



## CITY COUNCIL STAFF REPORT

DATE: February 3, 2010

PUBLIC HEARING

SUBJECT: CASE HSPB #74: APPLICATION FOR DESIGNATION OF THE SINGLE FAMILY DWELLING AT 1070 E. APACHE ROAD AS A CLASS 1 HISTORIC SITE

FROM: David H. Ready, City Manager

BY: The Planning Department

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### SUMMARY

Under Section 8.05 of the Palm Springs Municipal Code (Historic Resources), the City Council may designate properties as "Class 1" historic sites. The City's Historic Site Preservation Board (HSPB) has recommended such a designation for the property at 1070 E. Apache Road. The Council will conduct a public hearing and determine if the site should be designated. Class 1 designation would place the building under the guidance of Municipal Code Section 8.05 "Historic Preservation".

### RECOMMENDATION

1. Open the public hearing and accept public testimony.
2. Adopt Resolution No. \_\_\_\_: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA DESIGNATING THE SINGLE FAMILY DWELLING AT 1070 E. APACHE ROAD, A CLASS ONE HISTORIC SITE."

### PROJECT DESCRIPTION

The property owner, Chris Menrad, filed an application requesting the subject property be designated a Class I historic site. Such designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05
2. Require present and subsequent owners to maintain the site consistent with that ordinance, and

Item No. **1.B.**

3. Grant possible property tax reduction opportunities to the owner under the State of California Mills Act.

A full project description, historic assessment report, findings and recommendations can be found in the attached staff reports to the Historic Site Preservation Board dated November 10, 2009.

### PRIOR ACTIONS

On September 10, 2009, the owner, Chris Menrad filed an application for historic designation on the subject property.

On November 10, 2009, the Historic Site Preservation Board voted 7 to 0 to recommend that City Council designate single family dwelling at 1070 E. Apache Road, a Class I Historic Site in accordance with Municipal Code Section 8.05. HSPB Resolution #74 is attached.

### ANALYSIS

The site is a 0.23 acre parcel, 10,019 square feet in size located in the Twin Palms neighborhood south of Twin Palms Drive.

Completed in 1957, the house at 1070 East Apache Road was designed by well known architect William Krisel and constructed by the Alexander Construction Company. The house is part of the first phase of homes built in Palm Springs by the Alexander Construction Company in the originally named neighborhood of Smoke Tree Valley Estates which later become part of the larger Twin Palms neighborhood. The architectural style of the neighborhood is as an eclectic mix of mid-century modern homes including varying types of one-story residences. On either side of the nominated property lie similar houses in style and dimension.

The style of the house is a good example of a post and beam structure with a double butterfly roof. The original carport and entry features are intact. All of the Alexander's share commonalities: post and beam construction, high tongue-and-groove ceilings, open floor plans, clerestory glass, and gentle sloping roofs.

The house has a 'Floating Butterfly' roofline – an asymmetrical sloping 'V' shape over the living portion of the house. The Floating Butterfly roof was not repeated in any other neighborhood and allegedly only twelve were built. All twelve can be found in the Twin Palms neighborhood in various states of preservation or alteration. (The more common "Extended Butterfly" roofline can be found in many Alexander developments.)

The home still retains the original windows, doors, and exterior wall materials along with the original paint color. In 1971, the original owner added a small extension has been added to the rear roof of the home extending over the patio. This addition is very subtle and matches existing rooflines. The carport door has been added and the trellis

structure in the rear yard was designed by Krisel himself and built two years ago. Over the years the roof has been re-roofed with modern insulation; however the original look of the roof has not changed.

In 2006, the current owner of the house contracted William Krisel to help design the front yard landscaping. In a letter submitted by the applicant, Krisel states that the landscaping was installed correctly and it reflects the spirit of the original landscape design.

### REQUIRED FINDINGS

As noted above, Section 8.05.020 of the Municipal Code provides the definition of a historic site: "An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect." Based on the above analysis and the attached information, staff has concluded that the structure and site at 1070 E. Apache Road meet the definition of a historic site because of its location, design, materials, workmanship and aesthetics. Furthermore, the building possesses qualities defined under criteria 3, 4 and 5 from Municipal Code Section 8.05.020 as noted below:

3. *That reflects or exemplifies a particular period of the national, state or local history.*

The Apache Road Alexander Home is part of the first phase of tract homes built in Palm Springs by the Alexander Construction Company. This particular period of local history and the development of tract housing made Palm Springs affordable to the everyday man. The Alexander houses became an important catalyst to the post war population growth of the city in the 1950's and changed the fabric and look of Palm Springs.

4. *That embodies the distinctive characteristics of a type, period or method of Construction.*

The team of architect William Krisel and the Alexander Construction Company built over 2,000 tract homes within the City of Palm Springs in the distinct style of post and beam construction, high tongue-and-groove ceilings, open floor plans, clerestory glass, and gentle sloping roofs. The use of the "Floating Butterfly" roof is very unique and limited to only twelve homes. Overall, the candidate structure is a good example of a distinctive method of construction.

5. *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value.*

The Apache Road Alexander Home is a good example of the collaborative work of two of Palm Springs' most prolific and accomplished architects and developers;

William Krisel and the Alexander Development Company. The careful restoration of the original design does reflect the intent of the architect's vision as indicated by Mr. Krisel's own comments on the site's current condition.

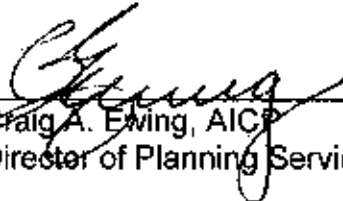
### ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

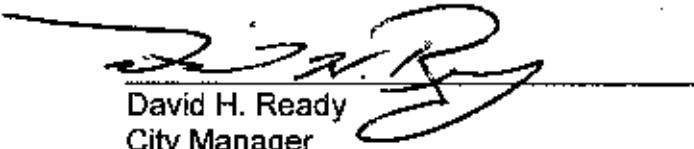
### NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within three hundred (300) feet of the subject property have been notified and notice was made in a newspaper of general circulation. As of the writing of this report, staff has not received any inquiries on this matter.

FISCAL IMPACT:                      No fiscal impact.

  
\_\_\_\_\_  
Craig A. Ewing, AICP  
Director of Planning Services

  
\_\_\_\_\_  
Thomas J. Wilson  
Assistant City Manager, Dev't Svcs

  
\_\_\_\_\_  
David H. Ready  
City Manager

### Attachments:

1. Draft City Council Resolution
2. Vicinity Map
3. Resolution #74 of the HSPB
4. HSPB meeting minute dated November 10, 2009
5. HSPB staff report dated November 10, 2009, with attachments
6. Applicant's supplemental information

RESOLUTION NO. \_\_\_\_\_

OF THE CITY COUNCIL OF THE CITY OF PALM  
SPRINGS, CALIFORNIA, DESIGNATING 1070 E. APACHE  
ROAD , A CLASS ONE HISTORIC SITE

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, on September 10, 2009, property owner Chris Menrad, filed an application for Historic Site Designation of the single family dwelling at 1070 E. Apache Road; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the subject property as a Class 1 historic site was issued in accordance with applicable law; and

WHEREAS, on November 10, 2009, the Board conducted a public hearing in accordance with applicable law, following which hearing the Board adopted a recommendation to the City Council that the subject property, including all structures and landscaping, be designated a Class 1 Historic Site; and

WHEREAS, on February 3, 2010, the City Council conducted a public hearing, following notification in the manner prescribed by law, at which hearing the Council received a staff report, associated exhibits and historical research, and written and oral testimony; and

WHEREAS, the City Council has reviewed and considered all of the evidence in connection with the proposed designation, including but not limited to the staff report, application and historical research, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the proposed designation is Categorically Exempt from environmental review, in accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), as the proposed designation meets the conditions outlined for preservation of a historic resource.

SECTION 2. That the proposed designation conforms to the criteria for Class 1 historic designation, as contained in Section 8.05.020.a of the Palm Springs Municipal Code, as follows:

1. The property reflects or exemplifies a particular period of the national, state or local history, because the Apache Road Alexander Home is part of the first phase of tract homes built in Palm Springs by the Alexander Construction Company. This particular period of local history and the development of tract

housing made Palm Springs affordable to the everyday man. The Alexander houses became an important catalyst to the post war population growth of the city in the 1950's and changed the fabric and look of Palm Springs.

2. The property embodies the distinctive characteristics of a type, period or method of construction, because the team of architect William Krisel and the Alexander Construction Company built over 2,000 tract homes within the City of Palm Springs in the distinct style of post and beam construction, high tongue-and-groove ceilings, open floor plans, clerestory glass, and gentle sloping roofs. The use of the "Floating Butterfly" roof is very unique and limited to only twelve homes. Overall, the candidate structure is a good example of a distinctive method of construction
3. The property presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value, because, the Apache Road Alexander Home is a good example of the collaborative work of two of Palm Springs' most prolific and accomplished architects, and developers; William Krisel and the Alexander Development Company. The careful restoration of the original design does reflect the intent of the architect's vision as indicated by Mr. Krisel's own comments on the sites current condition.

**SECTION 4.** That the site, including all landscaping and structures, located at 1070 E. Apache Road, Palm Springs, California is hereby designated a Class 1 Historic Site subject to the following conditions:

1. The property owner shall permit the City to place at 1070 E. Apache Road a historic marker of the City's choosing. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. All future modifications to site, including but not limited to building, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and HSPB review pursuant Municipal Code Ordinance 8.05.180.
3. No permit shall be issued for the alteration of the landscaping or building exterior, including any and all of the defining elements and characteristics without prior approval by the Historic Site Preservation Board.
4. That the City Clerk shall submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED this xxth day of Month, Year.

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David H. Ready, City Manager

ATTEST:

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James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF PALM SPRINGS )

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. \_\_\_\_\_ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

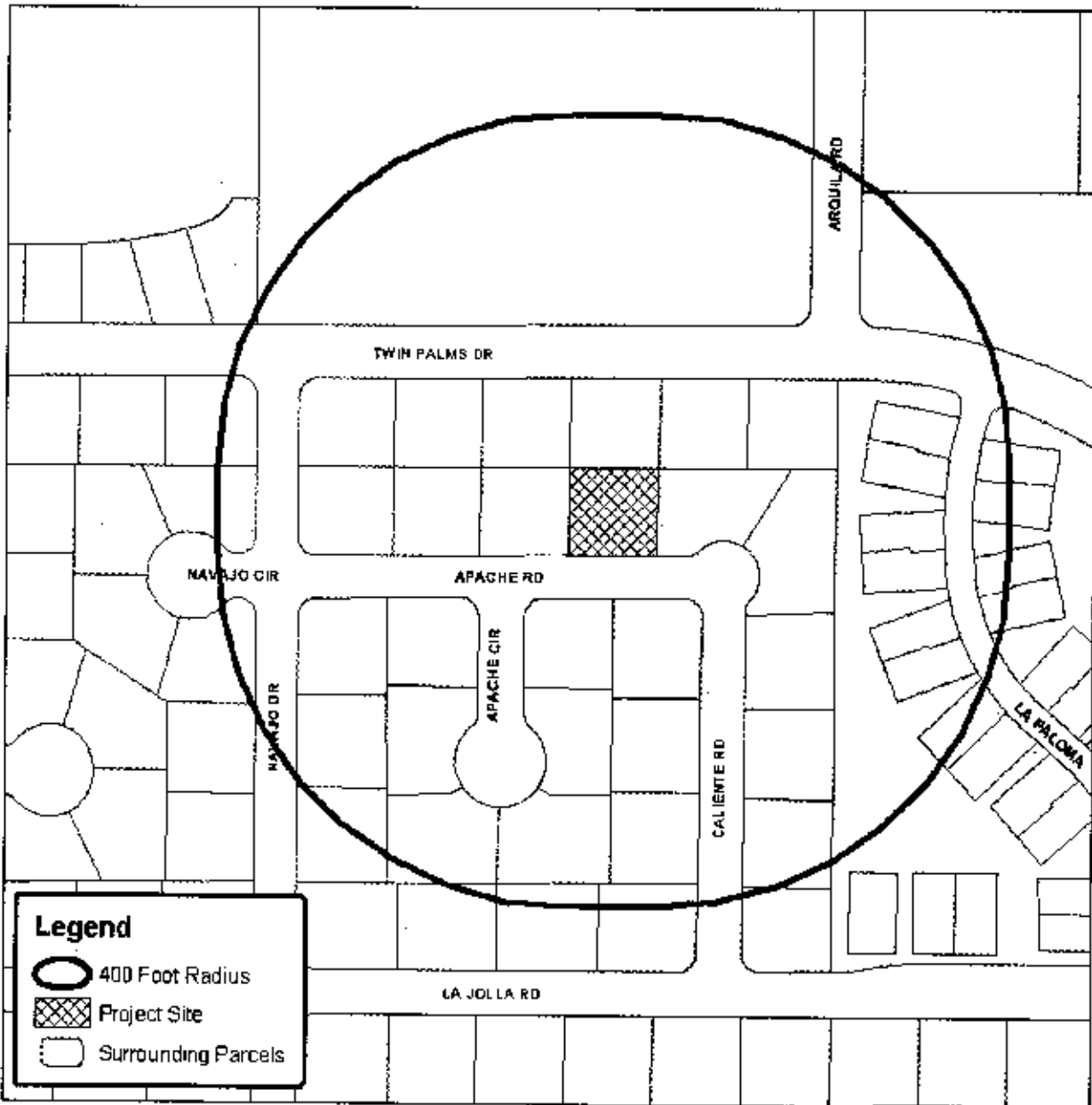
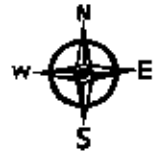
\_\_\_\_\_  
James Thompson, City Clerk  
City of Palm Springs, California

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# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** HSPB 74

**APPLICANT:** Apache Road Alexander House

**DESCRIPTION:** Application for a Class 1 Historic Site Designation at 1070 East Apache Road, Zone R-1-C, Section 26, APN 511-032-013

RESOLUTION NO. 74

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE HSBP 74, THE APACHE ROAD ALEXANDER HOME AT 1070 EAST APACHE ROAD, A CLASS ONE HISTORIC SITE, APN 510-032-013.

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, the property owner, Chris Menrad filed an application for Historic Site Designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the Apache Road Alexander House a Class 1 historic site was issued in accordance with applicable law; and

WHEREAS, on November 10, 2009, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Apache Road Alexander House as a Class 1 historic site; and

WHEREAS, the designation of the Apache Road Alexander House shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the Apache Road Alexander House shall promote the sensitive preservation of said site; and

WHEREAS, the Historic Site Preservation Board has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, all written and oral testimony presented, and notes the following:

1. In 1957, the team of William Krisel and the Alexander Construction Company designed and built the home at 1070 East Apache Road in a Mid-Century Modern style.
2. The defining historic characteristics of the buildings are the following:
  - a. The distinctive "Floating Butterfly" roof design.
  - b. The post and beam construction.
  - c. The use of a breezeway entry.
  - d. Equal house dimensions.
  - e. Continuous front wall plane with flat carport roof.

- f. Use of original building materials to include windows, and fiberboard front wall panels.
3. The East Apache Road Alexander House stands as a good example of Mid-Century Modern architecture representing a distinctive time period in the history of the City.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

Section 1: *That reflects or exemplifies a particular period of the national, state or local history;*

The Apache Road Alexander Home is part of the first phase of tract homes built in Palm Springs by the Alexander Construction Company. This particular period of local history and the development of tract housing made Palm Springs affordable to the everyday man. The Alexander houses became an important catalyst to the post war population growth of the city in the 1950's and changed the fabric and look of Palm Springs.

Section 2: *The Apache Road Alexander House embodies the distinctive characteristics of a type, period or method of construction;*

The team of architect William Krisel and the Alexander Construction Company built over 2,000 tract homes within the City of Palm Springs in the distinct style of post and beam construction, high tongue-and-groove ceilings, open floor plans, clerestory glass, and gentle sloping roofs. The use of the "Floating Butterfly" roof is very unique and limited to only twelve homes and is a good example of a distinctive method of construction.

Section 3: *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value;*

The Apache Road Alexander Home is a good example of the collaborative work of two of Palm Springs' most prolific and accomplished architects, and developers; William Krisel and the Alexander Development Company. The careful restoration of the original design does reflect the intent of the architect's vision.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the Apache Road Alexander House at 1070 East Apache Road, Palm Springs, California as a Class 1 Historic Site subject to the following conditions;

1. The property owner shall permit the City to demark the complex as a historic site with a marker of the City's choosing. The historic marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the historic marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. All future exterior modifications including but not limited to building, site, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and Historic Site Preservation Board review pursuant Municipal Code Ordinance 8.05.180.
3. No permit for the alteration of the exterior, including any and all of the defining elements and characteristics shall be issued without prior approval by the Historic Site Preservation Board.
4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. All existing or previously approved alterations shall be considered acceptable.

ADOPTED this 10th day of November, 2009.

AYES: 7-0, DeLeeuw, Ploss, Grattan, Strahl, Williams, Marshall and Gilmer  
NAYS: None.  
ABSENT: None.  
ABSTENTIONS: None.

