

THE WILLIAM F. CODY AND WINIFRED CODY RESIDENCE

- Cody Family Residence (From Design to Completion 1946-1952)
- 1950 E Desert Palms, Palm Springs CA, 92262
- Owned by architect Francisco and Cheryl Urrutia for 32 years (1990 to present)
- Francisco worked alongside William Cody from 1969-1974
- Original Cody plans remain with the home as do additions and remodeling plans prepared by Francisco Urrutia, architect
- Original Artwork for Atrium Mosaic prepared by Tom Van Sant in 1959
- Featured in 1953 *Arts & Architecture* magazine, many other publications, mid-century modern home tours, movies, and Home & Garden TV. Most recently featured in *Master of the Midcentury: The Architecture of William F. Cody*, 2021

SPECIFICATIONS

- 3,038 SF living area
- 110 SF storage
- 96 SF mechanical
- 3,244 SF gross area
- 3 Bed/3 Bath with separate Powder Room
- 13,504 SF Lot or .31 Acre
- Original construction started in October, 1948 and completed in 1952
- Remodeling and Additions started in 1990 and completed in 1992
- Steel Frame construction
- Listed on the Palm Springs Citywide Historic Resource list of Eligible Historic Places (Category 3)
- Zig-zagging adobe property walls – original adobe made on site
- Original “Bomb Shelter” converted to walk in closet

TECHNICAL INFORMATION

- Front Guest Suite cooled and heated with a mini-split heat pump
- Main house has 4 separate HVAC zones with 14 tons of capacity and includes zones for the Living Room/Dining Room, Kitchen/Breakfast Room, Master Bedroom/Bath/Office, and Office/Library/Rear Guest Bedroom
- 3 water heaters, 2 of which are on re-circulating pumps that delivers immediate hot water
- 1990-1992 full remodel: all electrical, plumbing, gas, glass, roof, tongue and groove Douglas fir ceiling, Cedar interior and exterior finished walls, cabinets, kitchen appliances, and finishes
- Polyurethane foam roof
- Photovoltaic Solar panels are 20 years old – reduce power 30-35% and owner has full records of production
- New photovoltaic solar inverter installed 2021
- Desert Landscaping with automatic water-saving drip irrigation system (Many cactus are original plants)
- Original Carport with aluminum covering and terrazzo flooring

- Outdoor shower and sunken tub in Master Bath
- Dipping Pool and Spa lined with quartzite stone
- Custom Fleetwood sliding doors
- New Mannington carpet in living room and Master Bedroom 2021 – carpet tile planks
- Entry and Kitchen/Breakfast Room flooring is Rosa Verona Peach filled travertine
- Master Bath walls and flooring are Imperial Red granite tile
- Office flooring is Imperial Red granite tile
- Office/Library flooring is Absolute Black granite tile
- Rear Guest Bedroom/Bath flooring is Limestone with granite wall tile
- Front Guest Bedroom/Bath flooring is 24" x 24" porcelain tile
- All countertops are granite and marble
- 3 phase main electrical service to run AC units – saves energy
- Lighting is low voltage with dimmers
- Exterior shades are Sunbrella
- SimplySafe Security alarm system
- Blink wireless security cameras
- Stone natural gas fire pit

DISCLOSURES

- Master Bedroom has original “bomb shelter” converted to walk in closet
- Rear, west bathroom is on its own small septic tank – approved by city in 1990
- Breakfast Room is an addition by current owner/architect
- Exterior covered area connecting main house with Rear Guest Room was enclosed by owner/architect
- Storage Room was constructed by owner/architect
- During large downpours some patio areas can puddle
- Two rain scuppers adjacent to the pool/spa area should be extended

INCLUDED FURNITURE

- See attached list