



## **HISTORIC SITE PRESERVATION BOARD STAFF REPORT**

DATE: May 4, 2021

NEW BUSINESS

SUBJECT: REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 3 HISTORIC SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE INITIATED BY AN APPLICATION BY PAUL ARMITSTEAD AND DANIEL BRIDGE, OWNERS, FOR APPROVAL OF ALTERATIONS TO "THE HOUSE OF TOMORROW", A CLASS 3 HISTORIC SITE, LOCATED AT 1350 LADERA CIRCLE, (APN #505-082-026), CASE HSPB 3.0917 MAA. (KL).

FROM: Department of Planning Services

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### SUMMARY

The property owners are requesting approval for alterations to The House of Tomorrow (aka Elvis Honeymoon House), a Class 3 historic site. The dwelling was designed by master architects Dan Palmer and Bill Krisel and constructed in 1960 for Robert Alexander and his family. The applicant was cited for commencing work on the property without approvals or permits and a "stop work" order was issued by the Building Department.<sup>1</sup>

Pursuant to Municipal Code Section 8.05.130 (Demolition or Alteration to Class 3 and 4 sites), the Board must determine whether the site possesses sufficient historic significance to warrant possible re-designation to a Class 1 or Class 2 historic resource and thereby issue a stay on demolition or alteration permits on the site.

### RECOMMENDATION:

That the HSPB:

1. Place a 120-day stay of demolition or alteration on the property pursuant to Municipal Code Section 8.05.030 (4,d,i); and
2. Direct staff to initiate an application including a historic resources report to determine the eligibility of the property as a Class 1 or Class 2 historic site and present the findings at a noticed public hearing of the HSPB.

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<sup>1</sup> Pursuant page 61 of the City's Comprehensive Fee Schedule work done without permits is assessed the base fee plus a fine of the same amount.

## BACKGROUND AND SETTING:

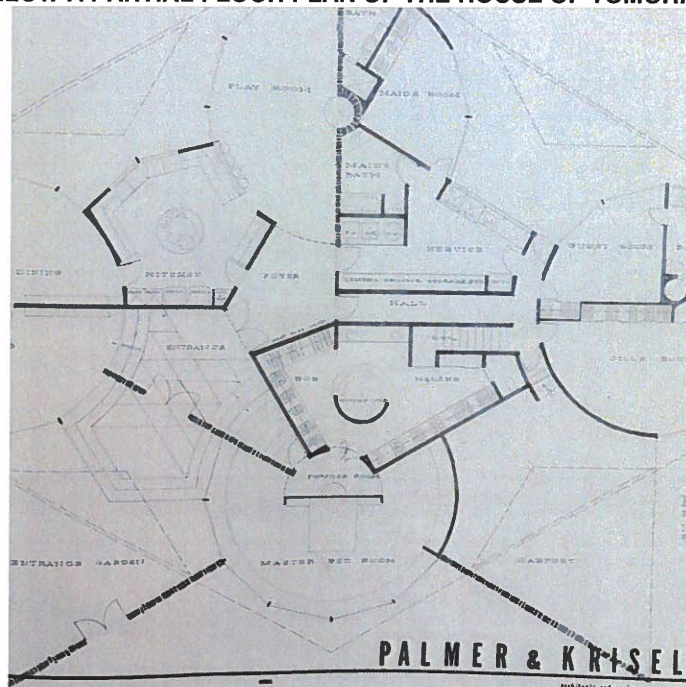
The dwelling at 1350 Ladera Circle was constructed in 1960 and was identified in the City's 2004 Citywide historic resource survey and again in the 2018 citywide survey, in which it was included in the Class 3 list as being "potentially eligible" for designation as a Class 1 or Class 2 historic site. (Data sheets attached.)

The design of the house and landscape is credited to master architect William Krisel (1924-2017) and was commissioned for Robert and Helene Alexander. Robert and his father George founded the Alexander Development Company which was responsible for the development of thousands of modernist homes around Los Angeles and in Palm Springs. The Alexanders began development in Palm Springs in 1955 and continued until their untimely death involving an airplane crash in 1965. They were the first major tract home developers in Palm Springs and are credited for making owning a second home in Palm Springs affordable to the middle class.

The House of Tomorrow ("the House") at 1350 Ladera Circle is a custom designed home of over 5,000 square feet with related landscaping and is located in the Vista Las Palmas neighborhood. In 1962 the house (and the Alexanders) was featured in a 5-page article in Look magazine and from 1966 to 1967 Elvis Presley rented the home and it earned notoriety as the "Elvis Honeymoon House".

As seen in the partial floor plan below, the home is a complex arrangement of circular forms and is arranged on multiple levels.

**BELOW A PARTIAL FLOOR PLAN OF THE HOUSE OF TOMORROW**



**BELOW THE FRONT ELEVATION OF THE HOME**



**BELOW A PHOTOGRAPHER SHOOTING A SCALE MODEL OF THE HOME IN 1960  
(PHOTO CREDIT: EICHLERNETWORK.COM)**



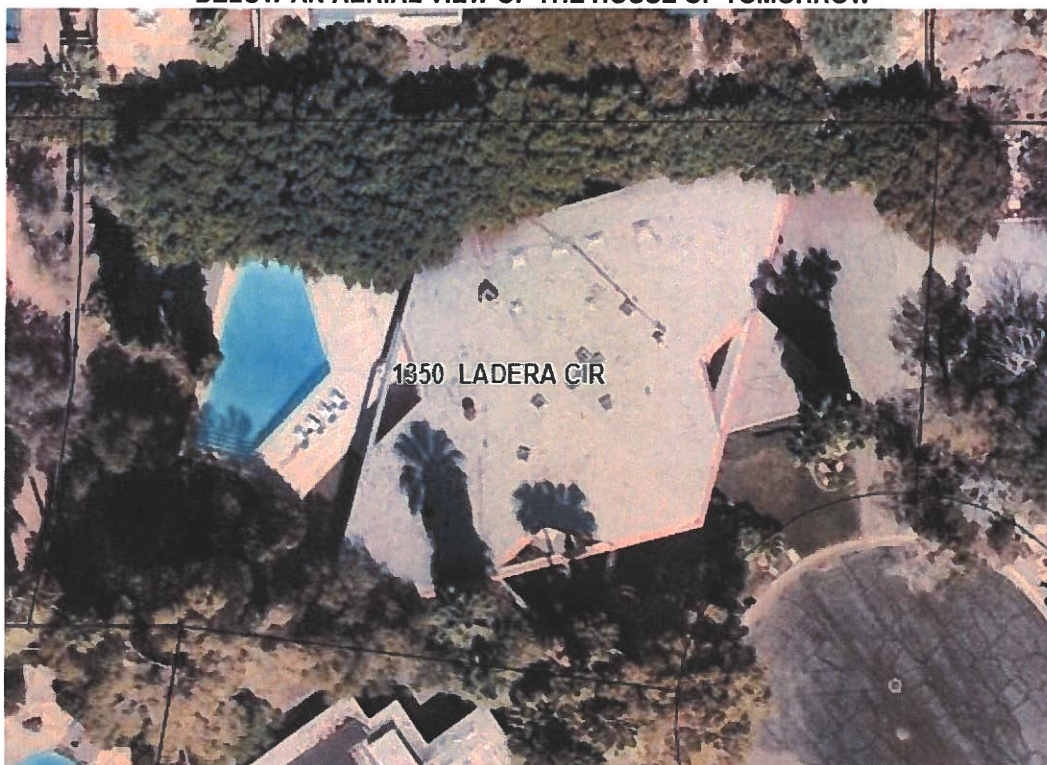
**Circa 1960, a photographer shoots a scale model of the Alexanders' 'House of Tomorrow' while the actual home is under construction behind.**

**LEFT: HELENE & BOB ALEXANDER, RIGHT: GEORGE & JIMMY ALEXANDER  
(PHOTO CREDIT: EICHLERNETWORK.COM)**



**Alexanders Bob and Helene (left), George and Jimmie (right).**

**BELOW AN AERIAL VIEW OF THE HOUSE OF TOMORROW**



As noted in the summary letter from the applicant, the property was purchased in December 2020 with the intent to renovate the home and put it back on the market to sell.

In mid-April it was discovered that construction work on the home had commenced without permits or approvals. The City’s Building Department placed a “stop work” order on the property on April 19, 2021 and the owner was notified of the requirement to secure a permit / approval for alterations to a Class 3 site.

The scope of the owner’s intended renovation project includes removal and replacement of all exterior glazing, repainting, removal of the terrazzo pool deck, steps, swimming pool finishes, partial demolition of a bedroom, replacement of garage doors, re-landscaping, restoration of the front terrazzo steps and work on the interior on the interior of the dwelling.<sup>2</sup>

Because the property is a Class 3 site and because the scope of work meets the definition of a “major alteration” pursuant to PSMC 8.05.020, prior to the City’s issuance of a building permit to demolish or alter the building, the HSPB is required to review the application and determine whether the site possesses sufficient historic significance to warrant possible re-designation as a Class 1 or Class 2 historic resource.

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
April, 2021	Site inspection by City Staff.

<i>Ownership Status</i>	
December 2020	Purchase by the current owner.

**ANALYSIS:**

Requests for alterations of Class 3 sites are processed according to Municipal Code Section 8.05.130.

**Criteria and Findings for Possible Re-designation of a Class 3 Building.**

If the HSPB finds that the site warrants possible re-designation, it may direct and authorize the processing of an application to re-designate the site as a Class 1 or Class 2 historic resource, which will then be considered by the HSPB and the City Council as provided in Chapter 8.05 of the Municipal Code. Any demolition/alteration permit shall be automatically stayed for a period of up to one-hundred twenty (120) days pending a re-designation decision. In making its review, the HSPB must make the following findings:

1. *That the Class 3 or Class 4 building possesses exceptional historic, architectural, archaeological, cultural or aesthetic significance to warrant*

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<sup>2</sup> Interior work is not subject to HSPB review for privately owned structures and sites.

*redesignation as a Class 1 or Class 2 historic resource in accordance with the criteria set forth in Section 8.05.070 above; and*

2. *That the Class 3 or Class 4 building retains sufficient historical integrity relative to its original configuration, architectural features, or character.*

If the HSPB cannot affirmatively make these findings, then it shall take no action and refer the permit to the Director of Planning who shall thereafter approve the application for submittal to the Building Department for appropriate demolition or building permits.

Staff analyzed the site relative to the criteria in 8.05.070 as follows:

- a. *The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The property at 1350 Ladera Circle appears to exhibit exceptional historic significance because of its association with persons of local significance, an architect of significance, because it is reflective of a specific period in local history, and because it presents a unique method of construction.

- (i) *The resource is associated with events that have made a meaningful contribution to the nation, state or community; or*

Although the property attained the label “Elvis Honeymoon House” because Elvis Presley leased it for a year following his marriage to Priscilla Presley, this does not constitute an event that made a meaningful contribution to the community. The site does not appear to qualify as a historic site under Criterion i.

- (ii) *The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history; or*

The design and construction of the dwelling and landscape at 1350 Ladera Circle was commissioned by Robert and Helene Alexander. Mr. Alexander is recognized as a person who made a meaningful contribution to local history because of the vast amount of residential tract development that the Alexander Development Company achieved in Palm Springs from 1955 to 1965. The Alexanders (George the father and Robert the son) were prominent citizens in Palm Springs during these years and the land development their firm did transformed the demographic makeup of Palm Springs from that of an exclusive wealthy enclave to a vacation / retirement community for the growing middle class after World War II. As such the property appears eligible as a historic resource under Criterion ii.

- (iii) *The resource reflects or exemplifies a particular period of national, state or local history; or*

The dwelling at 1350 Ladera Circle exemplifies the post-World War II period in Palm Springs when innovative modern architectural design was embraced by developers and residents alike. The “space age” aesthetic of the home can be seen in the circular forms of the floor plan and the elevated presence on the site as seen from the street has been characterized as having a “space-ship like visual quality”. The home is reflective of the technological optimism of the era. On this basis, the property appears eligible as a historic resource under Criterion iii.

- (iv) *The resource embodies the distinctive characteristics of a type, period or method of construction; or*

Although the Alexander Development Company was most noted for its mass-produced tract home development, the House is a unique custom design with distinctive characteristics in terms of its construction method and circular form. The home’s innovative form with generous cantilevered roof areas, expansive walls of floor to ceiling glass, and numerous walls of rough laid rock all reflect a high level of quality and craftsmanship typically found in custom-built high-end homes. As such the property appears eligible as a historic site under Criterion iv.