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

  
\_\_\_\_\_  
Craig Ewing, AICP  
Director of Planning Services

(Item 8A, below, was addressed by the Board at this time.)

7. PUBLIC HEARINGS:

- 7.A HSPB 73 – Application by Royal Hawaiian Estates Condominiums for the designation of a Historic District or a Class 1 Historic Site designation, 1774 South Palm Canyon Drive, Zone R-3, Section 26.

Assistant Planner Glenn Mlaker presented the staff report. The Board posed questions regarding project CC & R's, maintenance fees, the role of the HOA and the appropriateness of a historic district versus a historic site for the property. The public hearing was opened and Tony Morris read a prepared statement from Bill Llewallen who requested that a historic district be recommended for the site. With no other speakers, the public hearing was closed. The Board discussed the requested, including questions of HOA president Ed Pocket, who was present in the audience.

M/S/C (Marshall / Ploss, 5-2; Grattan, Strahl opposed) to approve a recommendation to the City Council that the Royal Hawaiian Estates Condominium be designated a Historic District.

- 7.B HSPB 74 – Apache Road Alexander House, 1070 E. Apache Road for a Class 1 Historic Site Designation, Zone R-1-C, Section 26.

Assistant Planner Glenn Mlaker presented the staff report. The public hearing was opened and applicant / owner Chris Menrad discussed the project and requested a Class 1 recommendation. With no other speakers, the public hearing was closed. The Board discussed the project, including recent modifications and their relationship to the original design.

M/S/C (DeLeeuw / Ploss, 7-0) to approve a recommendation to the City Council that the buildings and site located at 1070 E. Apache Road be designated a Class 1 Historic Site.

8. CERTIFICATE OF APPROVAL REQUEST(S):

- 8.A Case 3.2710 / HSPB 59 – Casa Cody for the repair of an exterior wall and re-roof to include the removal and replacement of barrel roof tiles, 141 Cahuilla Road, Zone R3, Section 15.

Assistant Planner Glenn Mlaker presented the staff report. Applicant Frank Tysen provided information on the project. The Board discussed the project, including re-use of existing materials, and matching new colors and materials to existing features.

M/S/C (Williams / Ploss, 7-0) to approve a Certificate of Approval for repair work at 141 Cahuilla Road (Casa Cody).



## Historic Site Preservation Board Staff Report

Date: November 10, 2009  
Case No.: HSPB – 74 – Apache Road Alexander House  
Application Type: Class 1 Designation Application  
Location: 1070 E. Apache Road  
Applicant: Chris Menrad  
Zone: R-1-C  
APN: 511-032-013  
From: Glenn Mlaker, Assistant Planner

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### **PROJECT DESCRIPTION**

An application by Chris Menrad to designate 1070 East Apache Road "The Apache Road Alexander Home" as a Class 1 historic site. Such designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05.
2. Require present and subsequent owners to maintain the building consistent with that ordinance.
3. Grant possible property tax reduction opportunities to the owner under the State of California Mills Act.

### **RECOMMENDATION**

That the Historic Site Preservation Board (HSPB) recommend approval to the City Council designating 1070 East Apache Road a Class 1 Historic Site. A draft resolution is attached for consideration.

## **PRIOR ACTIONS**

On Tuesday, October 13, 2009 the Board reviewed the application and appointed a sub-committee to investigate this site for possible recommendation to City Council for Class 1 designation.

On Friday, October 23, 2009 a site visit was conducted by HSPB sub-committee members Strahl, Grattan and Marshall to view the exterior of the property.

## **BACKGROUND AND SETTING**

### Definition of an Historic Site.

Section 8.05.020 of the Municipal Code provides the definition of an historic site as follows;

(a) *Historic Site.*

*An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:*

- 1. That is associated with events that have made a meaningful contribution to the nation, state or community; or*
- 2. That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
- 3. That reflects or exemplifies a particular period of the national, state or local history; or*
- 4. That embodies the distinctive characteristics of a type, period or method of construction; or*
- 5. That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*
- 6. That represents a significant and distinguishable entity whose components may lack individual distinction; or*
- 7. That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

A Class 1 Historic Site may also qualify for historic designation at the federal, state and/or county level.

### Designation of Historic Sites.

The City Council is authorized to designate Historic Sites.

The Historic Site Preservation Board makes recommendations to the City Council that certain sites be designated as Historic Sites in accordance with Section 8.05.135 of the Municipal Code. The Board may initiate studies, surveys and investigations it deems necessary to adequately gather information in consideration of a recommendation.

Conditions that apply to Class 1 Historic Sites.

According to Section 8.05 of the Municipal Code, the following shall apply to a Class 1 Historic Site;

1. It shall meet the definition of an historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The structure/site may not be modified nor objects removed without the approval of the City Council.
5. The use may be limited by the City Council to the extent that it may impair the integrity of the site.
6. A plaque explaining the historic nature of the site will be installed at the site.
7. Compliance with all rules and regulations for Historic Sites and Historic Districts under Article IV of Chapter 8.05 of the Municipal Code shall be required.

**DESCRIPTION AND ANALYSIS**

The site is a 0.23 acre parcel, 10,019 square feet in size located in the Twin Palms neighborhood south of Twin Palms Drive.

Completed in 1957, the house at 1070 East Apache Road was designed by well known architect William Krisel and constructed by the Alexander Construction Company. The house is part of the first phase of homes built in Palm Springs by the Alexander Construction Company in the originally named neighborhood of Smoke Tree Valley Estates which later become part of the larger Twin Palms neighborhood. The architectural style of the neighborhood is as an eclectic mix of mid-century modern homes including varying types of one-story residences. On either side of the nominated property lie similar houses in style and dimension.

The style of the house is a good example of a post and beam structure with a double butterfly roof. The original carport and entry features are intact. All of the Alexander's share commonalities: post and beam construction, high tongue-and-groove ceilings, open floor plans, clerestory glass, and gentle sloping roofs.

William Krisel once described these tract homes as a "thirty-six by thirty-six square home equaling 1,200 square feet with the entry from the front, facing the street, or from the breezeway connecting the carport to the house. They're exactly the same house, but I had two elevations of each- two front entries, two breezeway entries. The one I liked the most was what was called the 'Butterfly Roof' – one long roof sloping down toward the breezeway, and then the carport sloped back up again. No other builder



could bid on my work because it was totally unconventional construction. We gave each house a swimming pool, a fully fenced lot, and two palm trees.”<sup>1</sup>

The Alexander Company built many homes of this style within Palm Springs. The Twin Palms neighborhood was one of the first Alexander Construction Company ventures in developing affordable tract homes. Palm Springs Modernism which brought a mass produced product to a middle class market was advocated by the father and son developer team of George and Robert Alexander. They in turn hired architect William Krisel and brought him from Los Angeles to design the first large tract subdivisions in Palm Springs. These inexpensive “every day man” homes were strikingly modern with exposed concrete block, post and beam construction and open plans.

The Alexander Company helped bring the era of mass produced housing to the desert but with adaptations for the climate. Modernism seemed more acceptable to their clients in the desert where casual life and extreme climate encouraged untraditional architecture. The use of varying rooflines, natural stone walls, patterned concrete block, clerestory windows, carports; all showed that Modernism could be successful in the housing market.

The house at 1070 E. Apache Drive can be described as having a ‘Floating Butterfly’ roofline which is different from the ‘Extended Butterfly’ roofline. The difference between the two styles is the Floating Butterfly forms an asymmetrical sloping ‘V’ shape over the living portion of the house. The Extended Butterfly roofline extends over the carport and uses vertical elements to connect the roofline to the building and ground. The Floating Butterfly roof was not repeated in any other neighborhood and allegedly only twelve were built. All twelve can be found in the Twin Palms neighborhood in various states of preservation or alteration.

The home still retains the original windows, doors, and exterior wall materials along with the original paint color. A small extension has been added to the rear roof of the home extending over the patio. This addition is very subtle and matches existing rooflines. The carport door has been added and the trellis structure in the rear yard was designed by Krisel himself and built two years ago. Over the years the roof has been re-roofed with modern insulation; however the original look of the roof has not changed.

In 2006, the current owner of the house contracted William Krisel to help design the front yard landscaping. In a letter submitted by the applicant, Krisel states that the landscaping was installed correctly and it reflects the spirit of the original landscape design.<sup>2</sup>

HSPB members Marshall, Grattan and Strahl toured the site on Friday, October 23, 2009. All three reports are attached.

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<sup>1</sup> Quote taken from magazine article “Making Tracts” written by Jim Turner with accompanying photographs by Julius Shulman.

<sup>2</sup> Letter from William Krisel, architect; dated September 4, 2009.

## DEFINING HISTORIC CHARISTICS

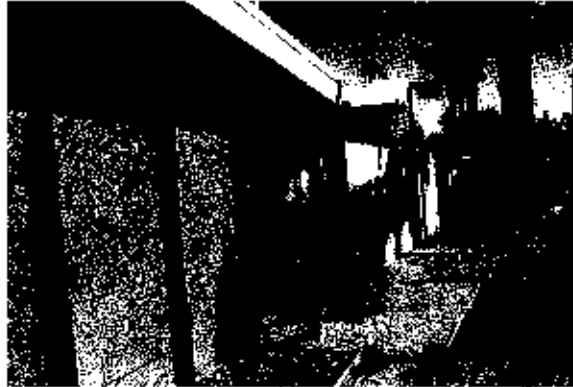
Those portions of the Apache Road Alexander House that are good examples of Mid-Century Modern design and are contributing factors of this site include:



1. The distinctive "Floating Butterfly" roof design.
2. The post and beam construction.



3. The use of a breezeway entry.
4. Equal house dimensions.
5. Continuous front wall plane with flat carport roof.



6. Use of original building materials to include windows, and fiberboard front wall panels.

#### **REQUIRED FINDINGS FOR CASE HSPB-71:**

Section 8.05.160 of the Municipal Code states that *"the City Council shall find that the purposes of this chapter shall be furthered by designation of the property as a historic site... and such findings shall be stated in a resolution designating such property within such site or district"*. The purpose of Chapter 8.05 Historic Preservation is defined in Section 8.05.010 which states,

*"This chapter is adopted... for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historic, architectural archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens."*

Section 8.05.020 of the Municipal Code provides the definition of an historic site as follows:

*"An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect"*.

3. *That reflects or exemplifies a particular period of the national, state or local history; or*

The Apache Road Alexander Home is part of the first phase of tract homes built in Palm Springs by the Alexander Construction Company. This particular period of local history and the development of tract housing made Palm Springs affordable to the everyday man. The Alexander houses became an important catalyst to the post war population growth of the city in the 1950's and changed the fabric and look of Palm Springs.

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The team of architect William Keisel and the Alexander Construction Company built over 2,000 tract homes within the City of Palm Springs in the distinct style of post and beam construction, high tongue-and-groove ceilings, open floor plans, clerestory glass, and gentle sloping roofs. The use of the "Floating Butterfly" roof is very unique and limited to only twelve homes. Overall, the candidate structure is a good example of a distinctive method of construction.

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The Apache Road Alexander Home is a good example of the collaborative work of two of Palm Springs' most prolific and accomplished architects, and developers; William Krisel and the Alexander Development Company. The careful restoration of the original design does reflect the intent of the architect's vision as indicated by Mr. Krisel's own comments on the sites current condition.

## **ENVIRONMENTAL ASSESSMENT**

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.


## **NOTIFICATION**

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within four hundred (400) feet of the subject property have been notified and notice was made in a newspaper of general circulation. As of the writing of this report, staff has not received any inquiries on this matter.

## **RECOMMENDATION**

The Apache Road Alexander Home at 1070 East Apache Road possesses the characteristics as defined in Municipal Code Section 8.05.020 that qualify it for Class 1 historic designation. Staff believes such designation would further the purposes of Section 8.05, Historic Preservation and the necessary findings have been met.

  
Glenn Mlaker, Assistant Planner

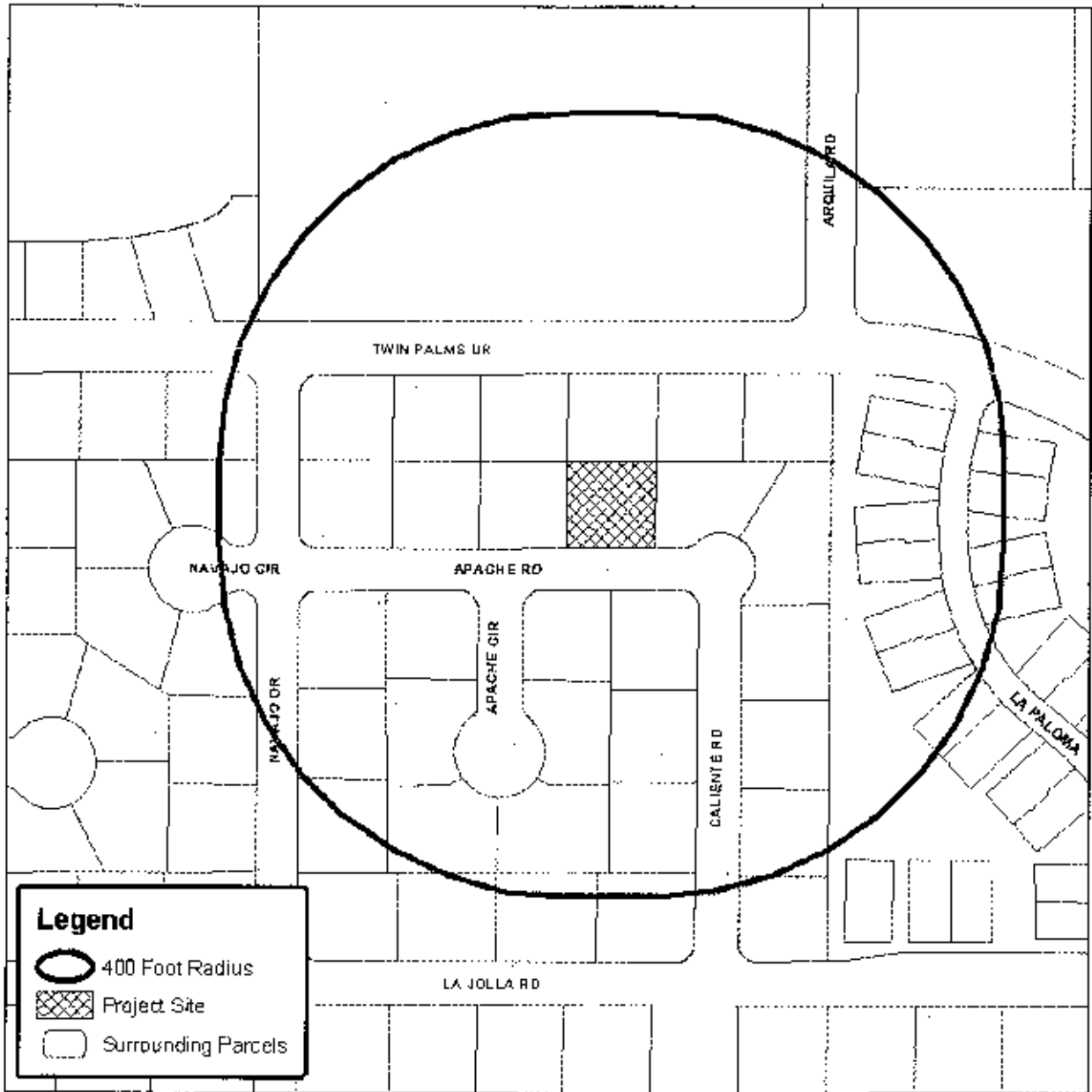
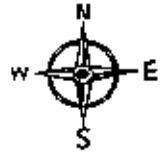
  
Craig A. Ewing, AICP  
Director of Planning Services

#### ATTACHMENTS

1. Vicinity Map
2. Draft Resolution
3. Magazine Article
4. Desert Sun Article
5. Letter from William Krisel
6. HSPB Member Reports
7. Site Photographs



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** HSPB 74

**APPLICANT:** Apache Road Alexander House

**DESCRIPTION:** Application for a Class 1 Historic Site Designation at 1070 East Apache Road, Zone R-1-C, Section 26, APN 511-032-013

- f. Use of original building materials to include windows, and fiberboard front wall panels.
3. The East Apache Road Alexander House stands as a good example of Mid-Century Modern architecture representing a distinctive time period in the history of the City.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

Section 1: *That reflects or exemplifies a particular period of the national, state or local history;*

The Apache Road Alexander Home is part of the first phase of tract homes built in Palm Springs by the Alexander Construction Company. This particular period of local history and the development of tract housing made Palm Springs affordable to the everyday man. The Alexander houses became an important catalyst to the post war population growth of the city in the 1950's and changed the fabric and look of Palm Springs.

Section 2: *The Apache Road Alexander House embodies the distinctive characteristics of a type, period or method of construction;*

The team of architect William Keisel and the Alexander Construction Company built over 2,000 tract homes within the City of Palm Springs in the distinct style of post and beam construction, high tongue-and-groove ceilings, open floor plans, clerestory glass, and gentle sloping roofs. The use of the "Floating Butterfly" roof is very unique and limited to only twelve homes and is a good example of a distinctive method of construction.

