elevation that is differentiated from the original building by its contemporary function yet compatible with the building's historic materials: terracotta-colored concrete block and pipe railings.

Distinctive features that were replaced matched the original in design, color, texture, and materials as substantiated by documentary and physical evidence. These materials include corrugated fiberglass panels, corrugated metal cladding, telescopic metal portholes, flat metal

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canopies, entry doors, metal nautical flags (attached early in the building's history), window glazing, pipe railings, and steel mast. Reconstructed interior elements include the metal staircase suspended by steel rods, corrugated fiberglass panels, distinctive ovoid soffits, recessed lighting, and wood paneling.

Following its rehabilitation, the North Shore Yacht Club is able to convey its architectural significance because the property retains the characteristic physical features associated with the work of Albert Frey. As relates to design, materials and workmanship, these features are sandblasted terracotta-colored concrete block construction, corrugated metal cladding, brightly colored corrugated fiberglass panels, thin corrugated metal eaves supported by slender steel posts, telescopic metal porthole windows, and pipe railings. The building's setting has changed in the sense that the Salton Sea is no longer the recreation magnet it was in the 1960s due to the lake's fluctuating levels and the degradation of its water for swimming, fishing, and boating. The North Shore Yacht Club is at its original location, retaining integrity of feeling as a nautically inspired refuge from the elements on the edge of the Salton Sea.

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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**

1958  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1958  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Frey, Albert  
\_\_\_\_\_  
\_\_\_\_\_



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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 North Shore Yacht Club is eligible for the National Register of Historic Places under Criterion C at the local level of significance in the area of Architecture. The property embodies the distinctive characteristics of commercial architecture associated with the modern movement as interpreted by Albert Frey for the desert environment of the Coachella Valley. In addition, the property meets *The Architecture of Albert Frey* Multiple Property Submission registration requirements for commercial buildings in association with the historic context “Desert Modern Design in the Coachella Valley, 1934-1965.” The period of significance corresponds with the building’s date of construction, 1958.

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

The North Shore Yacht Club exemplifies the distinctive characteristics of Albert Frey’s approach to modern commercial design in the desert. It is constructed of sandblasted terracotta-colored concrete block and features corrugated metal cladding, brightly colored corrugated fiberglass panels, bands of windows, and thin corrugated metal eaves supported by slender steel posts. The telescopic metal porthole windows are derived from those punctuating Frey’s second story bedroom that he added in 1953. The building’s prow-like shape, second story bridge, porthole windows, and mast metaphorically suggest elements of a ship. The metal nautical flags were applied soon after the building was completed and are not Frey designs.

The North Shore Yacht Club is significant within the oeuvre of Albert Frey. The importance of the building and its significance within the “Desert modern design in the Coachella Valley 1934-1965” historic context are presented in the Multiple Property Documentation Form. The building is a key example of the commercial building property type that maintains sufficient integrity to be readily identifiable as the work of master architect Albert Frey. The property meets National Register Criterion C because it embodies the distinctive characteristics of commercial architecture associated with Albert Frey and is the work of a master architect.

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## 9. Major Bibliographical References

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

As indicated in *The Architecture of Albert Frey* Multiple Property Documentation Form.

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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 of California, Santa Barbara
- Other

Name of repository: Palm Springs Art Museum

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** approximately 11 acres

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                        |
|------------------------|------------------------|
| 1. Latitude: 33.524403 | Longitude: -115.939311 |
| 2. Latitude: 33.518195 | Longitude: -115.932337 |
| 3. Latitude: 33.518320 | Longitude: -115.932337 |

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

The nominated property is located at 99-155 Sea View Drive, Mecca, Riverside County, California on the west side of Sea View Drive. The property fronts approximately 960 feet of Sea View Drive. Its legal description is 10.91 ACRES M/L IN POR NW 1/4 OF SEC 34 APN: 723-221-001.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with the North Shore Yacht Club, 99-155 Sea View Drive.

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**11. Form Prepared By**

name/title: Peter Moruzzi/Architectural Historian  
organization: \_\_\_\_\_  
street & number: 2018 Griffith Park Blvd. #114  
city or town: Los Angeles state: CA zip code: 90039  
e-mail petermoruzzi@gmail.com  
telephone: 213-706-0151  
date: December 30, 2014

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**Additional Documentation**

Submit the following items with the completed form:

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

**Photographs**

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

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### Photo Log

Name of Property North Shore Yacht Club  
City or Vicinity Mecca, Salton Sea  
County Riverside  
State California  
Photographer Peter Moruzzi  
Date Photographed December 2014

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

- 1 of 10 CA\_Riverside County\_Frey MPS\_North Shore Yacht Club\_0001.tif  
Primary (northeast) elevation, looking southwest
- 2 of 10 CA\_Riverside County\_Frey MPS\_North Shore Yacht Club\_0002.tif  
Rear (southwest) elevation, looking northeast
- 3 of 10 CA\_Riverside County\_Frey MPS\_North Shore Yacht Club\_0003.tif  
Northeast elevation, looking west
- 4 of 10 CA\_Riverside County\_Frey MPS\_North Shore Yacht Club\_0004.tif  
Southeast elevation, looking northwest
- 5 of 10 CA\_Riverside County\_Frey MPS\_North Shore Yacht Club\_0005.tif  
Rear (southwest) elevation, looking northwest
- 6 of 10 CA\_Riverside County\_Frey MPS\_North Shore Yacht Club\_0006.tif  
Beneath rear (southwest) canopy, looking southeast
- 7 of 10 CA\_Riverside County\_Frey MPS\_North Shore Yacht Club\_0007.tif  
Detail, rear (southwest) elevation, looking southeast
- 8 of 10 CA\_Riverside County\_Frey MPS\_North Shore Yacht Club\_0008.tif  
Interior staircase, looking northwest
- 9 of 10 CA\_Riverside County\_Frey MPS\_North Shore Yacht Club\_0009.tif  
Interior, ground floor, looking southeast
- 10 of 10 CA\_Riverside County\_Frey MPS\_North Shore Yacht Club\_0010.tif  
Interior, second story, looking northwest

### Index of Figures

Figure 1. Interior staircase, looking northwest, 1960.