- (v) *The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his or her age, or that possesses high artistic value; or*

The design of the dwelling and site improvements is credited to master Architects Dan Palmer and William Krisel. Krisel’s ubiquitous square floor plan of the Alexander tract homes was developed in such a way that the homes took on literally a mass-produced “kit of parts” construction approach, which accelerated the construction time and lowered the cost such that the homes were affordable to the growing middle class. His architecture influenced his age and drove much of the Modern design aesthetic in tract home development in Palm Springs for many years. The property at 1350 Ladera Circle reflects a unique, highly creative commission for Krisel, with its one-of-a kind floor plan and canted walls of glass, rich textural surfaces created by walls of hand laid rock that extended from inside to outside, a key characteristic in post-World War II homes in Palm Springs. The House reflects Krisel’s creativity as an architect and unquestionably has high artistic value. As such, the property appears to qualify as a historic site under Criterion v.

- (vi) *The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or*

The property does not qualify under Criterion vi.

- (vii) *The resource has yielded or may be likely to yield information important to*

*national, state or local history or prehistory.*

There is no known information associated with the property relative to the pre-historic period.

Evaluation of Historic Integrity.

Historic Integrity is evaluated based on seven qualities: location, design, setting, materials, workmanship, feeling and association in accordance with guidelines of the United States Department of the Interior, National Park Service's National Register Bulletin titled: "How to apply the National Register Criteria for Evaluation" as revised from time to time.

Staff evaluated the property's integrity as follows:

*Location.*

The house remains in its original location on the property.

*Design.*

The unique design of the dwelling and site improvements remains evident.

*Setting.*

The setting, albeit changed over time due to encroaching development on adjacent lots and growth of the landscape, is intact.

*Materials.*

Most of the material integrity of the property remains, however was impacted by the unauthorized demolition of the terrazzo pool deck, terrazzo steps and original pool tile and edge coping. Despite this demolition, the site retains substantial material integrity.

*Workmanship.*

As a custom-designed and built home, the workmanship and unique details, such as the rough random laid rock walls, the careful detailing of the frameless clerestory glass at the ceiling plane, the extensive use of terrazzo, and washed concrete "stepping pads" at the entry all combine to express a high-quality level of craft and workmanship.

*Feeling.*

The dramatic plan and massing of the home, the commanding visual presence of the home from the street, the expansive walls of floor to ceiling glass, the rich texture of the rock walls all combine to maintain the dramatic feeling of the Krisel-designed House.

*Association.*

The site retains its association with owner / developer Robert Alexander and his wife Helene, architect William Krisel, and its period of significance reflecting the societal optimism in the post World War II era.



In conclusion, despite the unauthorized demolition and re-construction work, the property at 1350 Ladera Circle appears to still retain sufficient historic integrity to potentially qualify as a Class 1 (Landmark) historic site.

### ENVIRONMENTAL ASSESSMENT


Although the proposed alteration is considered a project pursuant to the guidelines of the California Environmental Quality Act (“CEQA”), the possible action of the HSPB to initiate a re-designation application and to place a stay of demolition/alteration on the property is not subject to review under CEQA pursuant to Sections 15060 (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), and Section 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 15, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

### CONCLUSION:

The property at 1350 Ladera Circle appears eligible for re-designation from a Class 3 site to a Class 1 (Landmark) historic resource, meeting Criteria 2, 3, 4 and 5 and appears to retain significant historic integrity to warrant re-designation to a Class 1 historic site. Therefore, Staff recommends that the HSPB direct that a re-designation application be initiated and that a 120-day stay on demolition/alteration permits be established for the site.



Ken Lyon, RA, Associate Planner  
Historic Preservation Officer



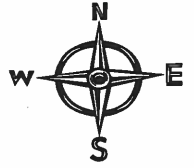
Flinn Fagg, AICP  
Development Services Director

### Attachments:

1. Vicinity Map.
2. Application, related background materials, photos.
3. DPR forms.



# Department of Planning Services Vicinity Map



**CITY OF PALM SPRINGS**

1350 Ladera Circle

May 4, 2021

Case 3.0917 – Request for Alterations to a Class 3 Site  
The Robert Alexander House of Tomorrow  
1350 Ladera Circle

Index of Application Materials:

1. PROJECT SUMMARY (Dated April 24, 2021).
2. REPAINT TO ORIGINAL COLORS.
3. TERRAZZO POOL TERRACE, STEPS AND POOL REMOVAL.
4. LANDSCAPE PARTIAL RESTORATION
5. PARTIAL DEMO – UNPERMITTED BEDROOM #5.
6. FLOODING ISSUES.
7. REPLACEMENT WINDOWS AND DOORS.

1. PROJECT SUMMARY (Dated April 24, 2021).

April 24, 2021

To: The Historic Site Preservation Board (HSPB)  
From: Daniel Bridge & Paul Armitstead, AIA, owners  
Re: **Alterations to a Class 3 Historic Site - The Robert Alexander House of Tomorrow  
(Case 3.0917)**  
1350 LADERA CIRCLE, PALM SPRINGS, CA 92262

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1. The following are some of our resources in determining the historical aspects of the property.

- **The Getty Museum** – The William Krisel Papers, 1935-2014
  - (limited access due to COVID)
  - Contact: Virginia Mokeslaveskas, Getty Research Library
  - **Alexander House/House of Tomorrow** (Palm Springs, 1960)
  - Box 1 - Folder 15-16 Documentation
  - Flatfile - 20\*\*22\*\*23\*\* Drawings
  - Box 38 – Folder – Color photographs and negatives
- **William Krisel’s Palm Springs, THE LANGUAGE OF MODERNISM**
  - Author/Editors – Chris Menrad and Heidi Creighton
- **Meeting with William Krisel** – Nov 16, 2016
  - Book Signing at Hollywood DWR and follow-up conversation with Mr. Krisel regarding an appropriate approach to renovation of his works. (893 Fair Circle)
- **Chris Menrad** – Zoom meeting at onset of project to gain perspectives into the current status of the home and prioritize restorations and improvements. Also Follow-up in person interview to gain further perspectives regarding his thoughts priorities of an Alexander Krisel renovation.
- **Look Magazine Archives** – Look Magazine Sept. 25, 1962
- **Architectural Digest** – Early 60’s publication with photos of the Home Interiors.
- **Elvis’ Honeymoon Hideaway** – Numerous Publications, Websites, and Video Tours
  - Review of homes history and impact to it as a makeshift “Elvis Museum”
  - Subpoena from City of Palm Springs – Notification to cease illegal commercial activities of tours and events in a residential neighborhood.
  - Communications with Jeff Ballinger, City of Palm Springs Attorney

Palm Springs Municipal Code

- **Chapter 8.05 HISTORIC PRESERVATION**

**8.05.020 Definitions,**

“Alterations” means any exterior change or modification to a building, structure or object.

(Etc... Please note the last sentence of this definition)

**The term “alteration” shall not include the reconstruction, or replacement of any feature of a historic resource with a suitable substitute on a “like” for “like” basis, as determined by the director.**

## 2. "Bullet List" - Inventory of Alterations/Restorations/Substitutions

Our intent when we acquired this property was to reclaim it from its commercial stature to a home. See correspondence with Jeff Ballinger, Palm Springs City Attorney. We have a deep respect for William Krisel's work and an appreciation of the original design as the Bob and Helena Alexander Estate. Over the years the home has been neglected and there have been changes compromising its original design. Our approach is to do as Mr. Krisel once said, and confirmed with me when I met him in 2016, "you young architects, (I'm 65, he was 92)... Don't just do it the way I did in 1960 do it the way I would do it today". (It is important to us for this home to meet current energy and safety codes.

### Reconstructions/Replacements to Structure:

- Restore the original 1960 Exterior Paint Colors
  - Fascia, Trim and Exterior Doors: SW 7048 - Urban Bronze this is a match to the original Dunn & Edwards DEC756 - Weathered Brown
  - Stucco Walls and Soffits: We stripped the current paint to reveal the original 1960 color. Matched with: SW 7008 - Alabaster
- Replace the original mill finished aluminum 1960 windows.
  - There are 69 total original single glazed mill finished aluminum windows. (the aluminum is currently painted with smoke color overlay film on many areas of the glass)
  - All windows will be replaced on a "like for like" basis, with Double Low-E glazing to meet Title 24 requirements. Frames and mullions will closely match the original exterior operation and fenestration.
  - Sliding Doors throughout will be replaced with Milgard 150 series clear anodized aluminum doors and frames to closely match the original operation and design intent.
  - Fixed windows will be replaced with Milgard 150 series panes with clear anodized frames to closely match the original design intent.
  - Small sliding windows at the laundry will be replaced with Milgard 150 clear anodized aluminum windows to match the adjacent Bedrooms 4 & 5 sliding door fenestration.
  - Large Sliding windows at the Kitchen, Bedroom 2 and Master Bedroom will be replaced with Fleetwood 530-T clear anodized aluminum windows to closely match the original operation and fenestration. The spans of these sliding windows are greater than Milgard produces and Fleetwood's product closely matches the original design and operation.
  - Clerestory Windows throughout will be double glazed Low-E and custom fabricated to replicate the original design and installation. The heads will be recessed into the ceiling and exterior soffit. (The ceiling will appear to flow right through the glass as an extension of the soffits).
  - The west window at the Family Room will be restored. At some point this window was removed and replaced with a built-in TV cabinet.
- Restore the Wall outside the kitchen by removing the later addition deteriorated casework and counter.
- Restore the Visual intent of the West Elevation, (Pool Elevation)

- Remove the non original and deteriorated casework and counter that are under the kitchen windows.
- Cut back the Bedroom 5 addition so it does not extend past the iconic stone walls that “bookend” the elevation. Move the Milgard 150 series sliding glass door to the end of this modified addition. Replace the two clerestory windows with Milgard 150 products.

#### Reconstruction/Replacements to Site/Landscape:

William Krisel oversaw all aspects of his project’s design and implementation including site and landscape work. With a copy of the original site plan we were able to determine that despite being overgrown and neglected the bones of the site plan were largely intact. Our intent was to restore the site to it’s original design intent.

- Remove and replace with “Like for Like” basis the overgrown ficus along the north property line.
- Plant Palo Verde Trees at the north end of the pool in keeping with the original design intent.
- Thin trees at the Southwest end of the site to reveal the views of the mountains that had been obliterated by neglect and overgrowth.
- Trim and maintain the landscape throughout the site.
- The front of the house will be cleaned up and restored, cutting back as needed, providing maintenance of the overgrown landscape and introducing some desert/drought tolerant varieties.
- Restore the Krisel signature bubble steps, fountain, terrazzo porch, front doors and hardware.
- The front lawn will be replanted per the original design intent with low plantings at the base of the iconic front stone wall.

#### Pool Deck, Pool and Spa:

- The original Pool Deck was approximately 45% Broom Finished Concrete and 65% Terrazzo. The terrazzo was on the south side of the pool along the house. Over the years the house and it’s interior terrazzo floors had settled below the grade of the exterior terrazzo. The exterior terrazzo had also settled and sloped toward the house. It was badly cracked throughout. All surface drains were overgrown with roots and inoperable. Surface electrical outlets were located close to the pool in violation of code and safety. Water, irrigation, gas, and electrical lines under the slab had deteriorated and were in inoperable. Flooding of the Family Room, Kitchen and Dining room occurred whenever there was any significant rainfall. We surmise that this was ignored as it seems that the house was not meaningfully occupied for many years and mostly used for commercial tours.
- We plan to replace the entire pool deck approximately 3,000sf, with a modern sand finish concrete reintroducing the control and expansion joints shown in Krisel’s plan which reflect extending the geometries of the house out to the site.
- The pool was due for re-plastering. We plan to upgrade the pool to meet current code and safety, with split drains, bonding wires, and LED lights.
- The pool equipment vault will be abandoned. New quiet, high efficiency equipment will be relocated to the south side of the house. Out of sight.

- The pool will re-plastered and tiled to match the original pool. The 1960 installers' logo tiles will be left in place.
- The Cypress trees at the center of the west side of the pool were encroaching on the pool, and cracking the pool and deck. We plan to replace them with an 8ft round in ground spa to match the pool finish. The circular shape recalls many of the circular forms of the house.
- There are two original benches that have rusted out that will be rebuilt and relocated on the west side of the spa at the edge of the patio.
- In keeping with Pool safety codes, a gate to match the existing fence, will be installed at the northeast end of the site to prevent unauthorized access to the pool area.

#### Driveway and Garage:

- The current driveway is asphalt, badly cracked and potholed. We plan to replace it in place with "Like for Like" Broom finish Concrete.
- The previous owner subdivided the property and is marketing the property along the east edge of our driveway. We are placing a row of ficus along the east edge of the property to create visual separation.
- The house originally had a huge open carport. It was enclosed many years ago and garage doors were added. They are out of site from the street and neighboring properties. The doors are in disrepair and inoperable. We plan to replace them with "Like for Like" higher grade doors.

### **3. Closing Thoughts:**

This is "The Robert Alexander House of Tomorrow, by William Krisel".

Yet, it is hard to forget, the brief moment in time spent by Elvis and Priscilla Presley at this home. We have come to understand the social importance of this, having met the dozens of people that still come by hoping for a tour or at least a photo. I am impressed by the nearly universal approval we receive when we tell the story of the Alexanders, and William Krisel and explain that while "Elvis has left the building" it is being restored to the way it was when Elvis and Priscilla honeymooned there.