Section 3: *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value;*

The Apache Road Alexander Home is a good example of the collaborative work of two of Palm Springs' most prolific and accomplished architects, and developers; William Krisel and the Alexander Development Company. The careful restoration of the original design does reflect the intent of the architect's vision.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the Apache Road Alexander House at 1070 East Apache Road, Palm Springs, California as a Class 1 Historic Site subject to the following conditions;

1. The property owner shall permit the City to demark the complex as a historic site with a marker of the City's choosing. The historic marker shall

be placed in a location visible from the public right-of-way. The owner shall maintain the historic marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.

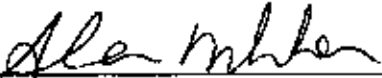
2. All future exterior modifications including but not limited to building, site, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and Historic Site Preservation Board review pursuant Municipal Code Ordinance 8.05.180.
3. No permit for the alteration of the exterior, including any and all of the defining elements and characteristics shall be issued without prior approval by the Historic Site Preservation Board.
4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. All existing or previously approved alterations shall be considered acceptable.

ADOPTED this 10th day of November, 2009.

AYES:  
NAYS:  
ABSENT:  
ABSTENTIONS:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

  
\_\_\_\_\_  
Glenn Mlaker  
Assistant Planner

\_\_\_\_\_  
Craig Ewing, AICP  
Director of Planning Services



RESOLUTION NO.

OF THE HISTORIC SITE PRESERVATION BOARD  
OF THE CITY OF PALM SPRINGS, CALIFORNIA,  
RECOMMENDING THAT THE CITY COUNCIL  
DESIGNATE HSBP 74, THE APACHE ROAD  
ALEXANDER HOME AT 1070 EAST APACHE ROAD,  
A CLASS ONE HISTORIC SITE, APN 510-032-013

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, the property owner, Chris Menrad filed an application for Historic Site Designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the Apache Road Alexander House a Class 1 historic site was issued in accordance with applicable law; and

WHEREAS, on November 10, 2009, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Apache Road Alexander House as a Class 1 historic site; and

WHEREAS, the designation of the Apache Road Alexander House shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the Apache Road Alexander House shall promote the sensitive preservation of said site; and

WHEREAS, the Historic Site Preservation Board has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, all written and oral testimony presented, and notes the following:

1. In 1957, the team of William Krisel and the Alexander Construction Company designed and built the home at 1070 East Apache Road in a Mid-Century Modern style.
2. The defining historic characteristics of the buildings are the following:
  - a. The distinctive "Floating Butterfly" roof design.
  - b. The post and beam construction.
  - c. The use of a breezeway entry.
  - d. Equal house dimensions.
  - e. Continuous front wall plane with flat carport roof.

- f. Use of original building materials to include windows, and fiberboard front wall panels.
3. The East Apache Road Alexander House stands as a good example of Mid-Century Modern architecture representing a distinctive time period in the history of the City.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

Section 1: *That reflects or exemplifies a particular period of the national, state or local history;*

The Apache Road Alexander Home is part of the first phase of tract homes built in Palm Springs by the Alexander Construction Company. This particular period of local history and the development of tract housing made Palm Springs affordable to the everyday man. The Alexander houses became an important catalyst to the post war population growth of the city in the 1950's and changed the fabric and look of Palm Springs.

Section 2: *The Apache Road Alexander House embodies the distinctive characteristics of a type, period or method of construction;*

The team of architect William Krisel and the Alexander Construction Company built over 2,000 tract homes within the City of Palm Springs in the distinct style of post and beam construction, high tongue-and-groove ceilings, open floor plans, clerestory glass, and gentle sloping roofs. The use of the "Floating Butterfly" roof is very unique and limited to only twelve homes and is a good example of a distinctive method of construction.

Section 3: *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value;*

The Apache Road Alexander Home is a good example of the collaborative work of two of Palm Springs' most prolific and accomplished architects, and developers; William Krisel and the Alexander Development Company. The careful restoration of the original design does reflect the intent of the architect's vision.

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1. The property owner shall permit the City to demark the complex as a historic site with a marker of the City's choosing. The historic marker shall

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3. No permit for the alteration of the exterior, including any and all of the defining elements and characteristics shall be issued without prior approval by the Historic Site Preservation Board.
4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. All existing or previously approved alterations shall be considered acceptable.

ADOPTED this 10th day of November, 2009.

AYES:  
NAYS:  
ABSENT:  
ABSTENTIONS:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

---

Glenn Mlaker  
Assistant Planner

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Craig Ewing, AICP  
Director of Planning Services



Office Use Only

Date:	9/10/09
Case No.	
HSPB No.	74
Planner:	Gm

CITY OF PALM SPRINGS  
Department of Planning Services

RECEIVED

HISTORIC SITE DESIGNATION APPLICATION

10 2009

**TO THE APPLICANT:**

Your cooperation in completing this application and supplying the information requested is required for City review of your application. Application submitted will not be considered until requirements are met. Staff may require additional information depending upon the specific project. Please submit this completed application and any subsequent material to the Department of Planning Services.

PLANNING SERVICES  
DEPARTMENT

This form is to be used to nominate individual properties for Class 1 or 2 historic designation, or to nominate the formation of historic districts. Applicants are encouraged to review two bulletins from the US Department of Interior for additional information:

- "How to Complete the National Register of Historic Places Registration Form" (National Register Bulletin 16A / <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>); and
- "How to Apply the National Register Criteria for Evaluation" (National Register Bulletin 15; <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>).

Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 in the Bulletins.

**1. Property Information**

Historic name: Twin Palms (Neighborhood)

Other names: Smok Tree Valley Estates (Neighborhood)

Address: 1070 Apache Rd.

Assessor parcel number: S11-032-013-6

Owner's name: Chris Menrad

Owner's Address: 31895 Ninth Ave.

City: Laguna Beach State: CA Zip: 92651

Telephone: \_\_\_\_\_ Cell: 949-887-4674 Fax: 949-376-1200

E-mail address: cmennrad@earthlink.net

APN 511-032-013

---

**2. Classifications**

---

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

Number of Resources within Property. TOTAL must include at least One (1) in Contributing Column.

Contributing	Noncontributing	
<u>1</u>	<u>      </u>	Buildings
<u>      </u>	<u>      </u>	Sites
<u>      </u>	<u>      </u>	Structures
<u>      </u>	<u>      </u>	Objects
<u>      </u>	<u>      </u>	<b>TOTAL</b>

If the building or site is part of a larger group of properties, enter the name of the multiple-property group; otherwise enter "N/A".

---

**3. Use or Function**

---

Historic Use or Function:

Residence

Current Use or Function:

Residence

---

**4. Description**

---

Architect: Palmer & Krisel

Construction Date and Source: 1957

Architectural Classification: Mid-Century Modern

Construction Materials:

Foundation: Slab Roof: Tar + Rocks

Walls: wood + gypsum board Other:       

Building Description: *Attach a description of the Building / Site / District, including all character defining features on one or more additional sheets.*

---

**5. Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for listing)

---

**Events**

- (1) Property is associated with events that have made a significant contribution to the broad patterns of our history.

**Persons**

- (2) Property is associated with the lives of persons significant in our past.

**Architecture**

- (3) That reflects or exemplifies a particular period of national, State or local history, or
- (4) Embodies the distinctive characteristics of a type, period, or method of construction, or
- (5) Represents the work of a master, or possesses high artistic values, or
- (6) Represents a significant and distinguishable entity whose components lack individual distinction.

**Archeology**

- (7) Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

- owned by a religious institution or used for religious purposes.
- removed from its original location.
- a birthplace or a grave.
- a cemetery.
- a reconstructed building, object, or structure.
- a commemorative property.
- less than 50 years of age or achieved significance within the past 50 years.

---

**6. Statement of Significance**

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Attach an explanation of any of the numbered criteria selected in Section 5 (above).

Significant Event (Complete if Criterion 1 is marked above)

Significant Person (Complete if Criterion 2 is marked above)

Significant Architecture (Complete for each of Criteria 3, 4, 5 and / or 6 marked above)

Significant Archeologically (Complete if Criterion 7 is marked above)

See attached sheets.

---

## 7. Integrity Analysis

---

Attach an analysis of the Building / Site / District's integrity based on the criteria in this section.

In addition to being determined eligible under at least one of the Applicable Criteria listed above, the building / site / district must also retain its architectural integrity. Integrity is based on significance: Why, where, and when a property is important. Only after significance is fully established can a determination be made with regard to the issue of integrity.

There are seven aspects or qualities that, in various combinations, define integrity: **Location, Design, Setting, Materials, Workmanship, Feeling and Association**. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

To complete an analysis of the Building / Site / District's integrity, the following steps are recommended:

- Define the essential physical features that must be present for the property to represent its significance.
- Determine whether the essential physical features are visible enough to convey their significance.
- Determine whether the property needs to be compared with similar properties.
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.
- Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.

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## 8. Bibliography

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Attach a list of all books, articles, and other sources cited or used in preparing this application. Also, identify any previous surveys that cite the subject property, or any other documentation that may be on file. *See attached ed*

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## 9. Geographical Data

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Acreage of Property: 1/4

Verbal Boundary Description. Attach a description of the boundaries of the property.

For Proposed Districts: Attach an explanation for the selection of the district boundaries.

---

**10. Form Prepared By**

---

Name/title: Chris Menrad / OwnerOrganization: \_\_\_\_\_Street address: \_\_\_\_\_City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_E-mail address: \_\_\_\_\_

---

**11. Required Documentation**

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Submit the following items with the completed application form. **Do not mount any exhibits on a board.**

1. **Attachment Sheets.** Include all supplemental information based on application form (above).
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed districts boundaries.
3. **Photographs:** Eight (8) sets of color photographs showing each elevation of the property and its surroundings.
4. **Non-owner's Notarized Signature:** If the applicant is not the owner, a notarized affidavit shall be provided (see following page).
5. **Site Plan:** One 1/8" to 1/4" scale drawing of the site, and eight reduction copies (8 1/2 x 11 inches) The site plan shall show all of the following: Property boundaries, north arrow and scale, all existing buildings, structures, mechanical equipment, landscape materials, fences, walls, sidewalks, driveways, parking areas showing location of parking spaces, and signs. **Indicate the square footage and use of each building and the date(s) of construction.**
6. **Public Hearing Labels:** Three (3) sets of typed self-adhesive labels of all property owners, lessees, and sub-lessees of record. **The labels shall include the Assessor's parcel number, owner's name and mailing address of each property with 400 feet from the exterior limits of the subject property.** Additionally, all Assessor Parcel Maps clearly indicating the 400-foot radius and a certified letter from a title company licensed to conduct business in Riverside County, California shall be submitted.

Note: If any property on this list is owned by the United States Government in trust for the Agua Caliente Indian Tribe or individual allottee, copies of notices with postage paid envelopes will be submitted to the Bureau of Indian Affairs to notify the individual Indian land owners of the public hearings.



CRITERIA CHECKLIST FOR DETERMINING CONDITIONS NECESSARY FOR  
POSSIBLE HISTORIC SITE DESIGNATION

Site Address / APN No.: 1070 Apache Road / APN 511-032-013-6

This site is historically significant because (check all that apply):

- It includes a building, structure or archaeological condition that is unique or significant due to its location, design, setting, materials, workmanship or aesthetic effect. Explain: Unique floating butterfly roof, post and beam mid-century modern construction.
- It is known to be associated with events that have made a meaningful contribution to the nation, state or community. Explain: First post-war tract homes built by Alexander Construction Co. Company would transform look & character of PS in future years.
- It is known to be associated with lives of persons who made meaningful contribution to national, state or local history. Explain: \_\_\_\_\_
- It reflects or exemplifies a particular period of the national, state or local history. Explain: Fine example of post and beam construction and design now commonly known as mid century style.
- It embodies the distinctive characteristics of a type, period or method of construction. Explain: Post + beam construction, easily repeatable but infinitely customizable designs.
- It presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value. Explain: Designed by Architect William Kreis, AIA who went on to design many more homes, offices, high rises throughout the country.
- It represents a significant and distinguishable entity whose components may lack individual distinction such as a historic district, etc. Explain: \_\_\_\_\_
- It has yielded or may be likely to yield information important to national, state or local history or prehistory. Explain: A significant development in the history of Palm Springs was the construction of modern mass housing.
- The property owner supports the nomination of this site for historic designation.

City of Palm Springs  
Historic Site Preservation Board

Re: 1070 Apache Road, Palm Springs California

I, Chris Menrad (owner) would like to submit my home for consideration by the Palm Springs Historic Site Preservation Board for Class One historic designation. The property is located at 1070 Apache Road, Palm Springs. I have included a brief history of the house below:

The house represents one model of a tract home that was built in the neighborhood now commonly know as Twin Palms. The houses were all designed by William Krisel, Architect of the firm Palmer and Krisel, AIA and constructed by the Alexander Construction Company between 1957 and 1958. The house is part of the first phase of homes that the Alexander Construction Company built in Palm Springs. The tract was initially called Smoke Tree Valley Estates. Subsequent tracts in this area were called, in order of construction, Twin Palm Estates and El Camino Estates. Over time, the entire neighborhood became know as Twin Palms.

William Krisel first met Bob Alexander at USC where he was studying for his degree in architecture. They soon become friends. Bob's father, George Alexander, was a builder. After college, Bob proposed to his father that homes done in the modern style (by his friend Krisel) would sell well, differentiate the firm from other builders and be less expensive to construct. Hesitant at first, George gave his son Bob a tract of 10 lots in the San Fernando Valley to test his ideas. Bob engaged Krisel, who had set up an architectural practice with his partner Dan Palmer after university, to design the homes. Called Corbin Palms, they had open floor plans and lots of glass with wing walls and roofs flowing from inside to out, but still retained a conventional pitched roof. The homes sold very well, and made their builder good money due to unique and efficient construction techniques developed by Palmer and Krisel. Because of this success, Bob built additional homes in the-area of modern design, all created by Palmer and Krisel.

George Alexander came frequently to Palm Springs due to health reasons. While in Palm Springs, he realized that no one was doing mass housing development there. Everything was custom. So with little competition, he reckoned, there existed an opportunity make some money. The firm acquired land in the then remote part of Palm Springs south of East Palm Canyon Drive. They decided to build a destination resort first to attract people to the area. Called the Ocotillo Lodge and designed by Krisel, it was an immediate success and catered to many prominent people and celebrities and sported one of the finest dining rooms in the Valley called the Candlewood Room.

After acquiring additional land just south of the Ocotillo, the Alexanders asked Krisel to design homes for a new housing tract. Hoping to duplicate the success at Corbin Palms in the San Fernando Valley, the Alexanders asked for something that was new, unique and inexpensive to build. Bob Alexander specifically asked that some of the features that Krisel incorporated in his own home in Brentwood, designed in 1955, be incorporated

into these desert homes. Although the houses that Krisel had designed for the Alexanders in the San Fernando Valley were modern, they were marketed as primary residences and thus they were still somewhat conventional. The Palm Springs homes were to be marketed as second or vacation homes and could, therefore, be more daring and unique in their design. These first Palm Springs homes by Krisel represent the first truly modern tract homes in the desert. They incorporated such things as clerestory windows; interior atriums, soaring butterfly roofs, and sun flaps. Nothing like them had ever been seen and they created a sensation. The homes sold like hotcakes. Many to prominent and successful people from the professional, business and entertainment worlds who were just starting to experience desert resort living. In fact, according to Krisel, there was never even a brochure produced. The homes just sold on their own, many to Ocotillo Lodge guests.

After the great success that the Alexander Company had with these first homes, the company went on to construct approximately 2000 homes in Palms Springs (many designed by Krisel). The Alexander Construction Company built neighborhoods such as Mountain View Estates, Vista Las Palmas and Racquet Club Road Estates during this period. The Alexander houses became an important catalyst to the post war population growth of the city in the 1950s and 1960s and changed the fabric and look of Palm Springs forever. Their success was emulated by other builders such as Fey and Mciselmann, who added to the now famous mid-century look of the city with modern designs for their residential developments developed by well know architects such as Wexler and Harrison and Cody. Fey also commissioned Krisel for work in the mid '60s to create Canyon View Estates.

Krisel's architectural practice flourished in the years following Twin Palms. He went on to design many tract houses, custom homes, apartments, condominiums, and offices in many locations throughout the US. The archive of William Krisel's work has recently been acquired by the Getty Museum in Los Angeles for preservation and research.

Twin Palms, as the tract is now known, was built in three phases. Although they all have the same footprint, and essentially the same floor plan (which simplified construction and cut costs), the genius of these homes is that Krisel designed them to have a custom look. This was achieved through the use of various rooflines and exterior finishes as well as rotating the house on its axis so that the front door opened to either the street or an entry courtyard. Mr. Krisel carefully planned the neighborhood so that no two homes of the same type would face one another, and exterior finishes and paint colors were carefully chosen so that the casual visitor had no idea that they are all essentially the same 40' x 40' plan thus achieving variety and a custom look.