Figure 2. Southwest elevation, looking east, 1960.

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Figure 3. Northeast elevation, looking south, 1960.

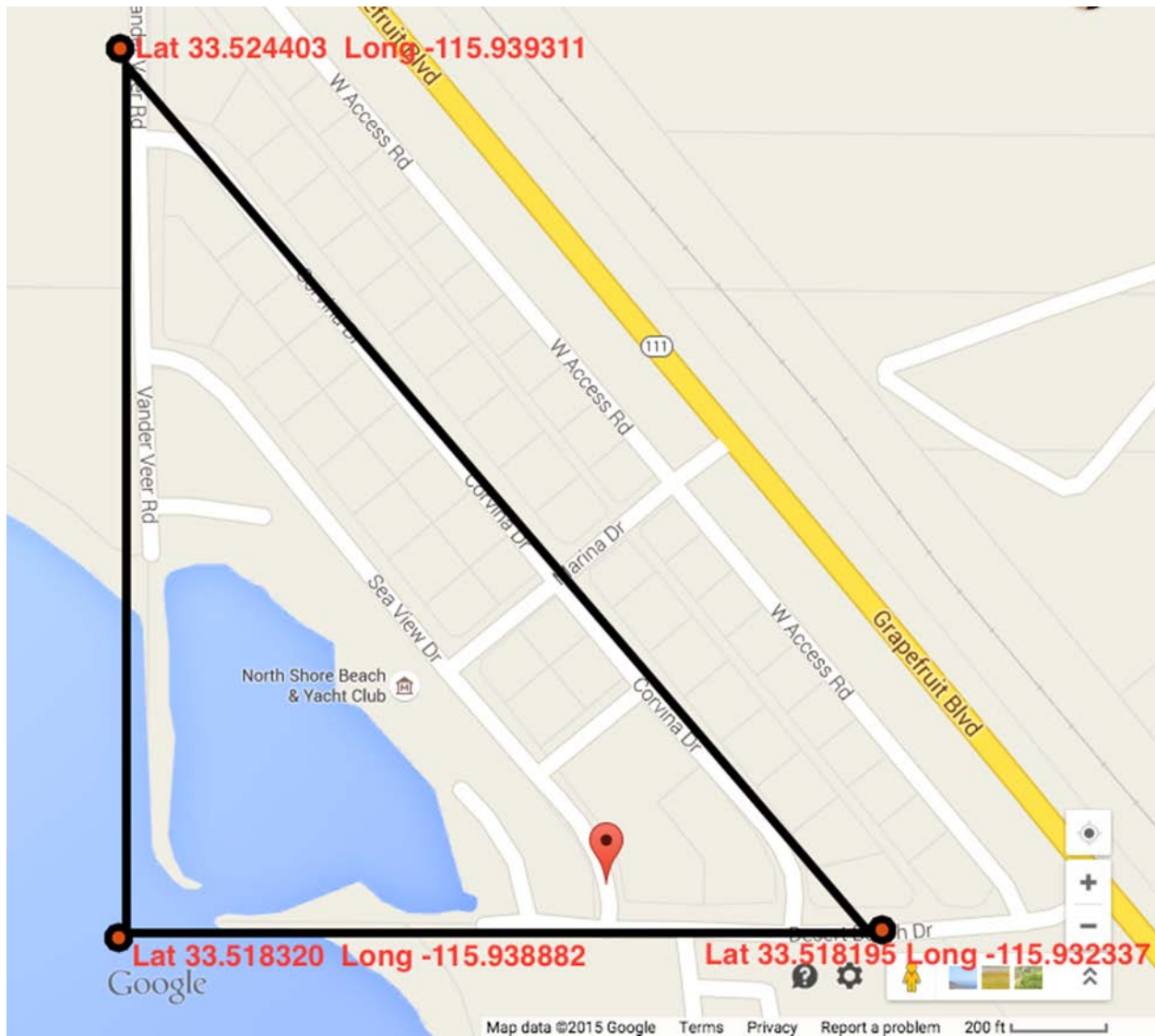
Figure 4. Interior view, second story, looking southwest, 1960.

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### Location Map

Latitude: 33.524403 Longitude: -115.939311  
Latitude: 33.518195 Longitude: -115.932337  
Latitude: 33.518320 Longitude: -115.938882



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### Sketch Map/Photo Key



**Paperwork Reduction Act Statement:** This information is being collected for applications 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.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Figure 1.** Interior staircase, looking northwest, 1960.



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**Figure 2.** Southwest elevation, looking east, 1960.



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**Figure 3.** Northeast elevation, looking south, 1960.



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**Figure 4.** Interior view, second story, looking southwest, 1960.



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