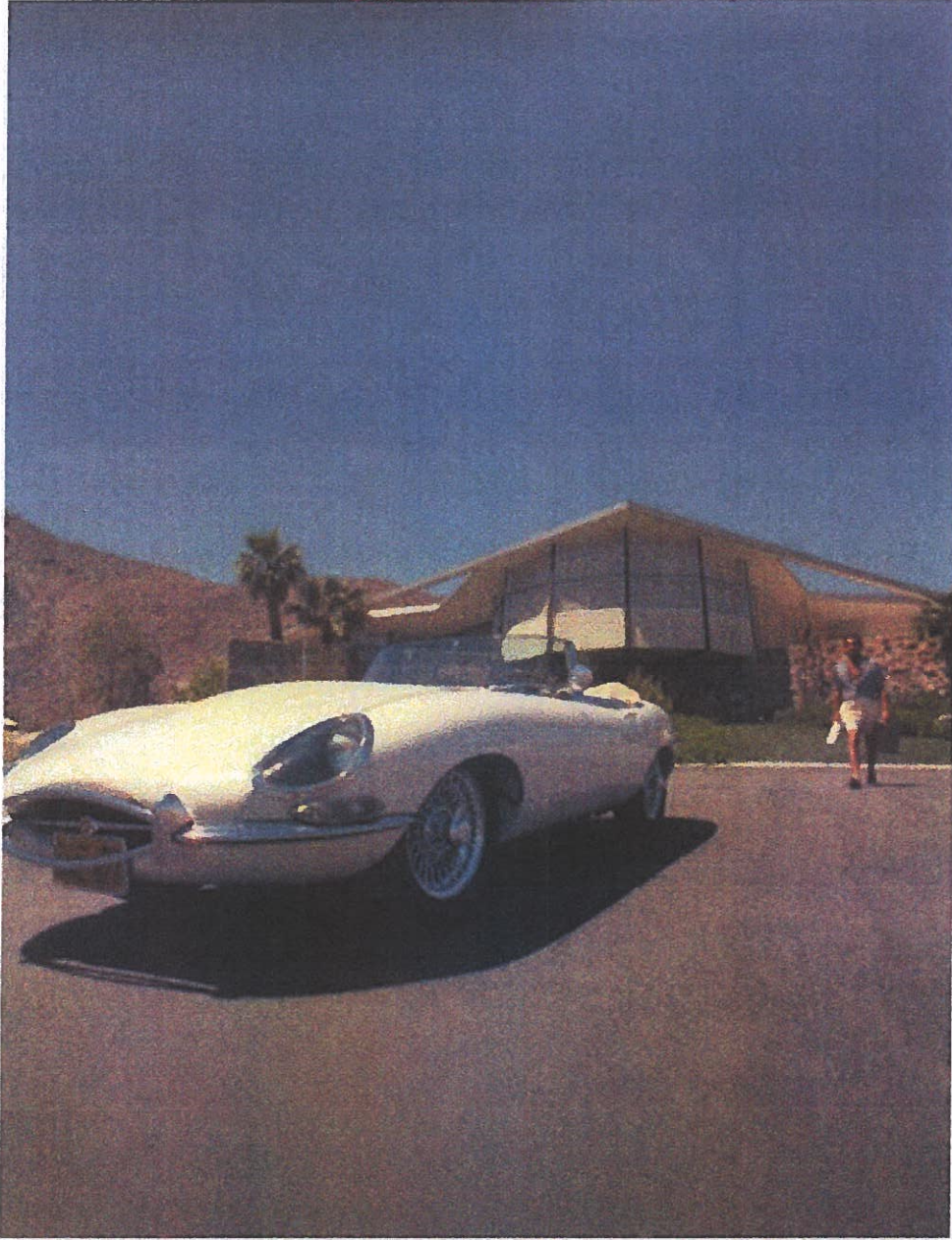
The Robert Alexander House of Tomorrow above all, is an important "custom" example of Palm Springs Mid-Century Modernism. We believe that it's restoration, with improvements for today's living, will stand as a wonderful tribute to the vision and contributions by the Alexanders and William Krisel in shaping the design and development of Palm Springs.



2. REPAINT TO ORIGINAL COLORS.

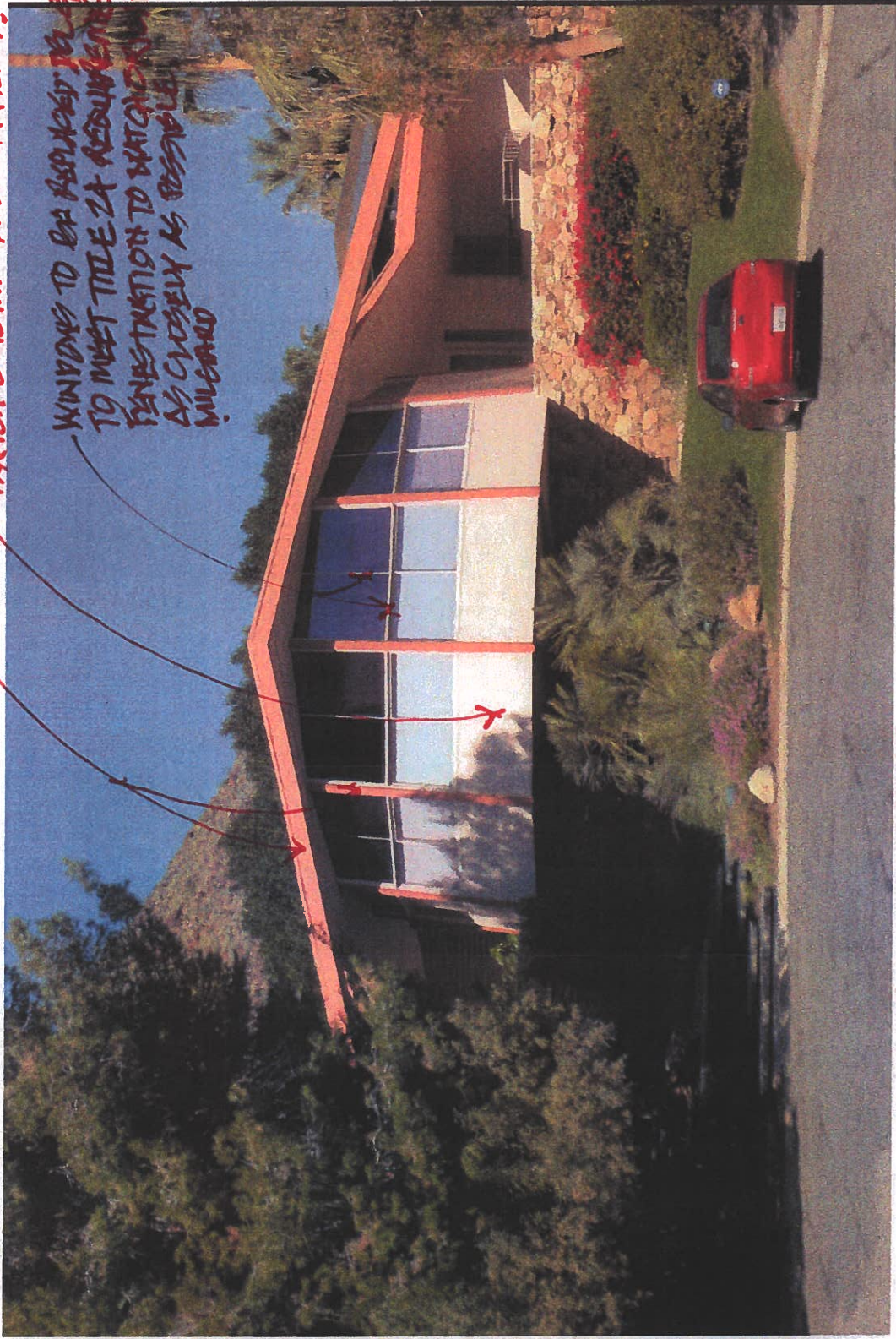
# ORIGINAL EXTERIOR -

- STUCCO - OFF WHITE - S.W. ALABASTER PROPOSED
- FASCIA & TRIM. - DE-WEATHERED BROWN - S.W. URBAN BRONZE PROPOSED.
- WINDOWS - ORIGINAL SINGLE GLAZED - NATURAL MILL FINISH  
- PROPOSED - DOUBLE GLAZED - TITLE 24  
CLEAR ANODIZED FINISH TO MATCH EXIST. FENESTRATION



FASCIA TRIM UPON BRIDGE TO MATCH ORN.  
EXTERIOR STUCCO-SM. ADMINISTER TO  
MATCH ORIGINAL DESIGN INTENT.

WINDOWS TO BE REFRAMED IN BRASS  
TO MEET TITLE 24 REQUIREMENTS.  
PENETRATION TO MATCH ORIGINAL  
AS CLOSELY AS POSSIBLE  
INLEAKAGE



CURRENT EXTERIOR.

#11

ORIGINAL EXTERIOR  
WALL & SOFFIT STUCCO  
COLOR TO BE  
MATCHED.



SW 7008

## Alabaster

Interior / Exterior

Location Number: 255-C2



COORDINATING COLORS

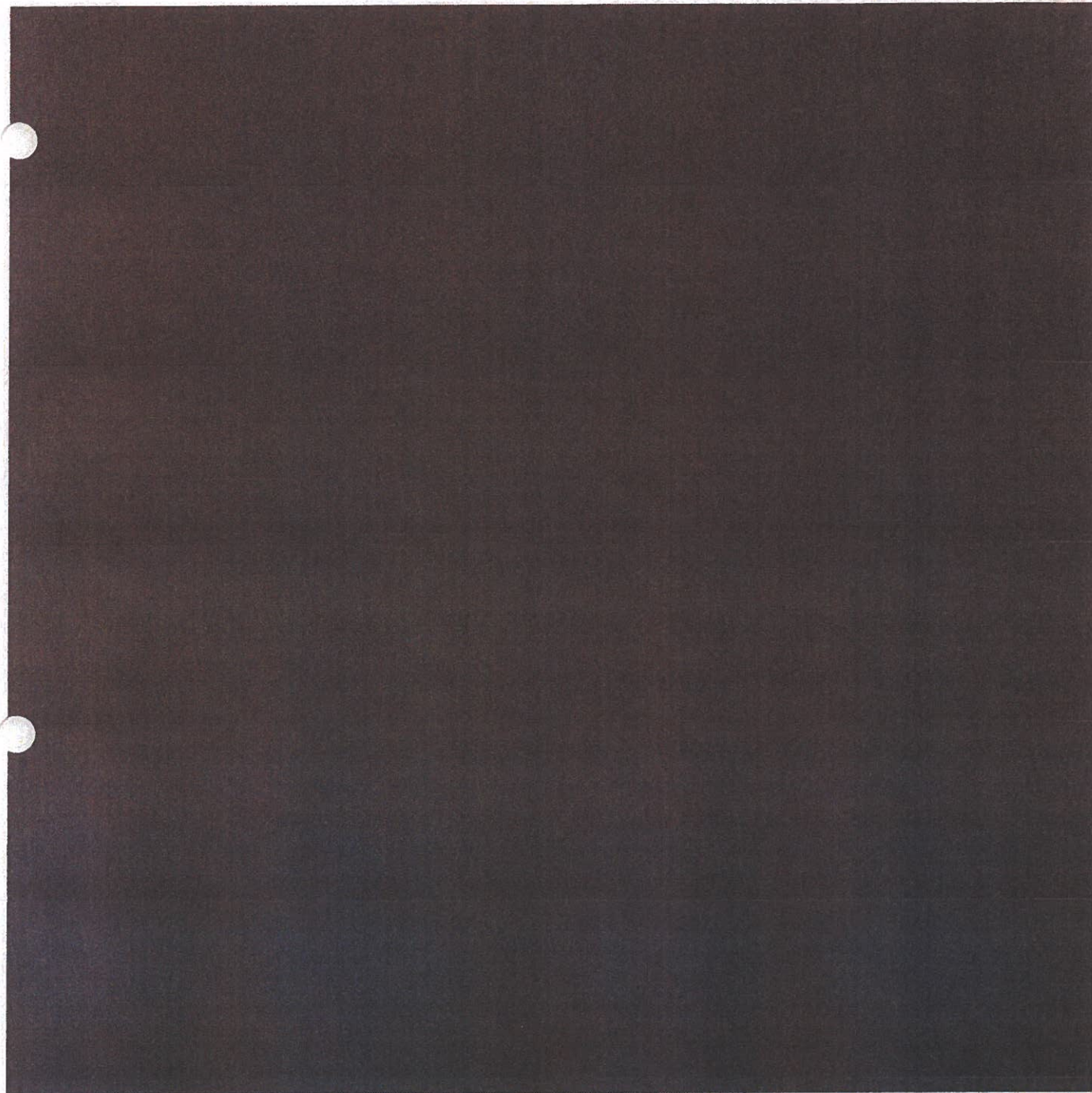
SIMILAR COLORS

DETAILS

[View All White & Pastel Paint Colors →](#)