This particular home has the now famous Floating Butterfly roof (as differentiated from the extended Butterfly Roof). The Floating Butterfly roof model was never repeated in any of the other neighborhood that were built by the Alexanders in Palm Springs, therefore the 12 that exist in the Twin Palms neighborhood (in various states of preservation/alteration) are unique. The home has never had any additions done to it over the years and still retains all the original glass, doors, stucco. The current paint color is

original to the house. The house is on the city-wide Historic Site Survey. In 2006, Krisel designed the front yard landscaping for this house.

The neighborhood and its Krisel designed homes has been the subject of articles in Flaunt Magazine (October of 2000), CA Modern (Fall, 2005), Metropolis Magazine (July 17, 2006) and various articles in the Los Angeles Times, New York Times and Desert Sun and the books Palm Springs Weekend by Andrew Danish and Alan Hess, Forgotten Modern by Alan Hess as well as Palm Springs Holiday by Peter Moruzzi.

Enclosed are the following exhibits:

- 1) 8 sets of photographs showing each elevation of the property
- 2) A neighborhood site plan showing the location of the property
- 3) A property site plan showing the house on its lot
- 4) A copy of a rendering of the house and its floor plan done by William Krisel
- 5) An article in Progressive Architecture Magazine, March 1958, about the unique features of the homes and neighborhood
- 6) An article in Palm Springs Villager, c. 1961 about the Alexanders
- 7) An article from Flaunt Magazine, October 2000 about Krisel and the Alexander Homes
- 8) An article from the Desert Sun Newspaper, October 7, 2006 featuring this home
- 9) A Letter of recommendation from William Krisel, AIA

In addition, the following books were consulted:

Palm Springs Weekend, Danish and Hess, 2001  
Forgotten Modern, Hess, 2007

## P1. Other Identifier: \_\_\_\_\_

P2. Location:  Not for Publication  Unrestricteda. County Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Palm Springs Date 1996 T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_c. Address 1070 East Apache Road City Palm Springs Zip 92263d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

City of Palm Springs Section 26Parcel No. 511 032 013

## P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Originally constructed in approximately 1957 as part of the Twin Palms Royal Desert Estates Subdivision, this single-story, single-family residence is setback approximately twenty-five feet from the street behind a planted rock bed containing palm trees, boulders, and desert cacti. The residence has a low-pitched, butterfly-style roof with closed eaves and metal flashing, exterior wall sections comprised of painted green stucco, green-toned smooth concrete block, and green textured concrete panels hung horizontally in a wood frame, and metal-framed clerestory windows recessed below the front facade, and a wood-or-metal-framed window wall section beneath the "V" of the roof. A two-car garage is adjacent to north side of the residence and features two sliding barn-style doors built of vertical wood siding, with a short asphalt drive. The garage appears to have a flat roof with an extremely low-pitched butterfly roof above. An iron gate encloses a walkway between the residence and the garage and is flanked on each side by additional green-toned textured concrete panels. Overall, the residence appears to be in good condition.

P3b. Resource Attributes: HP2 - Single Family PropertyP4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

View East

August 2003

P6. Date Constructed/Age and Sources:

 Historic  Prehistoric  Both

c.1957

Date of Subdivision

P7. Owner and Address:

Chris Eugene Menrad

31895 9th Avenue

Laguna Beach CA 92651

P8. Recorded by:

Maley/Petru/Tinsley/Watson

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

P9. Date Recorded: August 2003

P10. Survey Type (Describe)

Reconnaissance Survey

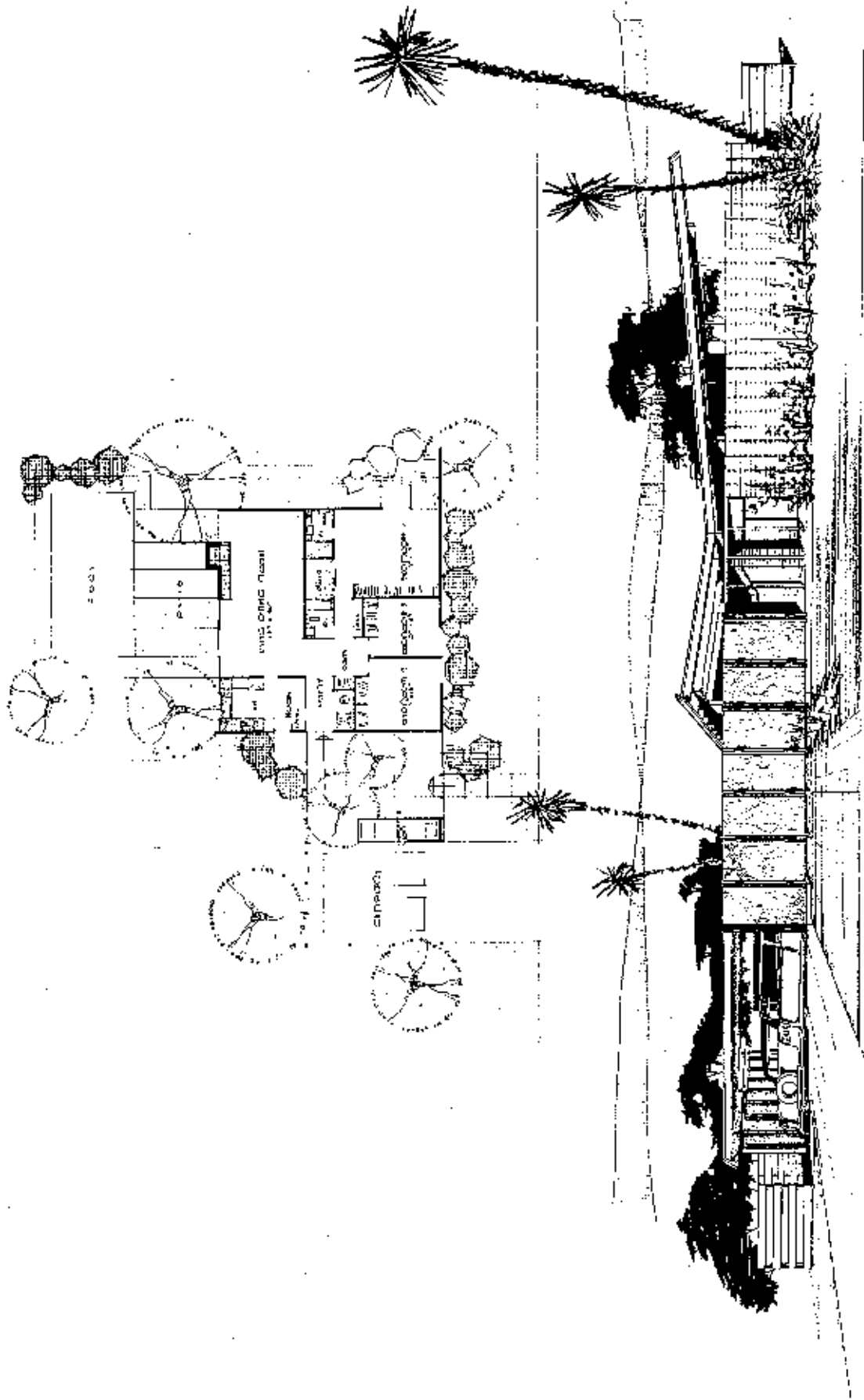
P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Architectural Resources Group, City of Palm Springs Historic Resources Survey Summary Report, 2004.

## Attachments:

 None Continuation Sheet District Record Rock Art Record Other (List) Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record Sketch Map Archaeological Record Milling Station Record Photograph Record

exhibit 4




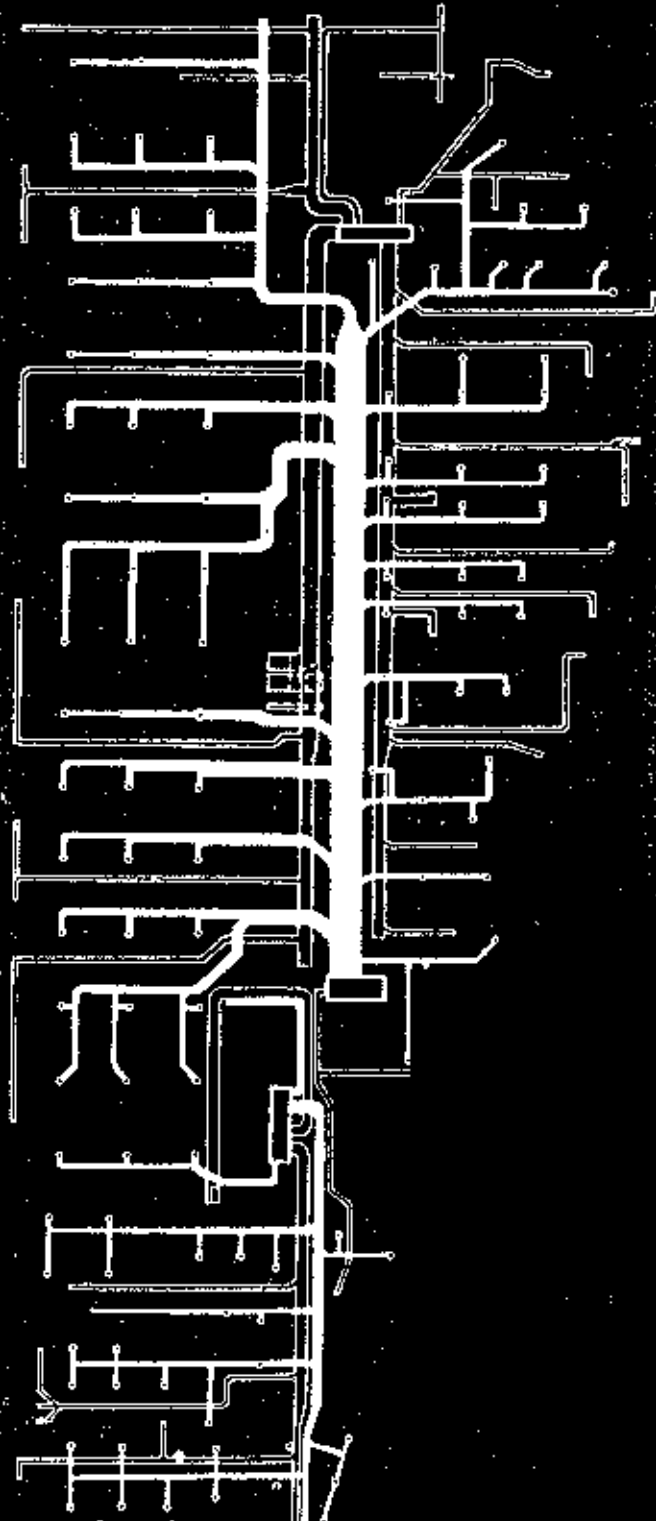
PALMER & KRISEL A.I.A. 
  