R:237 G:234 B:224 Hex Value:#edeae0 LRV:82

**PROPOSED EXTERIOR WALL & SOFFIT  
COLOR @ STUCCO TO MATCH ORIGINAL  
COLOR.**



**Weathered Brown**

**ORIGINAL FASCIA & TRIM COLOR.  
LRV-8**

DEC756 RL#679

Warm Neutrals, Exterior, Neutrals, Architectural Styles, Warm / Cool Neutrals, Perfect Palette<sup>®</sup>, Then, Now & Forever<sup>®</sup>

 V 8 Historic

Munsell: HUE=5.97YR VALUE=3.4 CHROMA=0.7

Frosting Cream

DEW344

SW 7048

## Urbane Bronze

Interior / Exterior

Location Number: 245-C7



245



Urbane Bronze

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Neutral Paint Colors →](#)

**R:84 G:80 B:74 Hex Value:#54504a LRV:8**

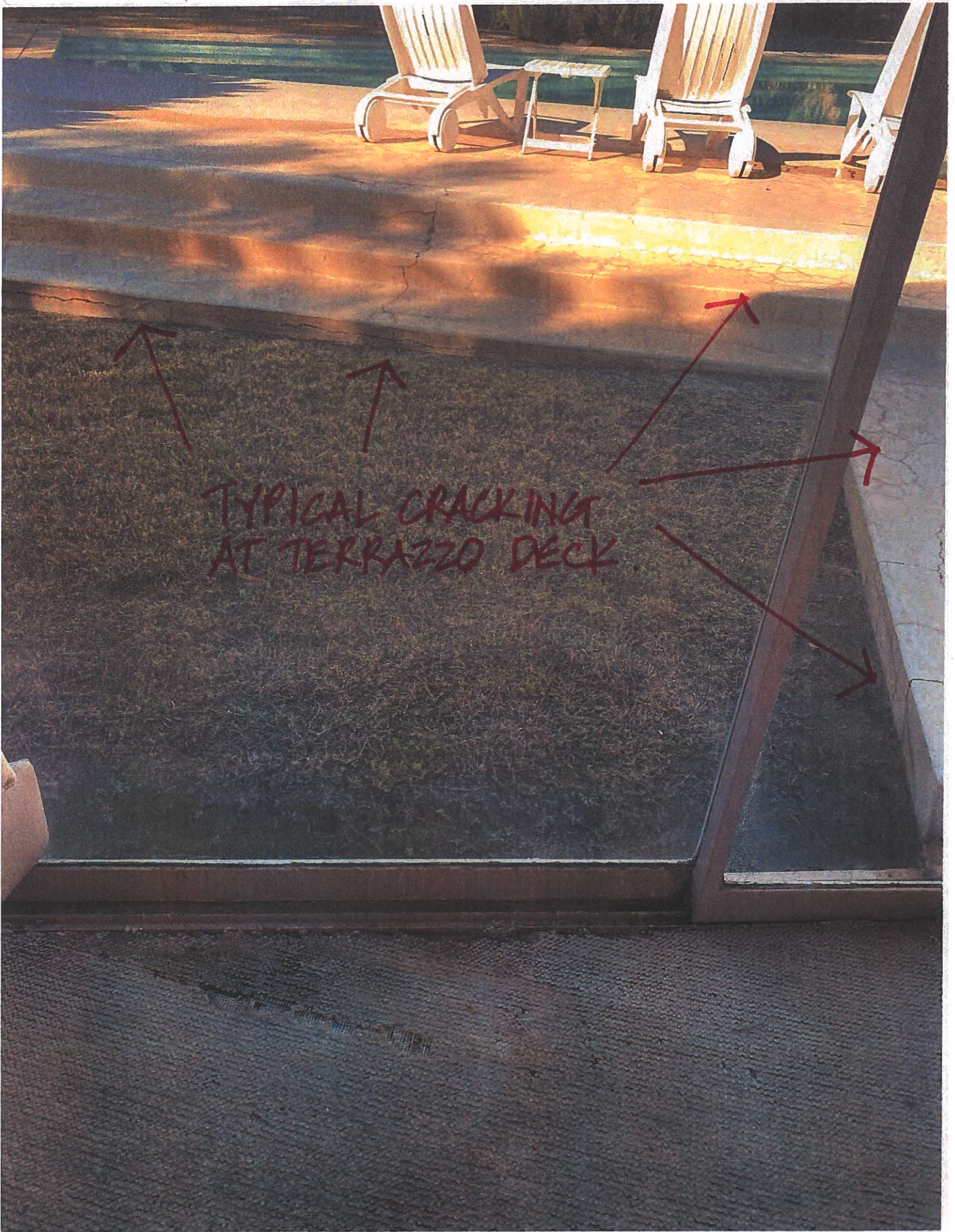
**PROPOSED FASCIA, TRIM & DOOR COLOR.  
(MATCH TO D&E WEATHERED BROWN)**

### 3. TERRAZZO POOL TERRACE, STEPS AND POOL REMOVAL.







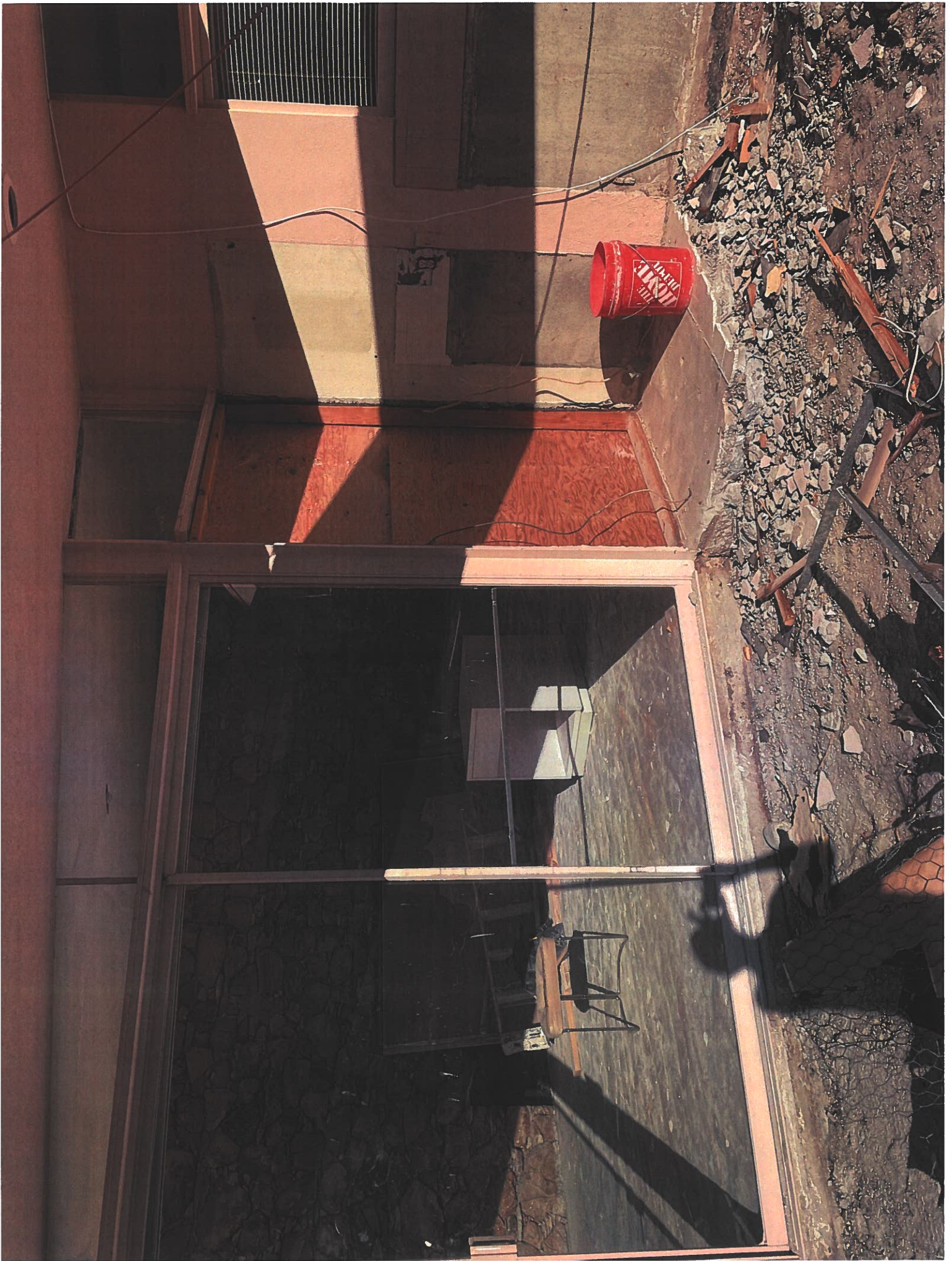


TYPICAL CRACKING  
AT TERRAZZO DECK

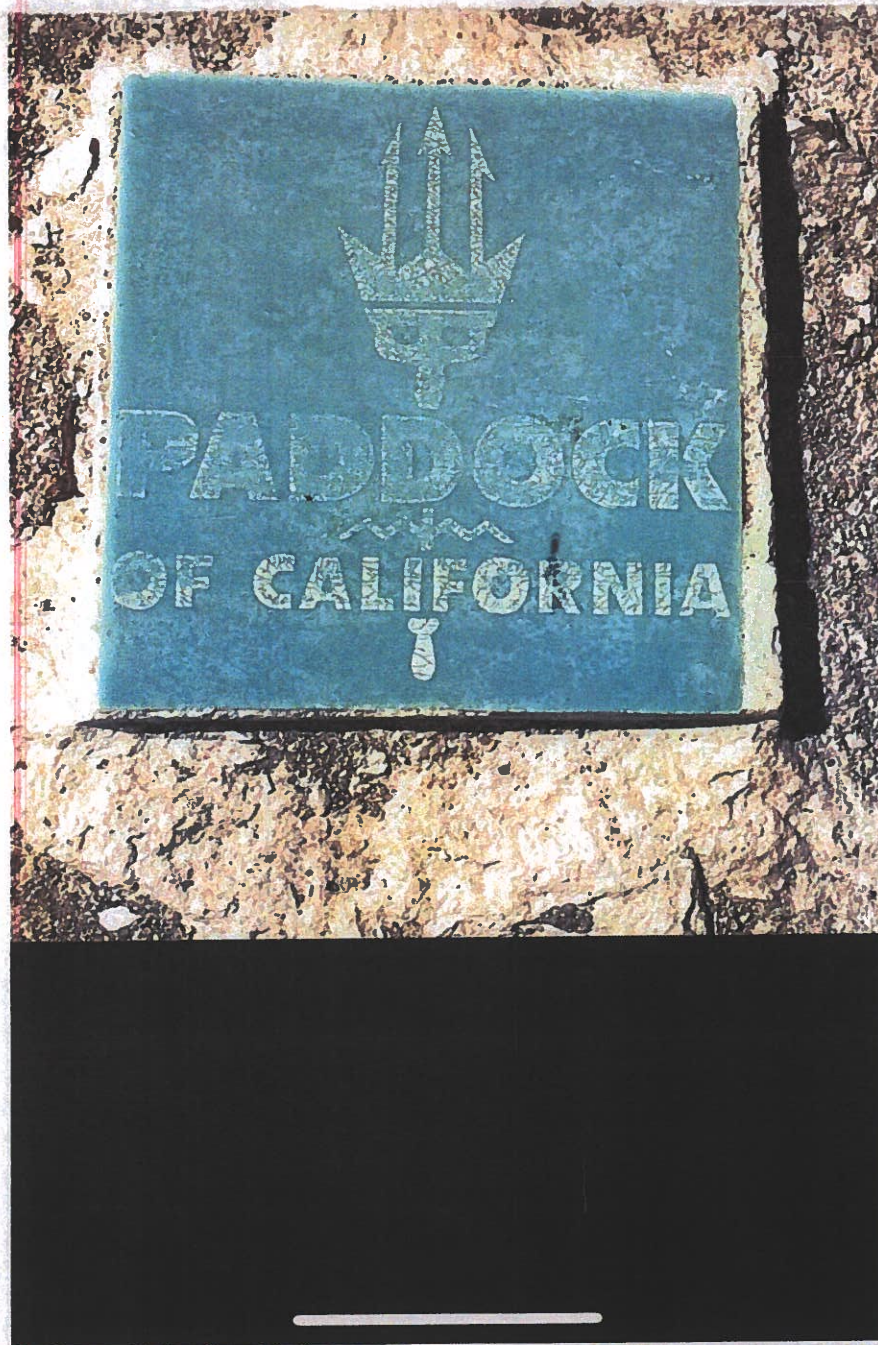
#6  
EXTERIOR STAIRS TO  
BE REPLACED, SAND FINISH  
CONCRETE TO MATCH EXISTING.







ORIGINAL - 4x4 POOL TILES  
(1) @ EACH END OF POOL TO BE  
RESTORED IN PLACE. REPLACEMENT  
WATER BAND TILE SAME BLUE  
TO MATCH ORIGINAL.



#### 4. LANDSCAPE PARTIAL RESTORATION



# UPDATED - SITE PLAN & HOME

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
PREPARED JANUARY 26, 2021  
NEW FENCE & GATE TO SECURE THE POOL  
N. 8781.30' W. 312.24'

LOCATION OF REAR PROP. LINE FROM KRIZEL'S ORIGINAL SITE/LANDSCAPE PLAN  
NEW 15' x 20' POOL FICUS TO REPLACE EXIST. OVERGROWN SAME

EXIST. ROCK GARDEN

121.92

N. 8781.30' W. 312.24'

N. 8037.40' W (R) 111.17'

N. 0070.50' W 28.9'

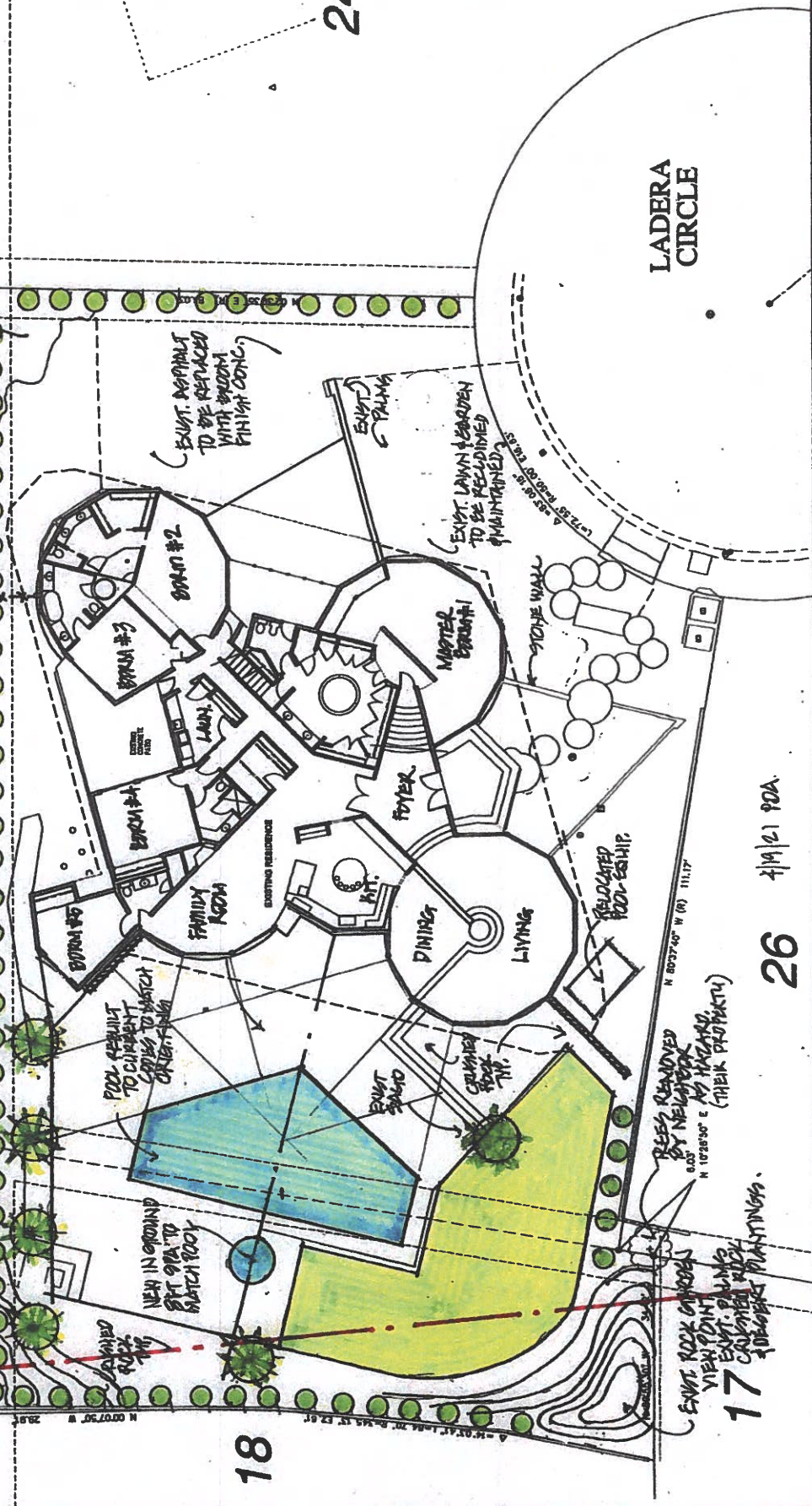
N. 0070.50' W 28.9'

N. 0070.50' W 28.9'

N. 0070.50' W 28.9'

N. 0070.50' W 28.9'

N. 0070.50' W 28.9'

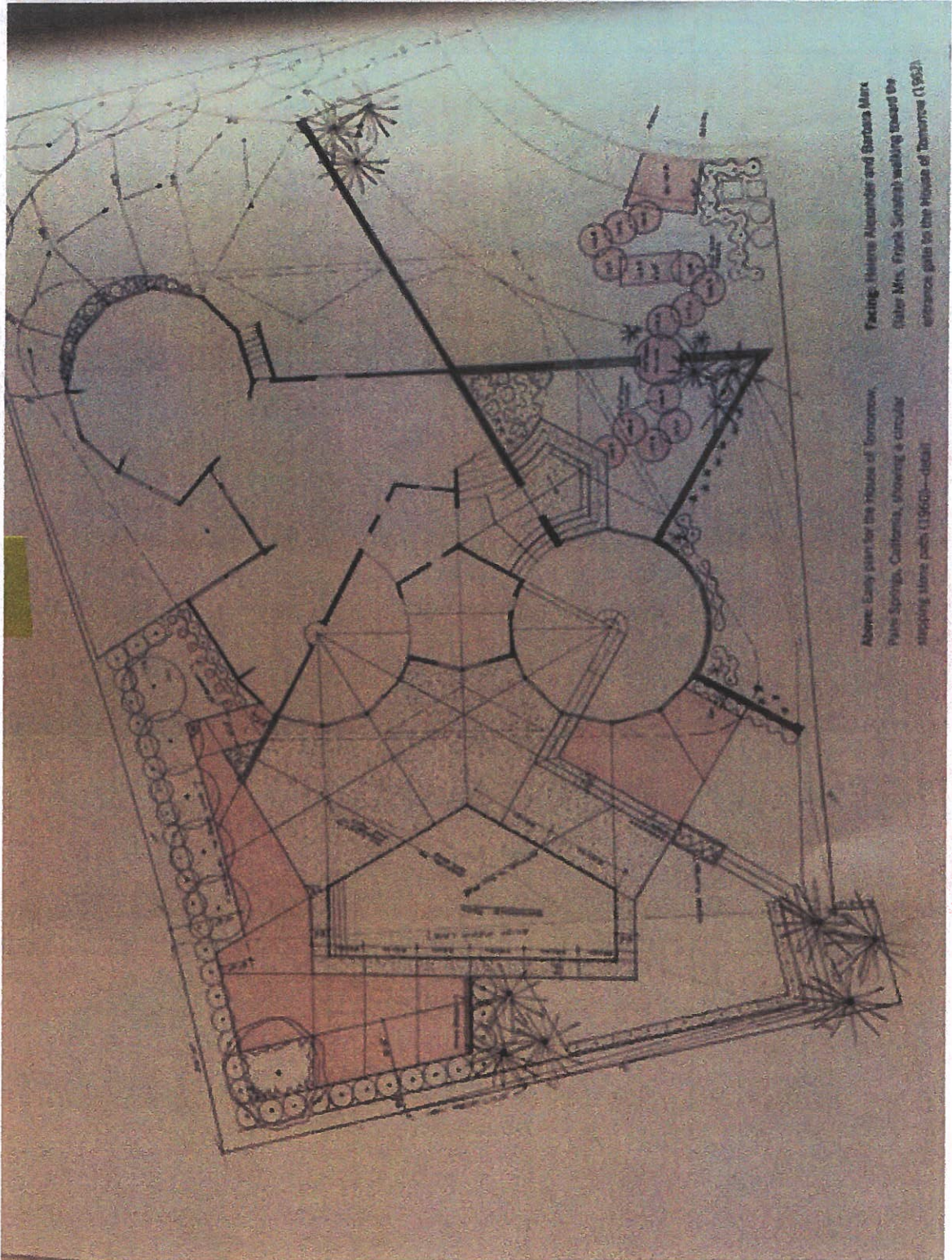


24

LADERA CIRCLE

26 4/19/21 POA

17



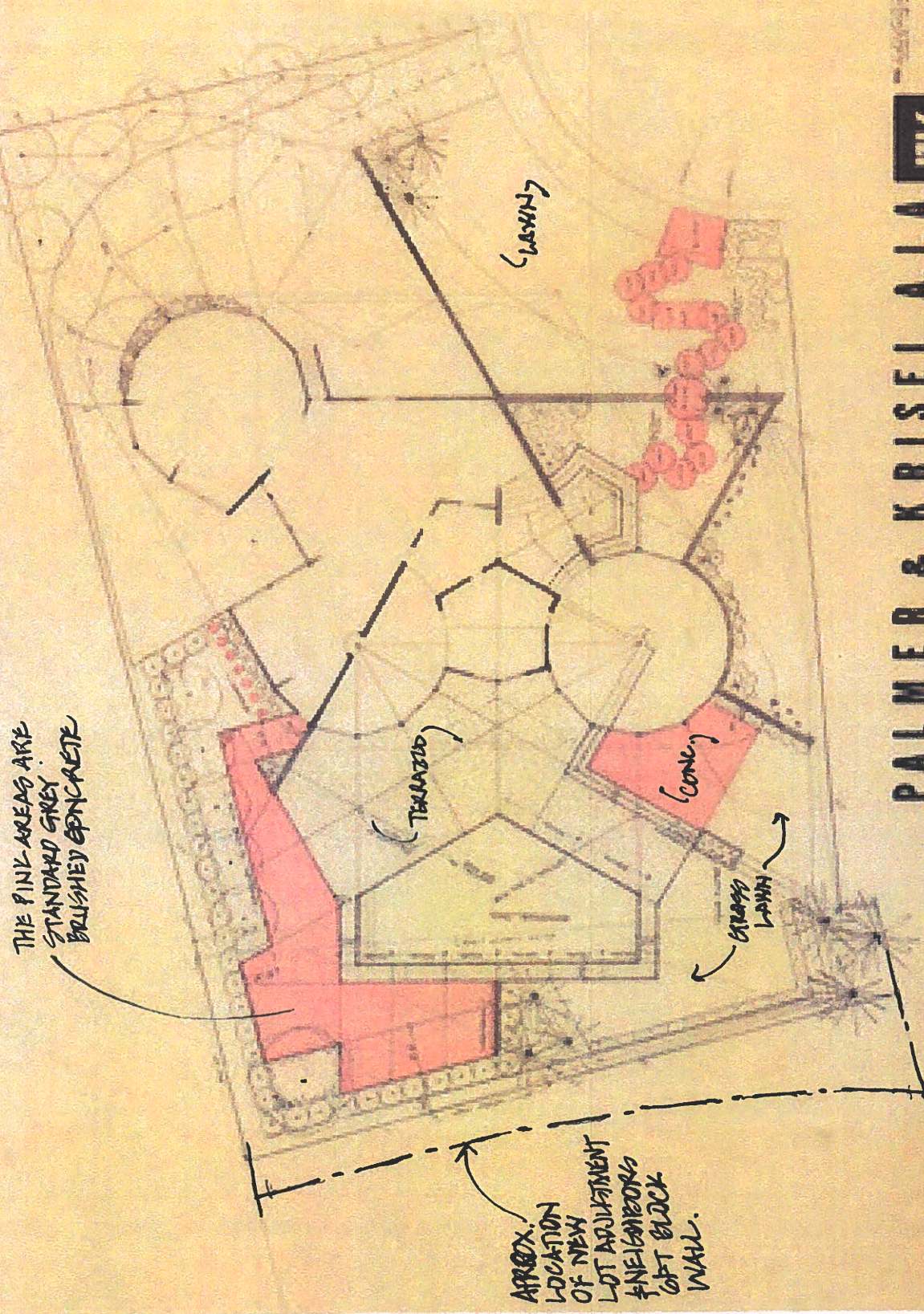
Above: Early plan for the House of Tomorrow, Palm Springs, California, showing a circular stepping stone path (1960)—(left)

Facing: Helene Alexander and Barbara Marc (later Mrs. Fryck Sorenson) walking toward the entrance gate to the House of Tomorrow (1962)

# ORIGINAL LANDSCAPE PLAN

#3

# ORIGINAL SITE PLAN



THE PINK AREAS ARE STANDARD GREY BRUSHED CONCRETE

APPROX. LOCATION OF NEW LOT ADJUTMENT & NEIGHBORS 6 FT BLOCK WALL.