 ARCHITECTS INC. 4400 RIVER ST. SUITE 2000

exhibit 5

# p/a

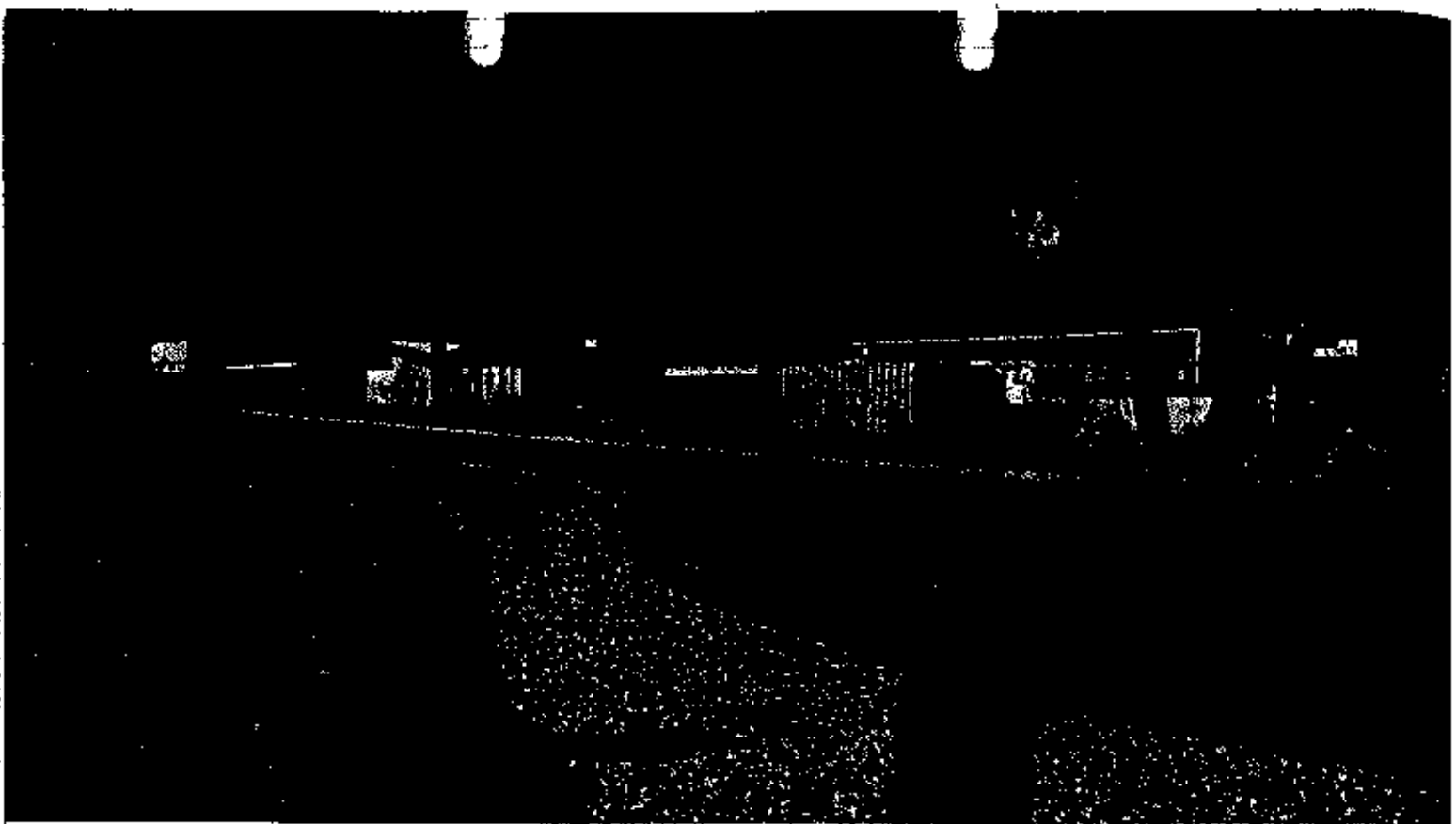
march 1958

world's largest architectural circulation

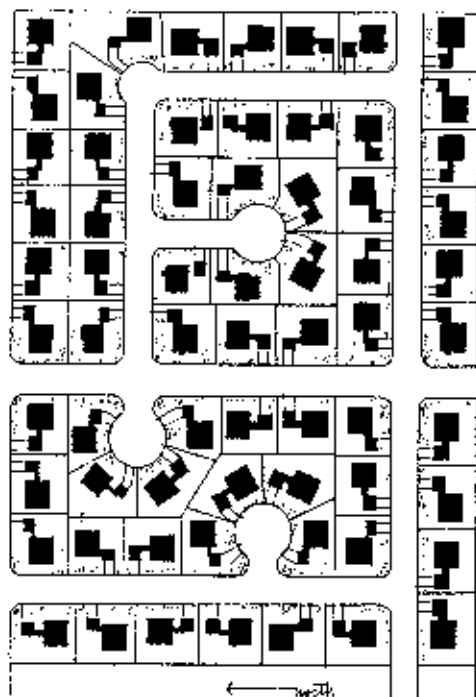


le climate





## Speculative Builder Houses: Palm Springs, California



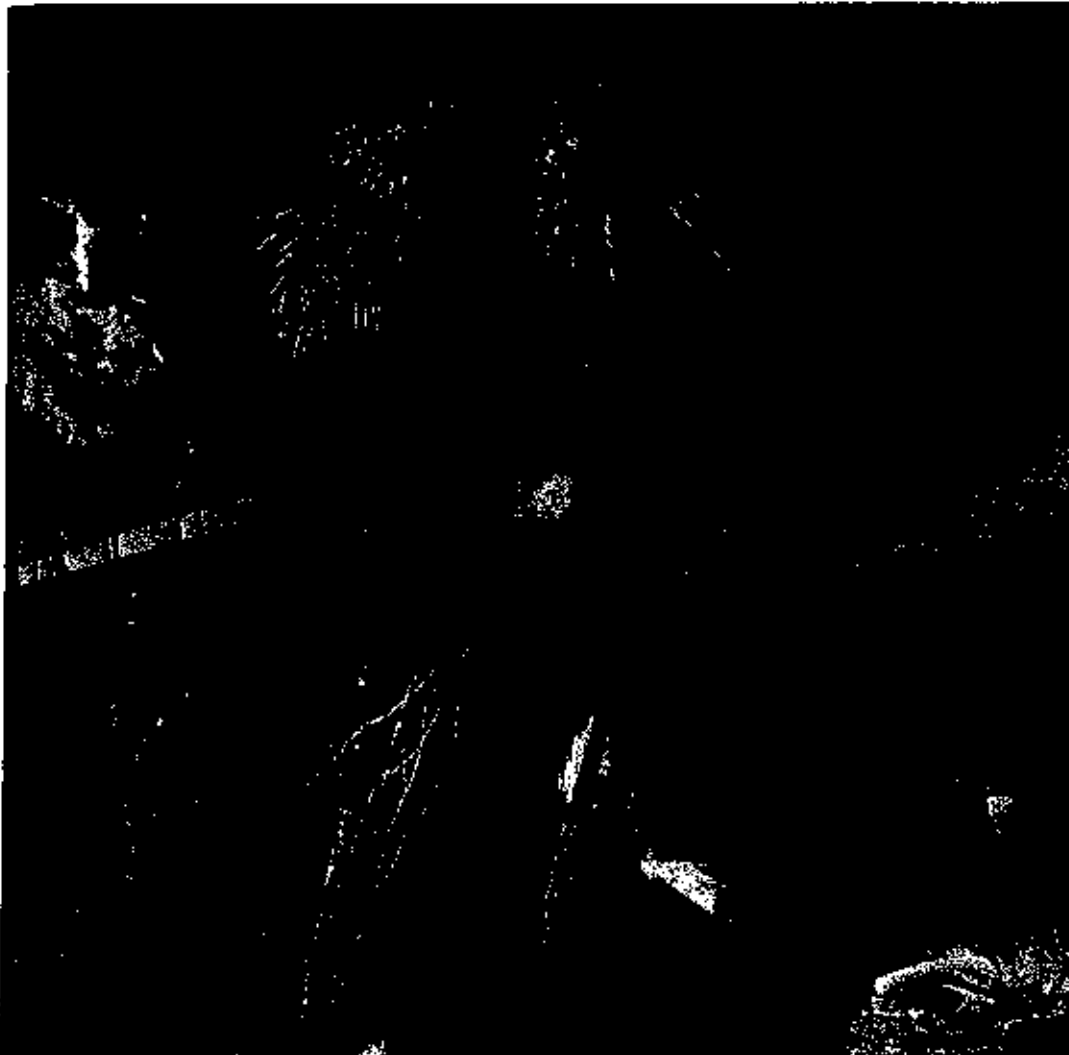
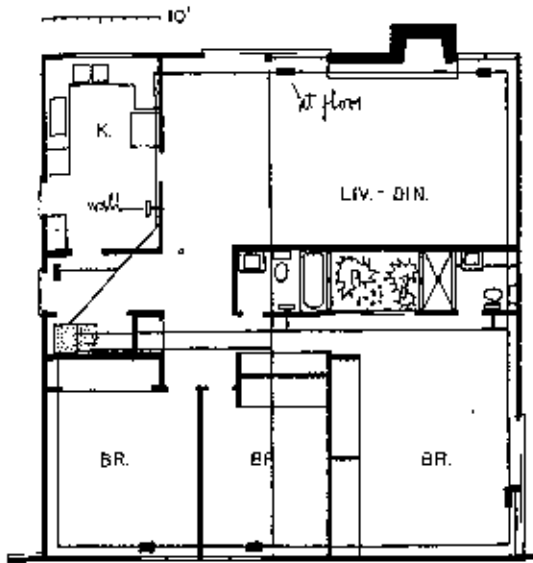
This entire group of 66 air-conditioned houses constituting Smoke Tree Valley Estates, in Palm Springs, is developed around a single floor plan with variations—reversal of location of bath and air-conditioning space; variations in orientation and fenestration; “flopping” of the plan; different roof lines and finish materials. This was consciously done to minimize the “tract” look, since the houses are in a price range greater than that of usual tract houses. Palmer & Krisel were Architects, Engineers, and Interior Designers; William Krisel, Landscape Architect; and Doris Palmer, Color Consultant. General Contractor, Builder, and Owner is George Alexander Company. The program called for 3-bedroom, 2-bathroom houses, suitable for desert living, that would be used mainly as weekend or second homes for families living elsewhere. The site is level, with magnificent views to the mountains on every hand.

Air conditioning is completely automatic, controlled from a thermostat on the in-

terior of the house and an anticipator outdoors. Local conditions are such that cooling may be required in daytime, and heating at night. A gas-fired, forced-air heating unit and an air conditioner that cools air by means of chilled water are located in each of the mechanical alcoves; as variously activated by the inside and outside controls, these furnish warm or cool air to a perimeter-loop system of ducts (beneath the floor slab) which feed registers in the different rooms.

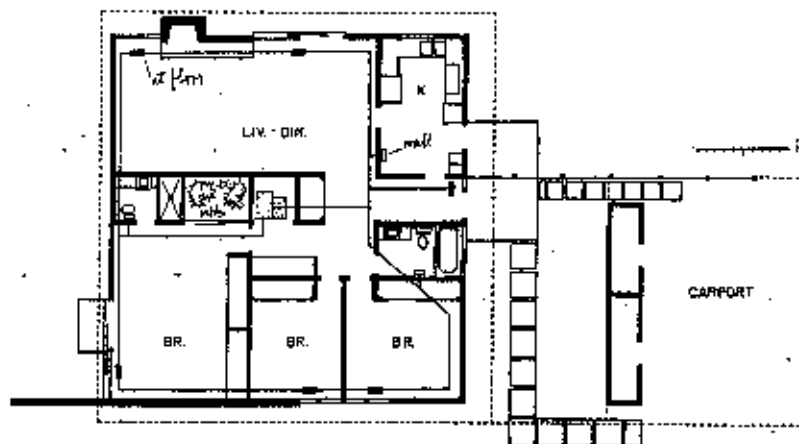
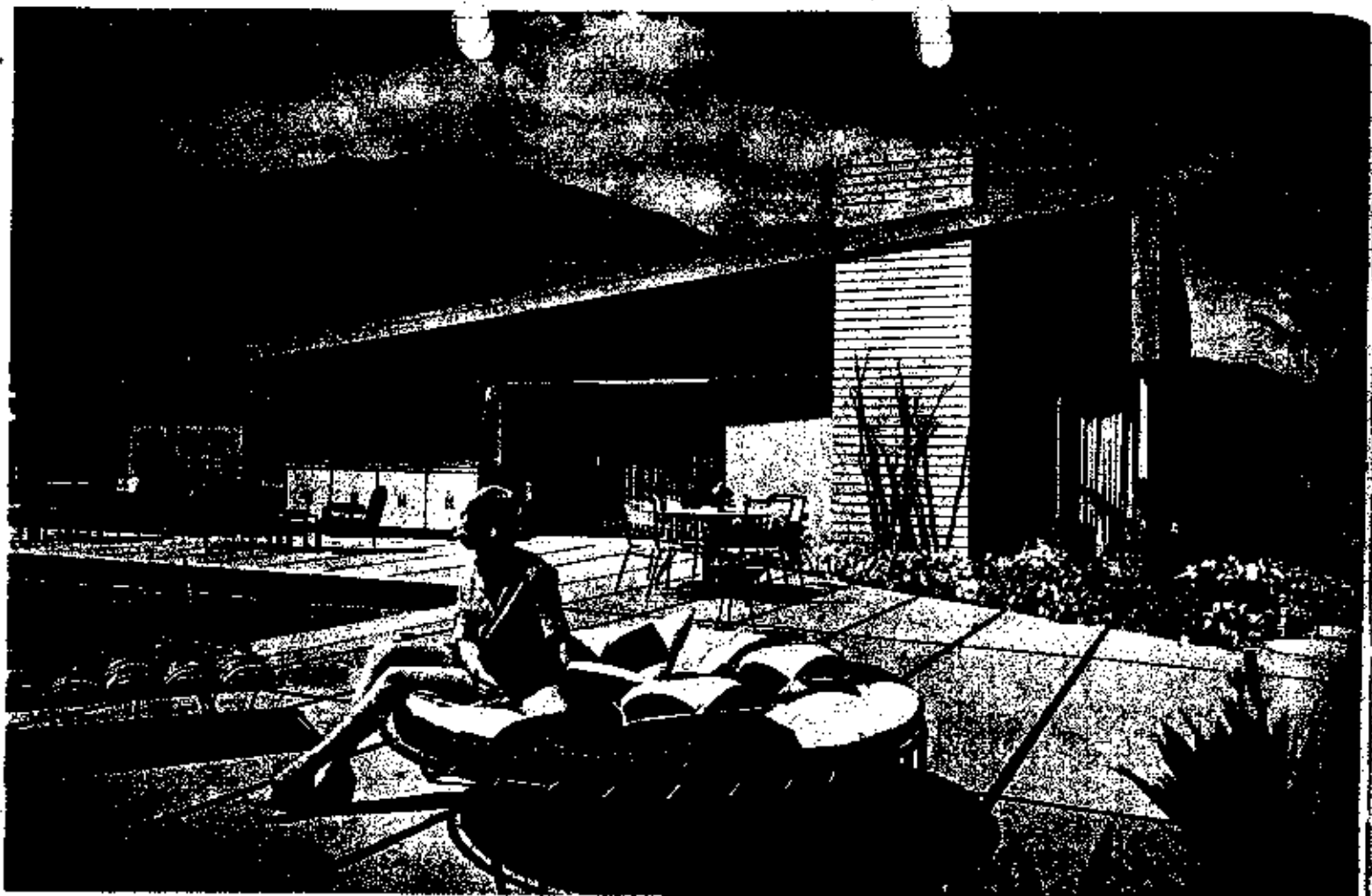
The structural system is post-and-beam with exposed 2-in. T&G sheathing for the roof. No interior walls are bearing, since the floor system consists simply of a perimeter footing, slab floor, and concrete piers located to support structural columns on the interior. In the attempt to create variety mentioned above, exterior wall finishes include stucco, siding, concrete block, and stone. Rock-surfaced composition roofs are treated in various colors. Natural light is variously controlled by roof overhangs and “sun flaps.”





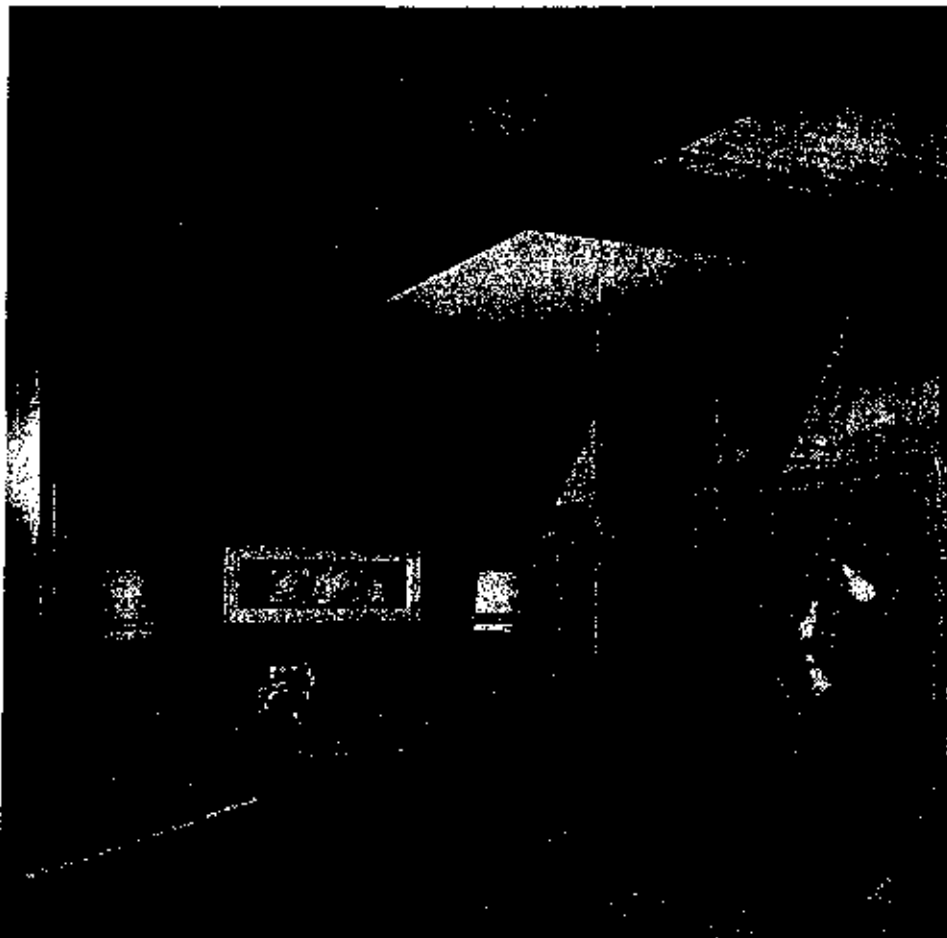
*Different roof lines, various exterior wall materials, and a carefully considered color scheme; all contribute to avoiding uniformity.*

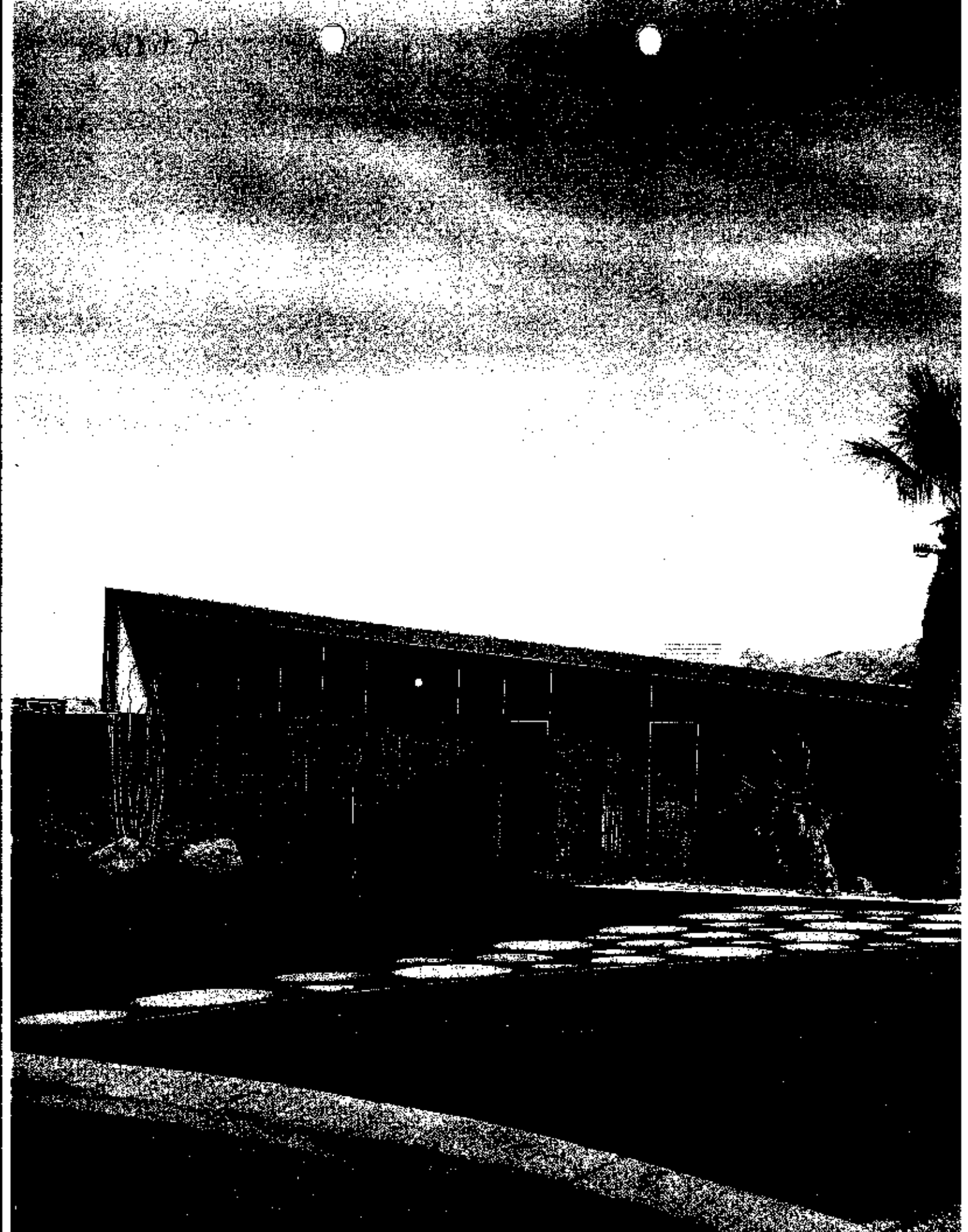
Photos: Julius Schulman





*The houses—in the \$30,000 to \$32,000 price range (complete with lot, swimming pool, terraces, air conditioning, and built-in equipment)—were all sold before completion.*