PALMER & KRISEL A.I.A. PK

architects and engineers  
1000 Market Street, San Francisco, California  
Telephone: 434-1100

#4

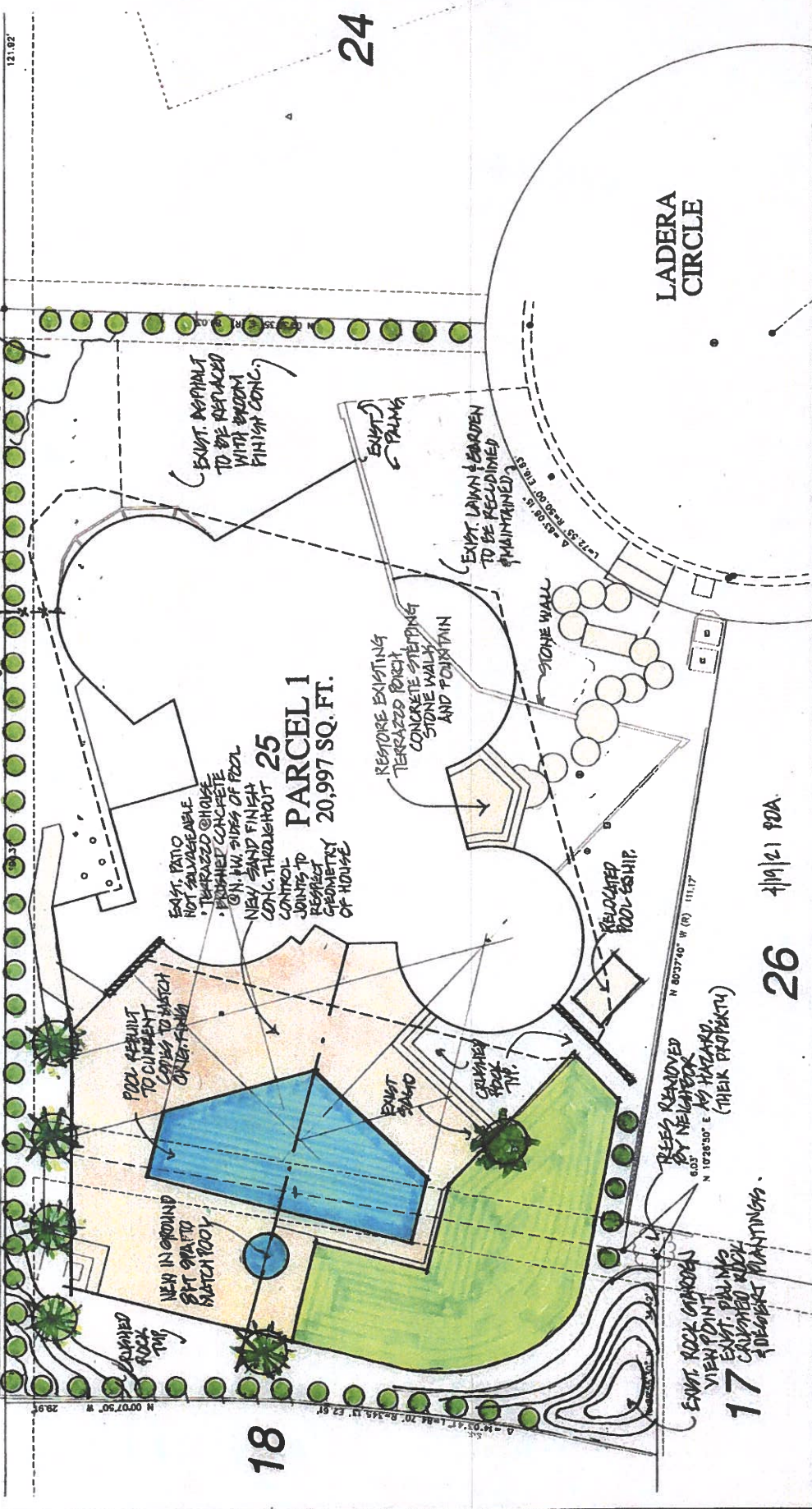
SHEET

# UPDATED - SITE PLAN

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PREPARED JANUARY 29, 2021  
NEW FENCE & GATE TO SECURE THE POOL  
N 09°55'30" W 312.24'

NEW 15' Ø 20 GAL FIXTS TO REPLACE EXIST. OVERGROWN SAME



18

24

LADERA CIRCLE

26 4/19/21 PDA

17

VAN SURVEYING, INC.  
 9500 SANDHILL DRIVE  
 PALM SPRINGS, CA 92262  
 PREPARED UNDER THE SUPERVISION OF:  
 Principal  
 A3 ASSOCIATES, PLLC  
 17001 A FIVE & AVENUE N

- 1. GATE
- 2. INFO SHEET
- 3. WATER VALVE
- 4. WATER UTILITY
- 5. LOT
- 6. LOT
- 7. BOUNDARY BY D.T.V.
- 8. EX. & BLDG. WALL
- 9. EX. & BLDG.
- 10. EX. & BLDG.
- 11. EX. & BLDG.
- 12. EX. & BLDG.
- 13. EX. & BLDG.
- 14. EX. & BLDG.
- 15. EX. & BLDG.
- 16. EX. & BLDG.

#5



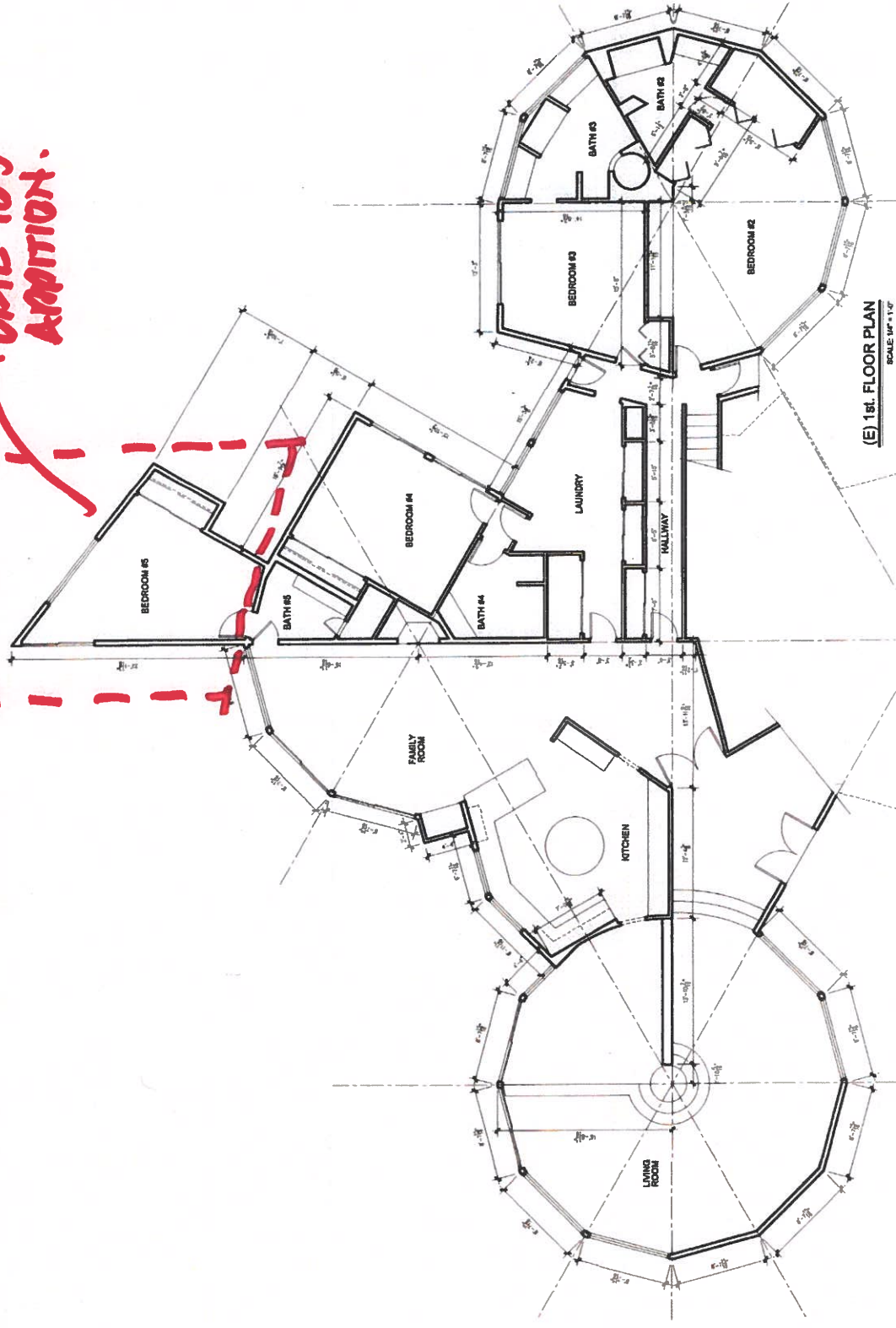
OVERGROWN  
CYPRUS  
COMPROMISING  
POOL & DECK.

OVERGROWN FIELDS ENCRANCHING  
ON THE HOUSE AND POOL.

5. PARTIAL DEMO – UNPERMITTED BEDROOM #5.

AN INTERIOR REMODEL FOR PAUL ABRAHAMSTEAD 1350 LADERA CIRCLE PALM SPRINGS, CA 92262	DRAWING (E) 1st. FLOOR PLAN	12/16/2010 DATE P.L. 1350 LADERA CIRCLE PALM SPRINGS, CA 92262 JOB NO.	<b>A2.1</b> SHEETS
	SCALE 3/16" = 1'-0"	ROOFTOP/LANDSCAPE	ARCHITECT

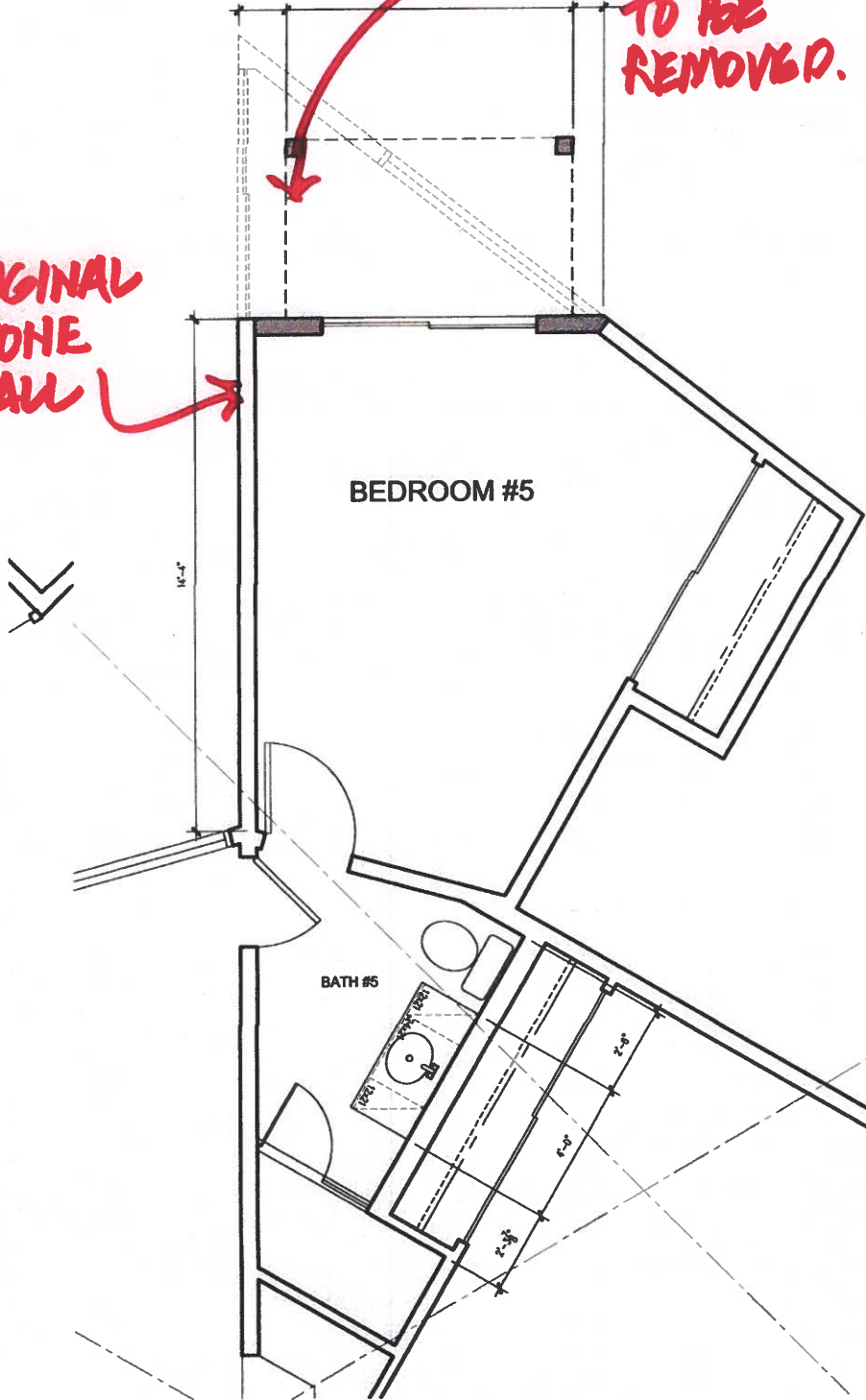
**LATE TO'S  
ADDITION.**




(E) 1st. FLOOR PLAN  
SCALE: 3/16" = 1'-0"

ORIGINAL  
STONE  
WALL

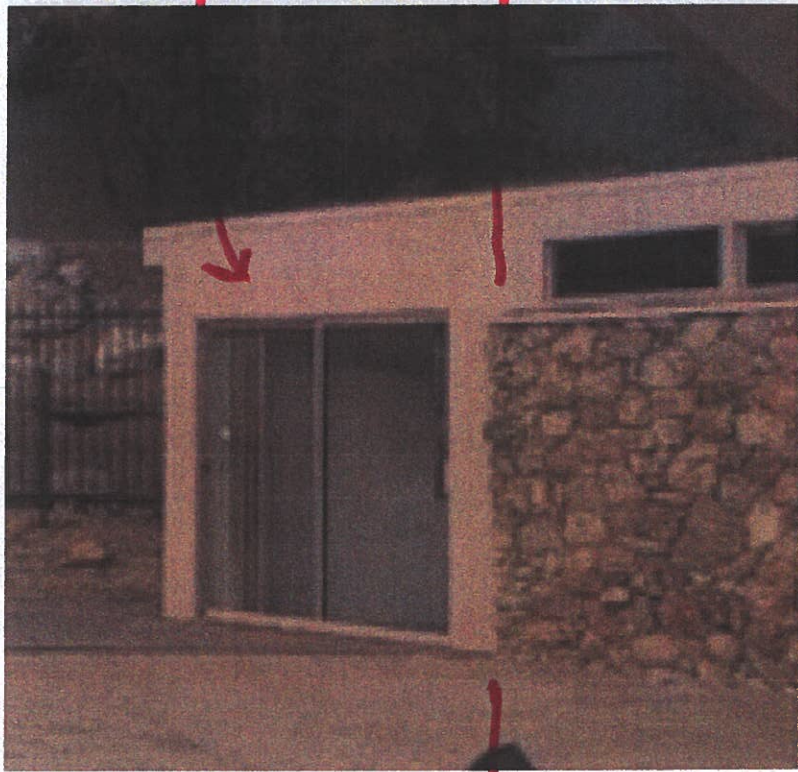
PORTION OF ADD.  
TO BE  
REMOVED.



JOB NO. DRAWN ELL DATE 12/16/2013	 <b>RODOLFO LIZARDE</b> <small>ARCHITECT, DESIGN &amp; LAND PLANNING</small> <small>1350 LORETA CIRCLE, PALM SPRINGS, CA 92262</small>	DRAWING: <b>FLOOR PLAN</b> SCALE: 3/16" = 1'-0"	AN ASBUILT PLAN FOR PAUL ARMITSTEAD 1350 LORETA CIRCLE PALM SPRINGS, CA 92262	REVISIONS _____ _____ _____ _____ _____
			<b>A2.0</b> OF SHEETS	



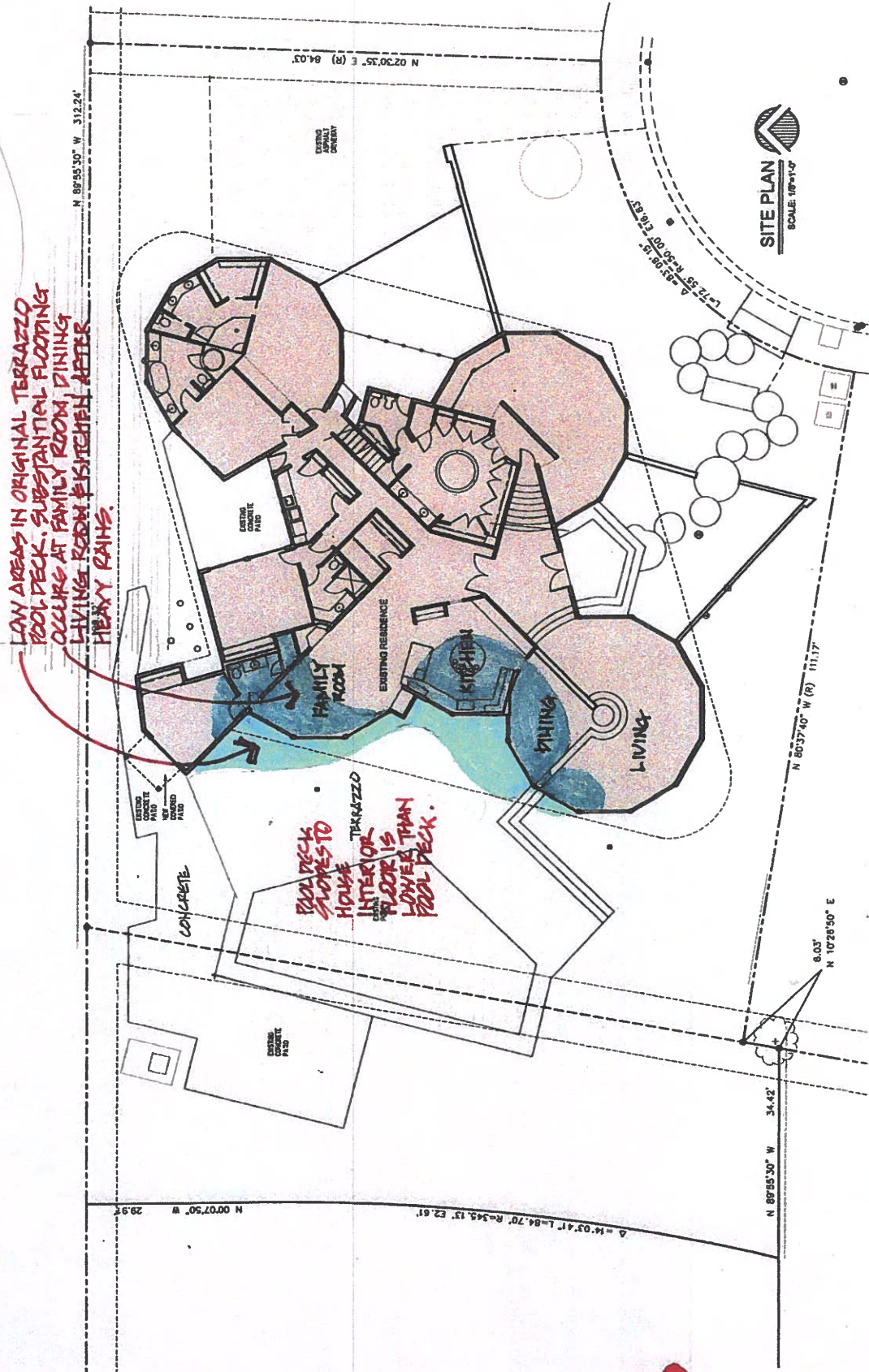
PORTION OF VATE TO'S ADDITION  
TO BE REMOVED.