# MAKING TRACTS

Palm Springs, California,

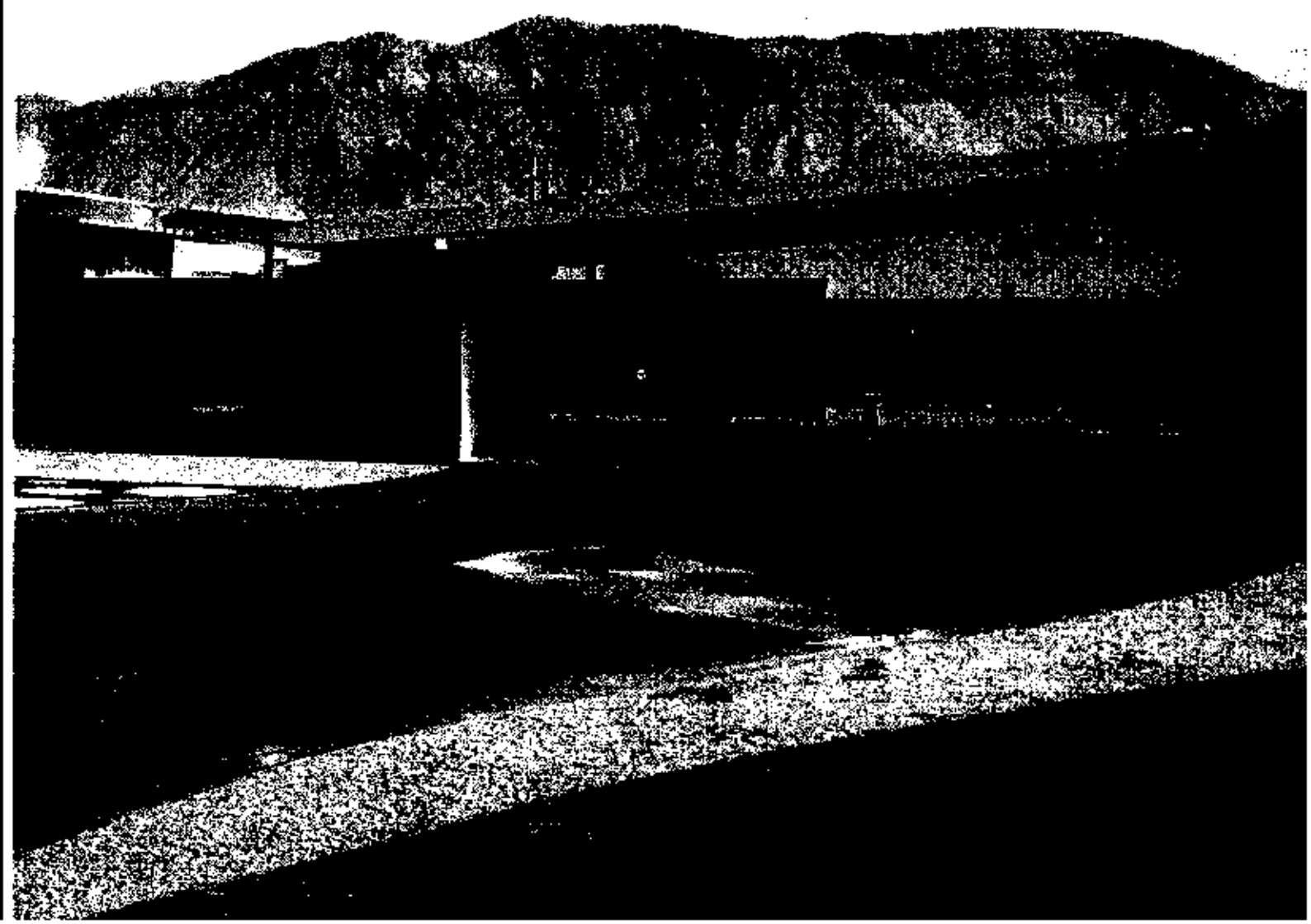
boasts one of the largest collections of Modern architecture in the world.

Sprinkled throughout this desert city are Eames, Neutra, Ellwood,

and a few hundred lesser-known, but equally appealing mid-century homes

designed by architect Bill Krisel and built by Robert and George Alexander—

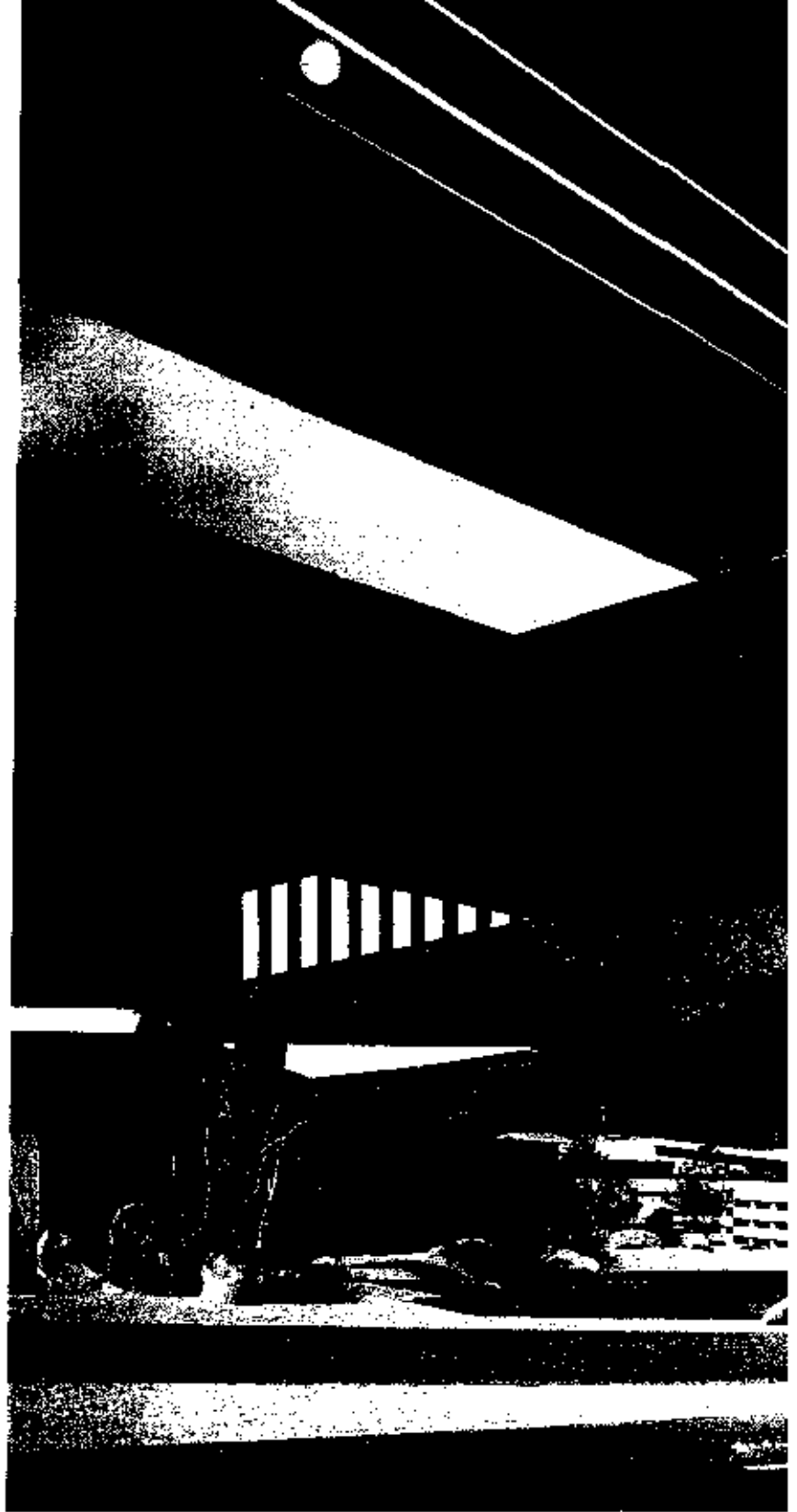
known as “Alexander houses.”



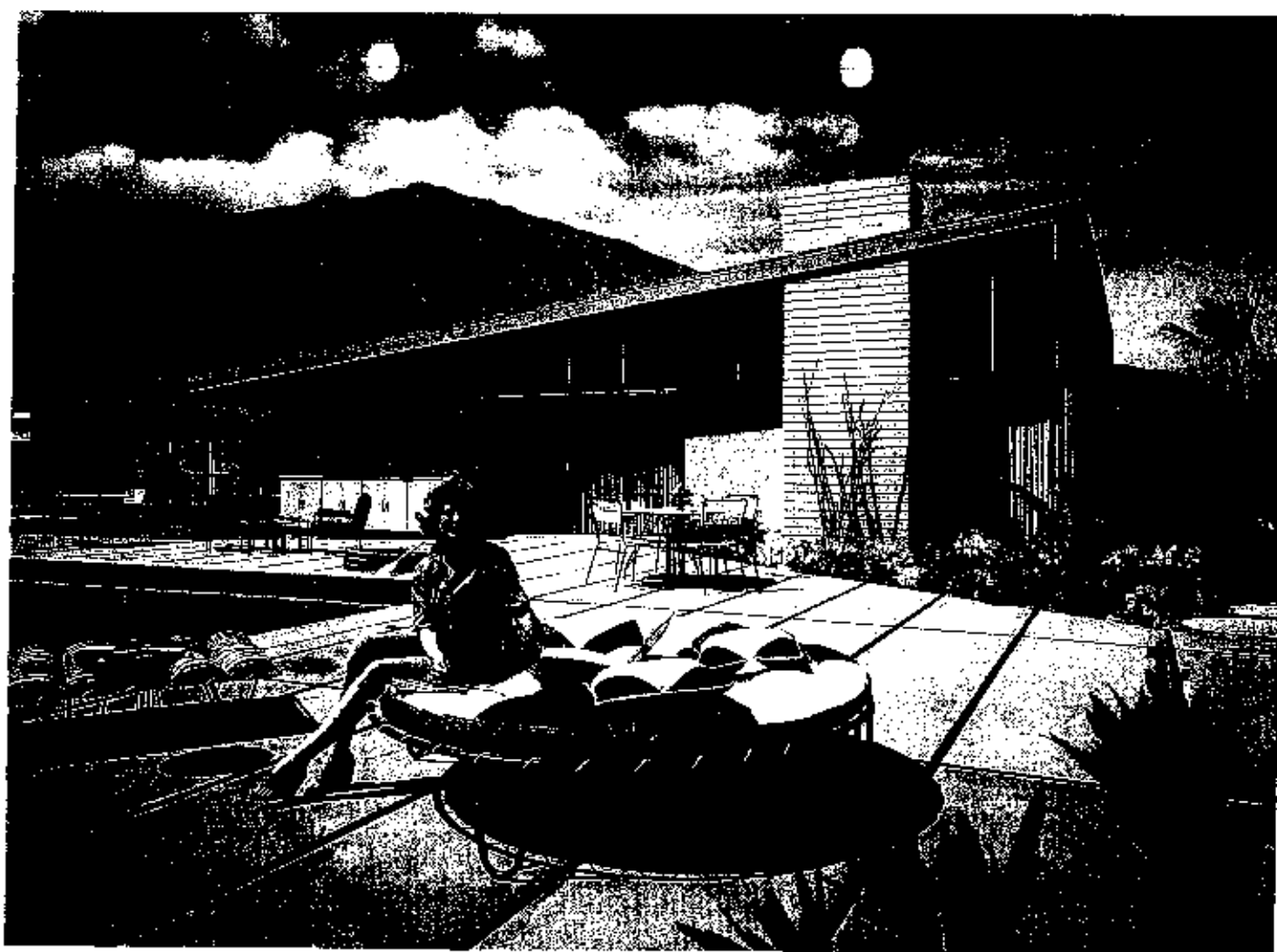
**T**he secret is out. Once the hideaway where Hollywood's jet set went to escape the press, the city of Palm Springs is again emerging as *the* desert hot spot. A ninety-minute drive from Los Angeles, Palm Springs boasts the largest percentage per capita of Modern residential architecture in the world. Combine the popularity of mid-century Modern housing with the current real estate boom, add a few hundred reasonably priced fixer-uppers, and you've got another California gold rush.

Tony Merrell, Vice President of the Palm Springs Historic Site Preservation Foundation, knows more about the city's Modern architecture than most. Just ask anyone. "I started researching the architecture there around 1994," he says over lunch at Chaya Brasserie. "I'm a member of the Modern Committee of the Los Angeles Conservancy, and it was during that time that John Lautner's (1968) Arthur Elrod house in Palm Springs came up for sale. The Lautner Office was concerned because they'd heard it had been butchered by renovations and didn't know what its condition was. They were getting nowhere in trying to get in and look at it, so they came to the Modern Committee, and somehow the project got dropped in my lap. I went out to Palm Springs to talk to the realtor and try to smooth things over—which was my first time in Palm Springs in 15 years. The only other time I had been there was when I was working as a private investigator in a law firm and had to serve a subpoena. It was incredibly hot, and when I ran the air conditioner, my car would overheat, so I couldn't use it. I hated Palm Springs and never went back.

"But this time I spent a few weekends there talking to people and reading books about Lautner—trying to understand the importance of this house. I became dumfounded by all this Modern architecture and started doing some research and found there was only one book written on it, which was Joseph Rosa's *Albert Frey, Architect*. Then in 1995, some members of the Modern Committee went to the "Preserving the Recent Past Conference" in Chicago and learned about an international organization called DOCOMOMO (International Working Party for Documentation and Conservation of Buildings, Sites and







Springs popped up everywhere. The frenzy continued following the completion of architects Leo Marmol and Ron Radziner's award-winning renovation of Neutra's well-known Kaufmann House, originally built in 1946. "The other thing that got the city attention was the fashion industry," says Merchell. "Jim Moore [Creative Director] from *GQ* magazine has a house there, and he does photo shoots around Palm Springs almost weekly, and all his friends in New York have heard him talk about the city. And because Modern architecture is popular, other fashion magazines started shooting there too. It was a combination of the fashion industry hyping it and the mainstream press picking it up. Now, the place is going through the roof."

Nelda Linsk, a thirty-year resident, second owner of Neutra's Kaufmann house and realtor with Colwell Banker in Palm Springs agrees. "This new interest in Palm Springs is due to all the national publications writing stories that highlight Palm Springs. Another factor is that mid-century architecture is what everybody wants now. During the '80s, you couldn't give those things away, and now everybody wants one. We've got beautiful mountain views and great weather. I think Palm Springs is still the best place in California to live."

Throw in some cheap real estate, and you've got a boom. "Well, the prices were good," says Merchell with a laugh. "The current prices are not bad, but not as good as last year. It's crazy now. The economy has been so good in California that people can afford to buy second homes—including younger people, not just retirees. Palm Springs—even though

it's hot—is a cool place. There are so many buildings—institutional, commercial, fire stations, medical buildings, schools, airports, gas stations—and they're all modern."

This unparalleled collection of Modern Palm Springs architecture was created by some of the same Modernist greats who streamlined the rest of Southern California—Lautner, Richard Neutra, Albert Frey, and Craig Ellwood—and scattered throughout the city, Alexander Construction, a father-and-son team (George and Bob, respectively) working with the design vision of architects Palmer and Krisel, created a history of its own with the development of about 500 Modern tract houses. Although their impact on the city was immeasurable (most agree they doubled its population), the lives of the Alexanders were cut short at the height of their popularity. The two generations of Alexanders (Helene, Bob, and parents Jimmie and George) were killed in a small airplane crash when leaving the Palm Springs Airport for Los Angeles in the mid-'60s. Their surviving daughter, Jill Alexander (then 11), was not on the flight and currently lives with her husband and sons in Los Angeles.

Residents of West Los Angeles, the Alexanders began their building empire by constructing tract homes in the San Fernando Valley and near Northridge with the designs of architect Bill Krisel. "I had this idea for a new post-and-beam house," says Bill Krisel, now 72, living in West Los Angeles. "I was a young architect, and that's what I wanted to do. I found a young builder who was related to one of the bigger builders, and we talked to his father and he said, 'I'll give you a tract with ten houses on







it; you can try it out.' It was so successful that Bob Alexander and his father decided that's what they were going to build. After what had to be over one thousand tract houses, it was starting to get so competitive in the Valley with other people copying us that the Alexanders thought it would be a good idea to go to Palm Springs.

"They went down, surveyed the area, and bought some property. I went down with them, reviewed the building codes, and looked at what other people were doing—and nobody was building tract housing. There were mostly custom houses or individual builders doing spec houses. They bought this property which fronted the 111 Highway, where they wanted to do a hotel, the Ocotillo Lodge, which I designed for them. While I was doing that, they subdivided the property behind it, and we did the first phase of tract houses. It was so successful it spread like wildfire. I think we did three different subdivisions behind the Lodge. One of the houses which Bob Alexander took for himself, his wife, and his daughter, was just one of the standard houses, no bigger, no smaller, no fancier.

"They had this big lot full of rocks on the end of a cul de sac in Las Palmas that they didn't know what to do with, and I suggested building a 'House of Tomorrow' there. In the middle of construction, he took his wife Helene to see it, and she said, 'Why do we have to live in that tract house when you're building this beautiful house here?' He told her, 'If you don't make any changes, you can have it.' He knew

if I had to design a house with his wife, we'd get nowhere," says Krisel with a laugh.

After moving into their House of Tomorrow, the Alexanders were featured in *Look* magazine—showcasing the luxurious desert lifestyles of chic Californians. "That article was a hatchet job," laments Merrell. "In fact, the Alexanders never did another another magazine article after that. The article was definitely twisted with a slant to make them look frivolous. They were really offended by the article. The Alexanders were important society players tied in with numerous charities and philanthropic events. The photographs in the article showed Elaine Alexander walking down the stairs with the future Barbara Sinatra." Following the Alexanders' death, the plush desert palace, complete with faux lava rock walls, gold-plated bathroom fixtures, shag carpet, and a 64-foot-long built-in banquette sofa, was sold to the King of Gaudy, Elvis Presley, who kept it for a year, but lived in it less than a month. It was then purchased by a new owner, who dubbed it the Elvis Presley Honeymoon Cottage, for which it remains known today.

After completion of the Alexanders' house, Palmer and Krisel designed a section of houses in North Palm Springs, known as the Racquet Club Road area. "The story goes that they had built the first phase of that area and had some furnished models," remembers Krisel. "Bob said he was sitting at the bar of the Racquet Club one day when two guys came in and sat down with their wives who'd just fin-



ished a game of tennis. They said, 'You won't believe what just happened. We walked down the street and saw these fantastic houses! They were so cheap, and the down payment almost nothing, so we bought one each.'

"These Alexander houses near the Racquet Club are square," says Krisel, who has looked at many a tract house in his life (he has designed some 30,000 across the country), "and if I'm not mistaken, 36 x 36 feet, which equals 1,200 square feet. You can either enter from the front, facing the street, or you can enter from a breezeway connecting the carport to the house. They're exactly the same house, but I had two elevations of each—two front entries, two breezeway entries. There weren't just elevations, there were roofline changes. The one I liked the most was what was called the 'Butterfly Roof'—one long roof sloping down toward the breezeway, and then the carport sloped back up again. I had standardized these houses so well that they built them very quickly. No other builder could bid on my work because it was totally unconventional construction. We gave each house a swimming pool, a fully fenced lot, and two palm trees."

"The homes were built really simply, and not many of the interior walls are load-bearing," describes Merchell. "Most are just walls. There's no insulation between them—it wasn't required by code then, and it wasn't necessary—they were designed for weekend houses during the season September through April. In a lot of the plans, the closets

were back-to-back between the bedrooms, and the wall between them is not a real wall—it's plywood—and when the closets are empty, you can hear clearly between the two rooms. When they're full of clothes, the clothing acts as insulation or as a sound barrier."

All of the Alexanders share commonalities: post-and-beam construction, high tongue-and-groove ceilings, open floorplans, lots of glass, and gentle sloping roofs. Sharing the Modernist desires evidenced by the design of the Eameses and the Neutras, the Alexanders created good designs at a price the masses could afford. "That they got from me," adds Krisel. "That was my philosophy when I started designing for them in the Valley. In fact, they bought one for me when I first got married which was four bedrooms and three baths for \$14,000. Those same houses now sell for \$400,000. In those days, if you made \$500 per house, it was very good. They were very good clients because as far as design went, they let me have a free hand, and all they did was tell me what the budget was, and the rest was up to me."

"The main reason people like them today is that they still look cool," adds Merchell. "The Alexanders never built condominiums; they didn't believe in them. They felt that people should own their own piece of land with their home. The houses are affordable, manageable—not too big, not too small—the perfect size for a weekend house." BY FLAUNT

# DESERT HOME

FEATURES EDITOR Barbara Lowe | PHONE 778-4544 FAX 778-4654  
E-MAIL: barbara.lowe@thedesertsun.com HOME-DELIVERY ASSISTANCE 322-5555



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## Shower solution

Tips on how to repair pans once they rot out and leak

INSIDE, F9

**THIS** A collection of items to SIMPLIFY and BRIGHTEN everyday life.

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all-season tailgate party in style, us- available at Lowe's stores nation-

Grillware's \$97 tabletop gas grill is... The...

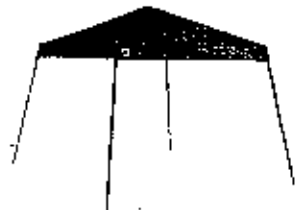


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ener- out it's crowd. purchase o and g ac- a stain- t tools.

Broil shaker box, \$9.97. h the pre-game show and catch game scores on your own screen, using power from a Coleman 3,000-watt portable generator, \$599. Other electrical items, such as blenders, radios and string lights also run off a generator. At home, or is handy when a storm knocks

or shine, cover your guests with a Quik... ble and over- square re op- 28, re- home n the ened- itty



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### your back

roaring fireplace or a wood- g logs is backbreaking work — but not with the new electric-pow- ered log splitter called SwiftSplit by Mantis. Plug it in to run an electric motor that exerts five tons of hy- draulic force to make quick work of logs up to 12 inches in diameter and up to 20 inches long. The splitter features 10-inch diameter

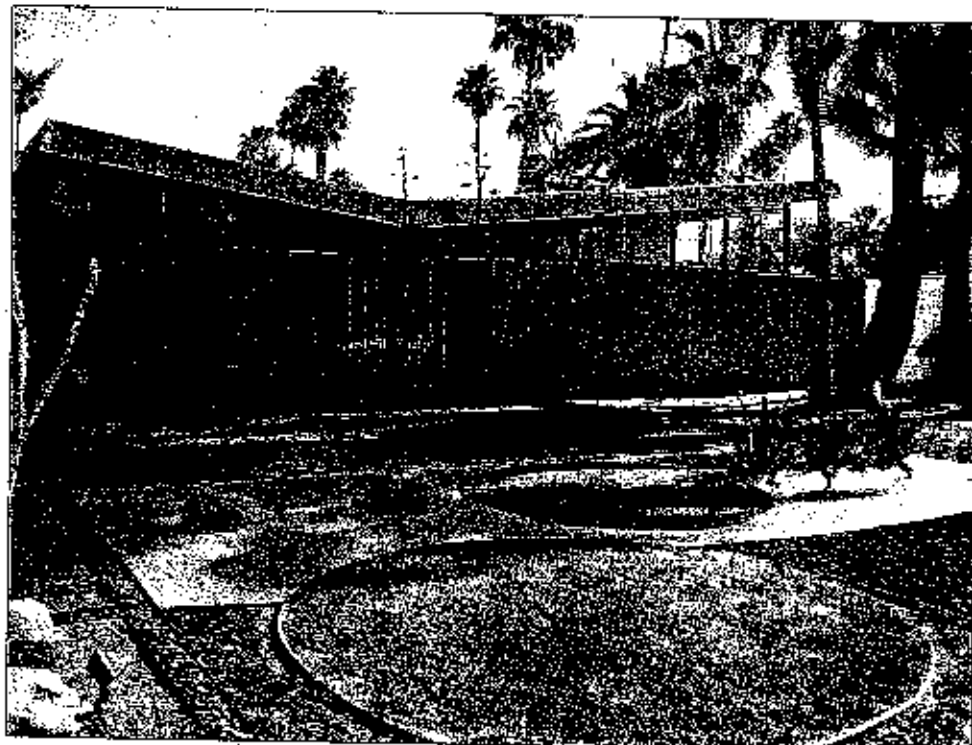
d a cart-like design, so it rolls : to split woodgarage, patio or or a free DVD, call toll free 1- visit www.swiftsplit.com.

### luffy

ange, furry friends grow thicker mer fur. To control this natural fiers dog and cat de-shedding l blade to easily remove loose, topcoat e grip is , and conve- or large reas, as pets. t pet o locate visit



McCLATCHY-TRIBUNE



CHRIS MENRAD, SPECIAL TO THE DESERT SUN

The exterior of Chris Menrad's home features landscaping designed by Bill Krisel, the home's original architect.

# Alexander the Great

## Learning more about this desert design

BY CHRIS MENRAD  
SPECIAL TO THE DESERT SUN

**T**o even the most casual observer of the Valley's desert modernist architecture, Alexander homes may register a slight blip on their radar screen. But for serious aficionados of Alexanders, the name Bill Krisel inspires exalted praise. Krisel, the lead architect of the famed Alexander homes that were built in and around Palm Springs in the 1950s, unwittingly created what can best be described as the "Alexander phenomenon."

### A legacy in the making

The Alexanders, father George and son Robert, were successful developers in the San Fernando Valley.

In the mid-1950s, Robert came up with the idea of doing a project in Palm Springs where there had been a long-standing trend among celebrities to gravitate for rest and relaxation. He reasoned that it was an ideal location for affordable second homes for middle-class families. Robert turned to his friend Bill Krisel and his partner Dan Palmer of Palmer & Krisel, a young architectural firm in Los Angeles.

As the lead architect on the project, Krisel designed four classic modernist styles of post-and-beam construction with wide expanses of glass and four distinctive roof styles — butterfly, long gable, folded plate and barrel vault. The homes were also innova-



KRISEL RENDERING COURTESY OF MAXXALIVINGSTONE.COM

give in their form and function — integrating indoor and outdoor living — a concept that was perfect for the desert environment.

The first tract of homes was called Twin Palms because each house received two palms as starter landscaping.

Priced at less than \$20,000 for a 1,200 square-foot house and \$39,000 for a 2,200 square-foot house, the development was so successful that it sold out immediately.

After this success, the Alexander team went on to build more than 2,500 homes in Palm Springs.

### The legacy continues

Tragically, the era came to an abrupt end in 1965 when the entire Alexander family, except a 13-year old daughter, were killed in an airplane crash. Their legacy continues as the popularity of Krisel's Alexanders have soared and are now selling in the millions.

Krisel believes that "architecture" is an agent of change, to make a positive impact on society.

One thing is certain, his designs have stood the test of time. And if imitation is the highest form of flattery, Krisel can be further proud of his achievement as his designs have inspired a new generation of "Alexander-style" projects.



Bill Krisel

Chris Menrad is a stock trader who divides his time between New York and Palm Springs. He is also treasurer of the Palm Springs Modern Committee.

### My own private Alexander

My relationship with the Twin Palms neighborhood began decades later when I was looking for a second home in the desert.

I came across the Twin Palms neighborhood quite by accident and fell in love with the architecture and the individuality of the neighborhood.

There was an open house at the house that eventually became mine.

I fell in love with it upon entering the front door.

After looking at about 60 houses from Palm Springs to La Quinta over the next two months, I kept coming back to this particular house. I bought my Alexander in March of 1999.

The kitchen had just been renovated through Home Depot, and while I knew then that it did not fit the character of the house, I lived with it for the next 6 years.

In 2005, I decided to renovate.

I wanted it to be as authentic as possible and to achieve this, I consulted Mr. Krisel personally.

The kitchen was the first target. I hired Phil Smith of the Art Office and showed him a color photograph by Julius Shulman of the original kitchen.

After the extensive renovations, I showed Mr. Krisel the interior updates, and he was very pleased and gave his blessing to what I had done. He said I got the William Krisel first prize for renovation.

After the interior was complete, it was clear that the landscaping also needed work. I knew that Mr. Krisel was also a landscape architect. (He won an award for his work at the Sandpiper project that he did in Palm Desert). So once again, I consulted the master and he agreed to offer his guidance. The result is a living testament to Krisel's Alexander phenomenon and why his designs have captured the imaginations of people around the world.

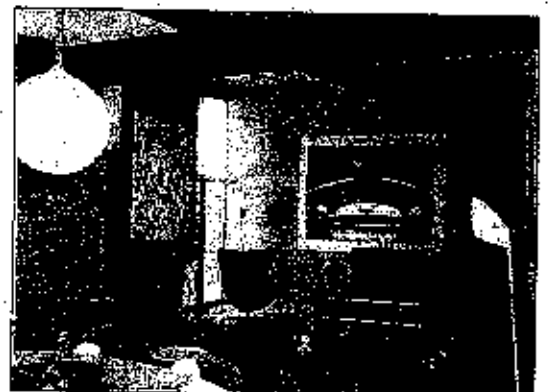
For his brilliant designs that still resonate 50 years later, Krisel will receive the Lifetime Achievement Award from the Palm Springs Modern Committee at the 2006 Preservation Awards Luncheon on October 14 at the Parker Palm Springs.

### 2006 Preservation Awards Luncheon

When: Oct. 14 from noon to 2 p.m.

Where: Parker Palm Springs

Tickets: \$50 per person; tickets may be purchased online at psmodcom.org or 409-6906



CHRIS MENRAD, SPECIAL TO THE DESERT SUN

Both the living room and bedroom in Chris Menrad's home include period furniture.

Exhibit 9

William

**KRISEL**

A.I.A. ARCHITECT

568 Tigertail Road

Los Angeles California 90049

Telephone (310) 824-0441

Fax: (310) 476-2576

SEPTEMBER 4, 2009

HISTORIC SITE PRESERVATION BOARD  
C/O DEPT. OF PLANNING SERVICES  
CITY OF PALM SPRINGS  
3200 E. TAHQUITZ CANYON WAY  
PALM SPRINGS, CA., 92262

RE: 1070 APACHE ROAD, PALM SPRINGS

I AM WRITING TO WHOLEHEARTIDLY ASK YOU TO APPROVE THE APPLICATION OF MR. CHRIS MENRAD FOR CLASS ONE HISTORIC DESIGNATION FOR THE SITE AT 1070 APACHE ROAD, PALM SPRINGS.

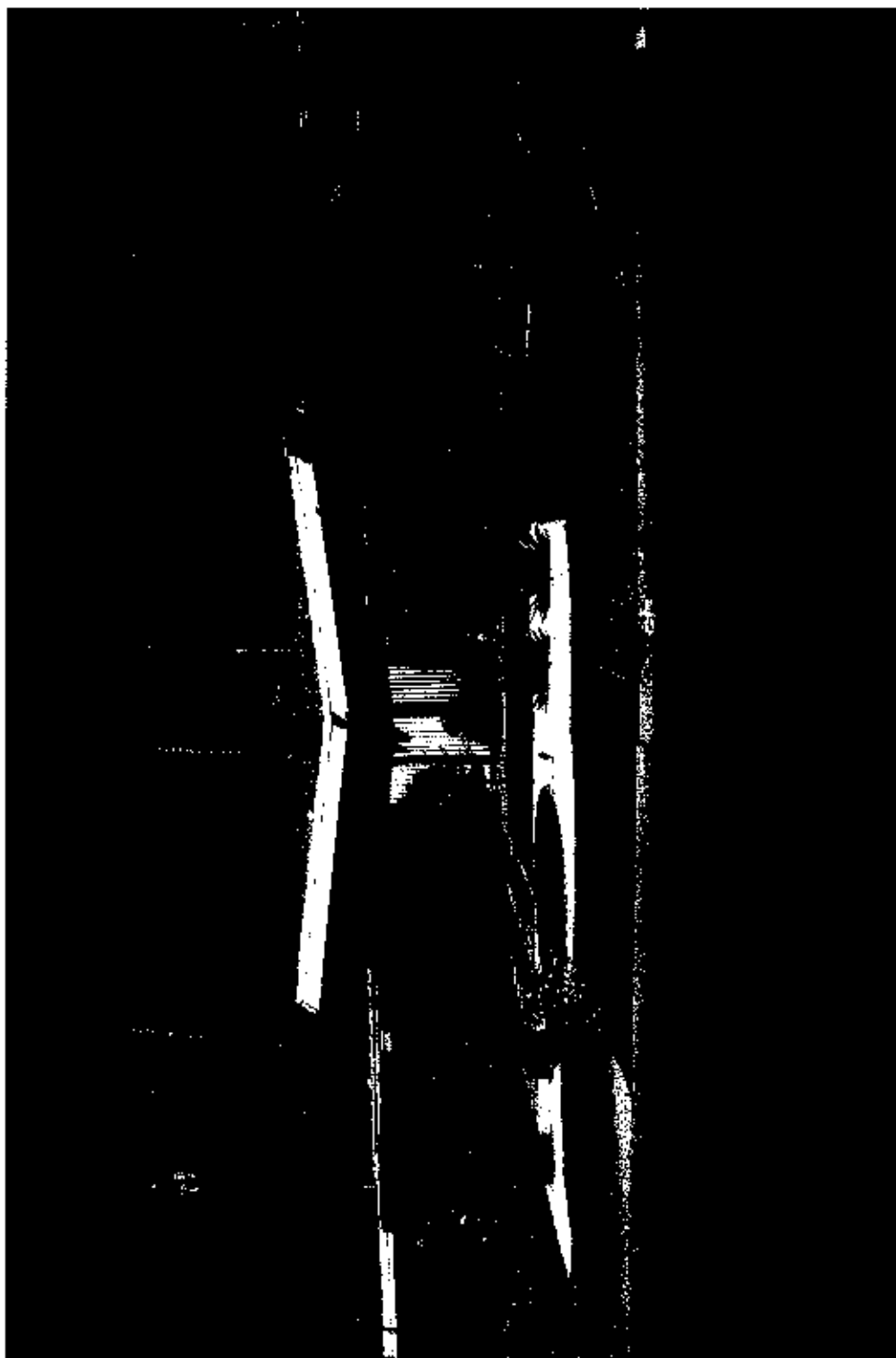
I AM THE ARCHITECT WHO DESIGNED THE TWIN PALMS TRACT FOR THE ALEXANDER CONSTRUCTION COMPANY IN 1957 WHEREIN THIS HOUSE IS LOCATED. THIS HOUSE WAS ONE OF EIGHT DIFFERENT ELEVATIONS OF MY DESIGN KNOWN AS "MODEL A-4" AND REFERRED TO AS A "FLOATING BUTTERFLY ROOF MODEL".

MR. MENRAD HAS FAITHFULLY AND ACCURATELY RESTORED THIS RESIDENCE TO THE ORIGINAL DESIGN, COLORS, BOTH INTERIOR AND EXTERIOR, ALONG WITH THE FURNISHINGS. ALL DONE IN ACCURATE REFLECTION OF THE ORIGINAL MID-CENTURY-MODERN LANGUAGE. FURTHERMORE, IN 2006 I DESIGNED THE FRONT YARD LANDSCAPING, AND MR. MENRAD ACCURATELY INSTALLED THE WORK IN COMPLETE ACCORDANCE WITH MY PLANS. AGAIN REFLECTING THE SPIRIT OF MY ORIGINAL LANDSCAPE DESIGN.

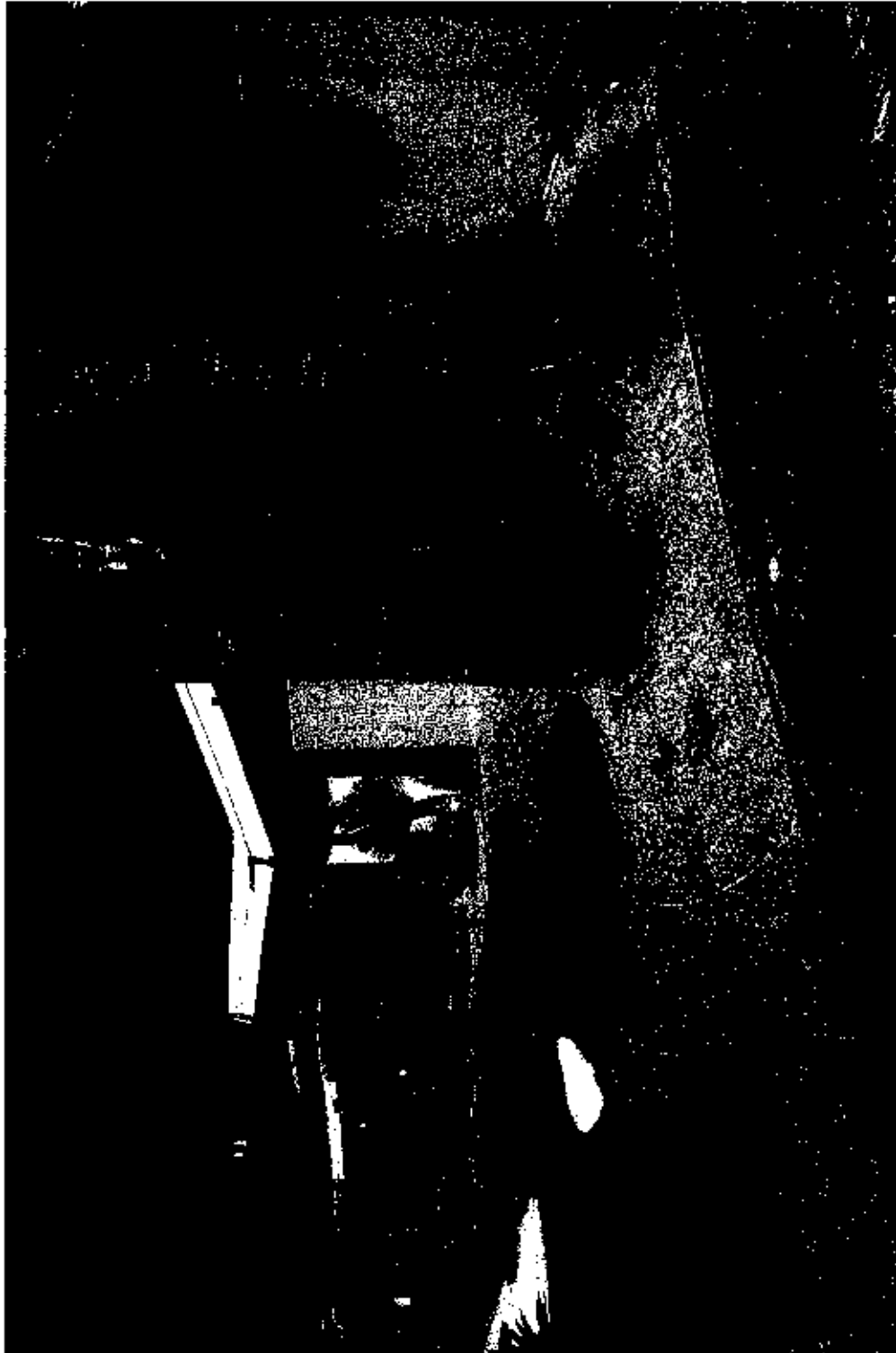
IN MY OPINION, THIS HOUSE REPRESENTS THE BEST RESTORATION OF ONE OF MY HOUSES DESIGNED FOR THE ALEXANDERS IN THE 1950-1960 ERA. PLEASE APPROVE THIS APPLICATION.

YOURS VERY TRULY,

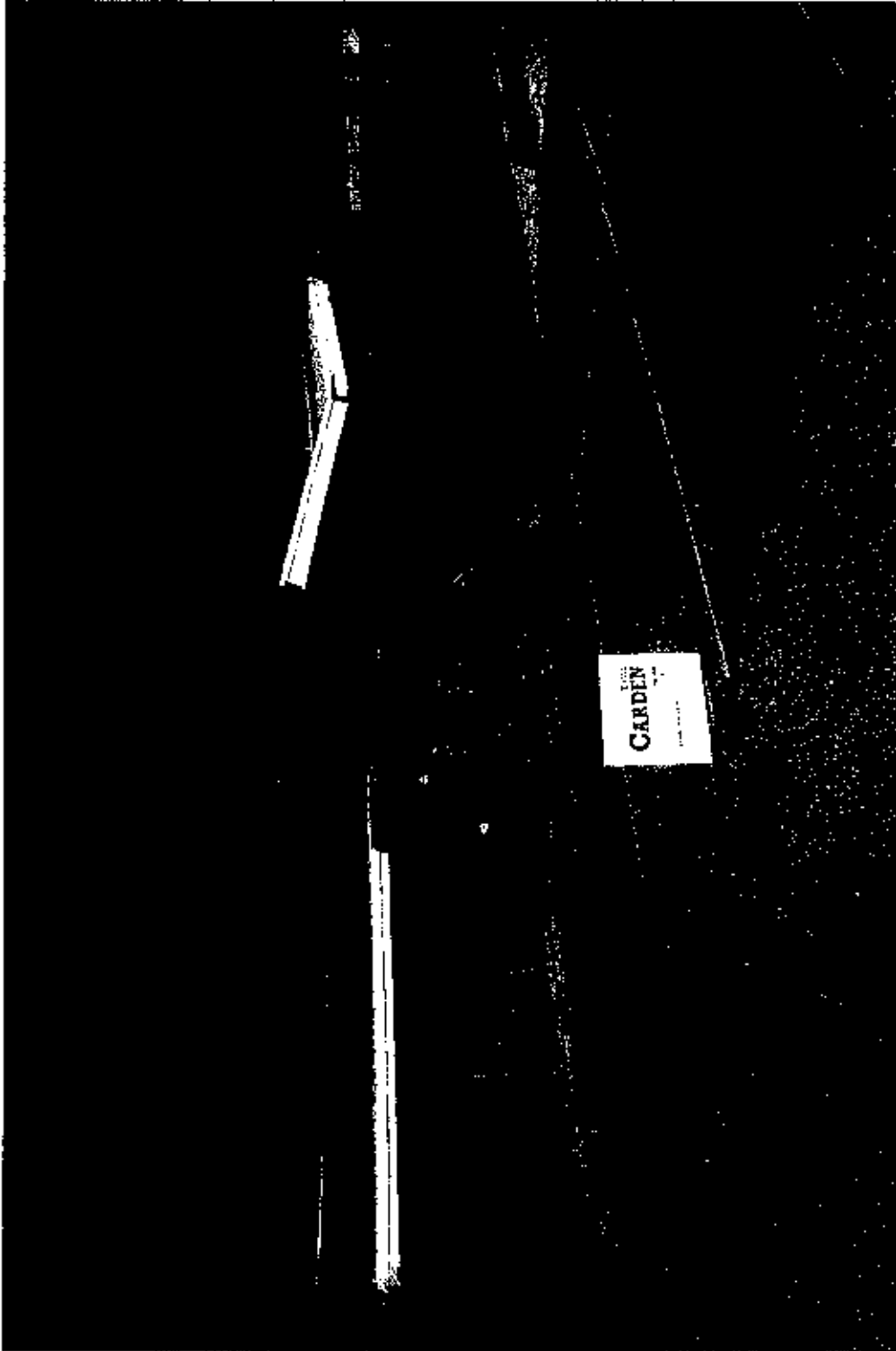
  
WILLIAM KRISEL, A.I.A., ARCHITECT



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**CITY OF PALM SPRINGS  
PUBLIC HEARING NOTIFICATION**



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City Council  
Meeting Date: February 3, 2010  
Subject: HSPB 74 – 1070 East Apache Road

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**AFFIDAVIT OF MAILING**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on January 22, 2010, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (201 notices)

I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Kathie Hart, CMC  
Chief Deputy City Clerk

**AFFIDAVIT OF PUBLICATION**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on January 23, 2010.

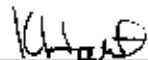
I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Kathie Hart, CMC  
Chief Deputy City Clerk

**AFFIDAVIT OF POSTING**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board and in the Office of the City Clerk on January 21, 2010.

I declare under penalty of perjury that the foregoing is true and correct.

  
\_\_\_\_\_  
Kathie Hart, CMC  
Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING  
CITY COUNCIL  
CITY OF PALM SPRINGS

PROPOSED DESIGNATION OF THE MENRAD HOUSE  
AS CLASS 1 HISTORIC SITE 74 AND NOTICE OF EXEMPTION FROM CEQA

1070 EAST APACHE ROAD

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Palm Springs, California, will hold a Public Hearing at its meeting of February 3, 2010. The City Council meeting begins at 6:00 p.m. in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider designating the property known as the Menrad House as a Class 1 Historic Site (Case No. HSPB 74). The subject site is located at 1070 East Apache Road, APN 511-032-013.

**ENVIRONMENTAL DETERMINATION:** This request is categorically exempt from review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), whereas the proposed designation meets the conditions outlined for preservation of a historic resource. The application is available for public review in the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday.

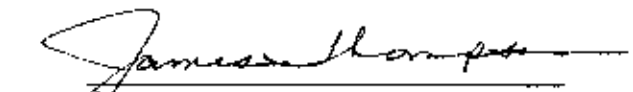
**REVIEW OF PROJECT INFORMATION:** The staff report and other supporting documents regarding this project are available for public review at City Hall between the hours of 8:00 a.m. and 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

**COMMENT ON THIS APPLICATION:** Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

James Thompson, City Clerk  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

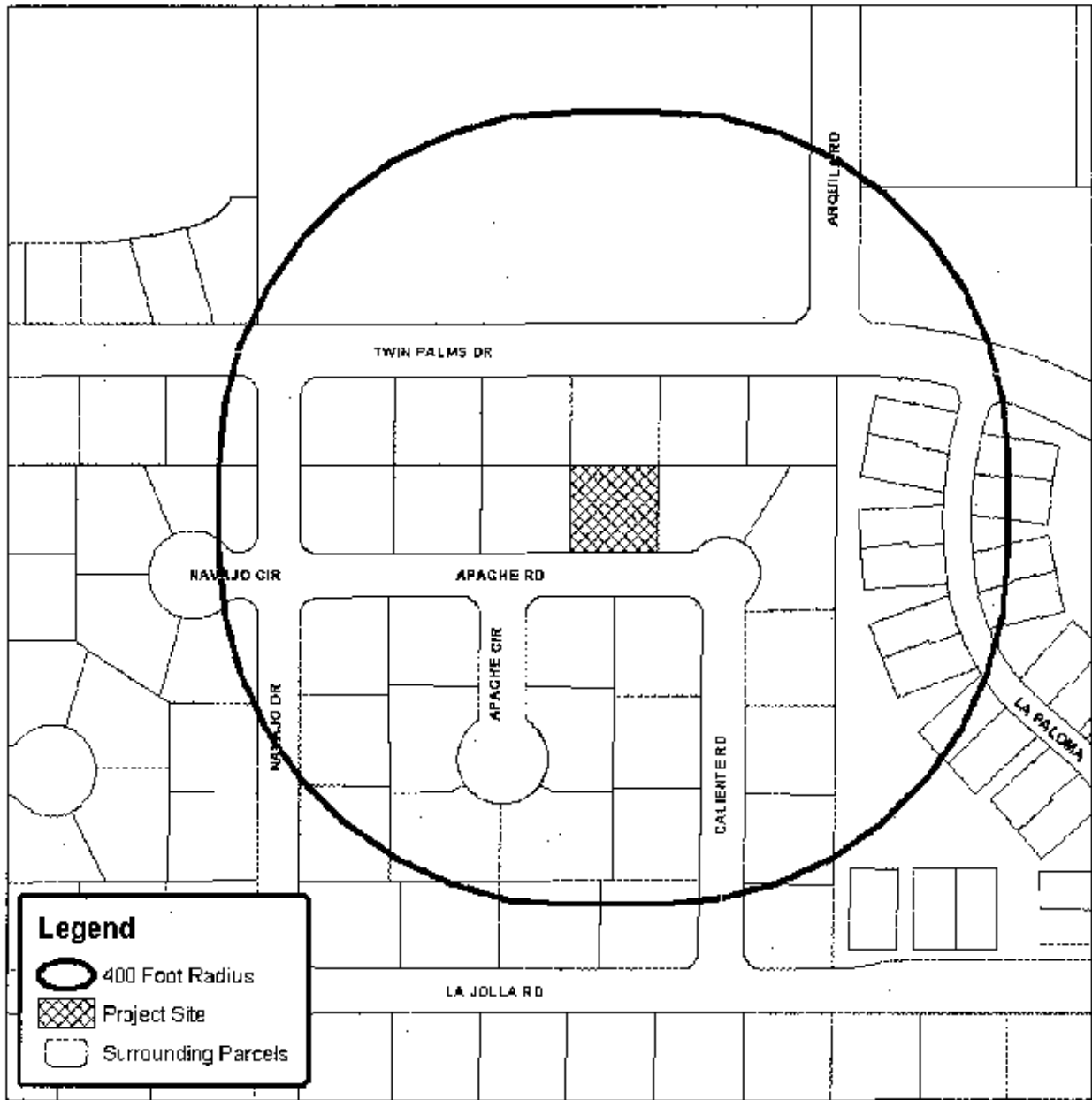
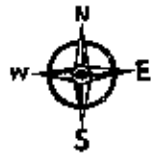
Any challenge of the proposed project in court may be limited to raising only those issues raised at the Public Hearing described in this Notice or in written correspondence delivered to the City Clerk at, or prior to, the City Council hearing. (Government Code Section 65009[b][2]). An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Craig A. Ewing, AICP, Director of Planning Services at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.

  
James Thompson  
City Clerk



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** HSPB 74

**APPLICANT:** Apache Road Alexander House

**DESCRIPTION:** Application for a Class 1 Historic Site Designation at 1070 East Apache Road, Zone R-1-C, Section 26, APN 511-032-013.



# City of Palm Springs

Office of the City Clerk

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262  
Tel: (760) 323-8201 • Fax: (760) 322-8332 • Web: www.palmsprings-ca.gov

January 21, 2010

Ms. Claudia Salgado  
Bureau of Indian Affairs  
P. O. Box 2245  
Palm Springs, CA 92263

Dear Ms. Salgado:

RE: City Council Meeting – February 3, 2010  
HSPB 74 – The Menrad House  
1070 East Apache Road

The City Council of the City of Palm Springs will be conducting a public hearing to the proposed designation of the Royal Hawaiian Estates Condominiums as a Historic Site or District on February 3, 2010. Enclosed are copies of the public hearing notice to be forwarded to the appropriate Indian landowner(s) within the 400 ft. radius of the project location.

The allotment numbers corresponding with the APN numbers are as follows:

APN	Allotment Number
511-020-037	Section 26 / 10C
511-020-039	Section 26 / 10C
511-541-008 thru 511-541-016	Section 26 / 10C
511-542-001 thru 511-542-003	Section 26 / 10C
511-542-020	Section 26 / 10C

Please feel free to contact me if there are any questions or concerns, 323-8206.

Sincerely,

Kathie Hart, CMC  
Chief Deputy City Clerk

/kdh

Encl: Public Hearing Notices (5 copies)