**BEDROOM 5 ADDITION  
LATE 70'S TO BE  
CUT BACK BEHIND STONE  
WALL.**

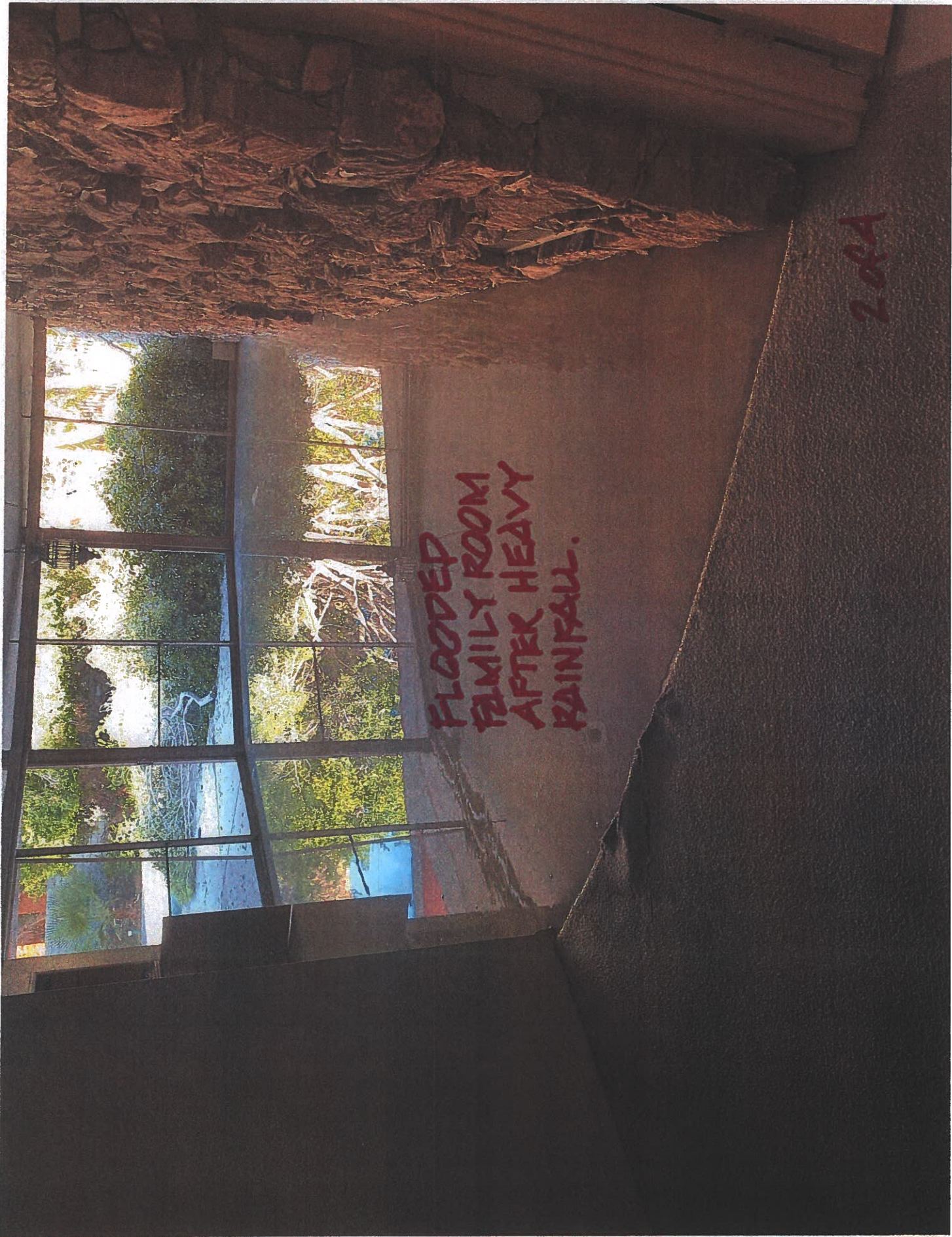


## 6. FLOODING ISSUES.



**SITE PLAN**  
 SCALE: 1/8"=1'-0"

**FLOODING ISSUES FROM POOL DECK** | of 4  
 (SEE PHOTOS)

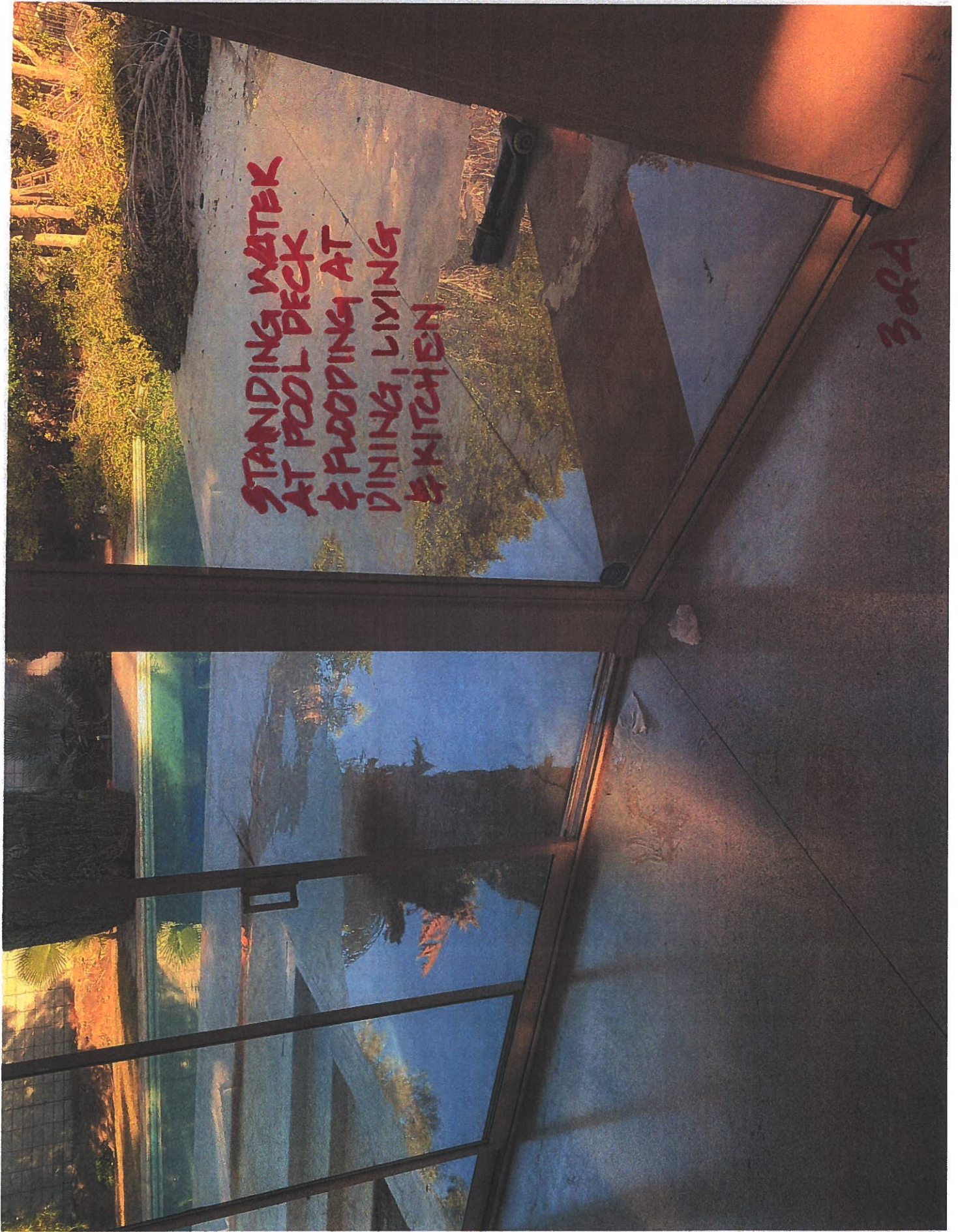


FLOODED  
FAMILY ROOM  
AFTER HEAVY  
RAINFALL.

2004

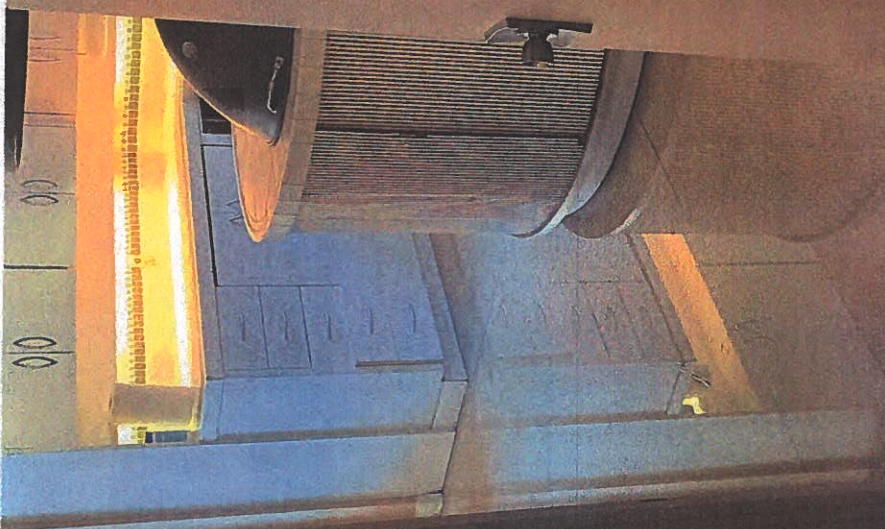
STANDING WATER  
AT POOL DECK  
& FLOORING AT  
DINING, LIVING  
& KITCHEN

308A



FLOODING  
AT KITCHEN  
FROM DINING  
PATIO

A of A



7. REPLACEMENT WINDOWS AND DOORS.



Alterations to a Class 3 historic site – The Robert Alexander House of Tomorrow. (Case 3.0917)

Window Alterations – Substitutions

<b>California Window &amp; Door, Inc.</b>			
75091 St. Charles Place, Suite G Palm Desert, CA. 92211 OFFICE# (760) 773-1053 FAX# (760) 776-8139			
License # 906636			
PROPOSAL SUBMITTED TO (CLIENT) Paul Armitstead and Dan Bridge	PAUL'S # 206 281 7295	DAN'S # 206 227 8060	RICK REMINGTON'S # 951 316 7667
STREET 1350 Ladera Circle	JOB LOCATION Elvis Honeymoon Suite Hideaway	E-MAIL Paul@a3a.us	DATE 3/11/21
CITY, STATE and ZIP CODE Palm Springs	Salesperson: <b>Matt Ellenz - 760 831 6758</b>		
We propose hereby to furnish material - complete in accordance with specifications below, for the sum of:			
** SEE BELOW **			
<p>All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specification below involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.</p>		<p><b>Payment to be made as follows:</b> 10% Deposit, 40% to Order, 50% Upon Completion</p>	
		<p>(CW&amp;D Signature)</p> <p>This proposal may be withdrawn by us if it is not accepted within 30 days</p> <p>Lead times are estimated by the manufacturer, not guaranteed</p> <p>CW&amp;D are not professional glass cleaners. May need glass professionally cleaned after install is complete</p>	
We Herby Submit Specifications and Estimates for Material of:			
Clear Anodized Windows and Doors, Milgard A150 Series with SunCoat Low-E Glass, Fleetwood 530-T Series with SN68 Glass			

Plg 1 of 3

<u>Location:</u>	<u>Style:</u>	<u>Misc:</u>
Bed 2 / Bath 2	OX Half Vent	Fleetwood 530-T Series, Tempered Glass
Bed 2 / Bath 2	Trapezoid	Raw Glass with SN68 Glass
Bed 2 / Bath 2	Trapezoid	Raw Glass with SN68 Glass
Bed 2 / Bath 2	Trapezoid	Raw Glass with SN68 Glass
Bed 2 / Bath 2	Trapezoid	Raw Glass with SN68 Glass
Bed 2 / Bath 2	Trapezoid	Raw Glass with SN68 Glass
Bed 3	XO SGD	Milgard A150 2 Panel Sliding Glass Door, Tempered Glass
Bed 3	Trapezoid	Raw Glass with SN68 Glass
Bed 3	Trapezoid	Raw Glass with SN68 Glass
Bed 3	Trapezoid	Raw Glass with SN68 Glass
Bed 3	Trapezoid	Raw Glass with SN68 Glass
Bath 3	Trapezoid	Raw Glass with SN68 Glass
Laundry	OX Half Vent	Milgard A150 Half Vent Window, Tempered Glass
Laundry	XO Half Vent	Milgard A150 Half Vent Window, Tempered Glass
Laundry	Rectangle	Raw Glass with SN68 Glass
Laundry	Rectangle	Raw Glass with SN68 Glass
Bed 4	OX SGD	Raw Glass with SN68 Glass
Bed 4	XO SGD	Raw Glass with SN68 Glass
Bed 4	Trapezoid	Milgard A150 2 Panel Sliding Glass Door, Tempered Glass
Bed 4	Trapezoid	Milgard A150 2 Panel Sliding Glass Door, Tempered Glass
Bed 5	2PanelISGD (TBD)	Raw Glass with SN68 Glass
Bed 5	Fixed	Raw Glass with SN68 Glass
Bed 5	Fixed	Milgard A150 2 Panel Sliding Glass Door, Tempered Glass
Bed 5	OX Vents	Milgard A150 Fixed Window
Family	OX SGD	Milgard A150 Fixed Window
Family	XO SGD	<b>Window being Removed by Contractor</b>
Family	Double Fixed	Milgard A150 2 Panel Sliding Glass Door, Tempered Glass
Family	Fixed	Milgard A150 Fixed Window, Tempered Glass
Family	Trapezoid	Milgard A150 Fixed Window, Tempered Glass
Family	Trapezoid	Raw Glass with SN68 Glass
Family	Trapezoid	Raw Glass with SN68 Glass
Family	Trapezoid	Raw Glass with SN68 Glass
Kitchen	OX Half Vent	Raw Glass with SN68 Glass
Kitchen	XO Half Vent	Fleetwood 530-T Series, Tempered Glass
Kitchen	Trapezoid	Fleetwood 530-T Series, Tempered Glass
Kitchen	Trapezoid	Raw Glass with SN68 Glass

PG 2 of 3

Living	Fixed	Milgard A150 Fixed Window, Tempered Glass
Living	Trapezoid	Raw Glass with SN68 Glass
Living	XO SGD	Milgard A150 2 Panel Sliding Glass Door, Tempered Glass
Living	Trapezoid	Raw Glass with SN68 Glass
Living	Trapezoid	Raw Glass with SN68 Glass
Living	Double Fixed	Milgard A150 Fixed Window, Tempered Glass
Living	Double Fixed	Milgard A150 Fixed Window, Tempered Glass
Living	Double Fixed	Custom Template, Sloped Frame, Raw Glass with SN68 Glass
Living	Trapezoid	Raw Glass with SN68 Glass
Living	Trapezoid	Raw Glass with SN68 Glass
Living	Trapezoid	Raw Glass with SN68 Glass
Living	Trapezoid	Raw Glass with SN68 Glass
Living	Trapezoid	Raw Glass with SN68 Glass
Living	Trapezoid	Raw Glass with SN68 Glass
Living	OX SGD	Milgard A150 2 Panel Sliding Glass Door, Tempered Glass
Living	XO SGD	Milgard A150 2 Panel Sliding Glass Door, Tempered Glass
Master	XO Half Vent	Fleetwood 530-T Series, Tempered Glass
Master	XO Half Vent	Fleetwood 530-T Series, Tempered Glass
Master	XO Half Vent	Fleetwood 530-T Series, Tempered Glass
Master	XO Half Vent	Fleetwood 530-T Series, Tempered Glass
Master	XO Half Vent	Fleetwood 530-T Series, Tempered Glass
Master	XO Half Vent	Fleetwood 530-T Series, Tempered Glass
Master	XO Half Vent	Fleetwood 530-T Series, Tempered Glass
Master	Trapezoid	Raw Glass with SN68 Glass, 5/8"-1" SDL Bar Exterior and Interior with Aluminum Spacer
Master	Trapezoid	Raw Glass with SN68 Glass, 5/8"-1" SDL Bar Exterior and Interior with Aluminum Spacer
Master	Trapezoid	Raw Glass with SN68 Glass, 5/8"-1" SDL Bar Exterior and Interior with Aluminum Spacer
Master	Trapezoid	Raw Glass with SN68 Glass, 5/8"-1" SDL Bar Exterior and Interior with Aluminum Spacer
Master	Trapezoid	Raw Glass with SN68 Glass, 5/8"-1" SDL Bar Exterior and Interior with Aluminum Spacer
Master	Trapezoid	Raw Glass with SN68 Glass, 5/8"-1" SDL Bar Exterior and Interior with Aluminum Spacer
Master	Trapezoid	Raw Glass with SN68 Glass
Master	Trapezoid	Raw Glass with SN68 Glass

**Price Includes:** Supply and Install Only. Install 66 Openings. Add Wood Channel in Soffit where needed to Support Raw Glass. CW&D will remove each opening and install as we go. Permits and Analysis Report. Milgard and Fleetwood Discounts Applied.

*pg 3 of 3*

**LIVING/DINING/FAMILY/DOORS 3, 4 & 5**

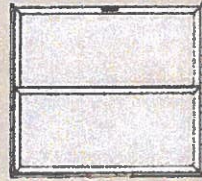
## Standard Aluminum | A150 Patio Doors

Standard Aluminum patio doors offer clean, narrow sightlines along with strength and durability. They can be configured into large combinations to maximize views.

**REPLACEMENT DOORS & WINDOWS.**



2 Panel Sliding Door



### Features

- Narrow sightlines to highlight expansive views
- Sealed, mechanically-joined corners that stay square and true over time
- Superior energy performance with SunCoat® Low-e glass coatings and EdgeGuard® spacers
- The Milgard Lifetime Limited Warranty for peace of mind

### Sliding Doors

- Available in 2, 3, and 4 panel configurations

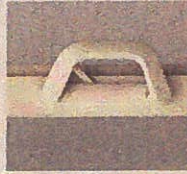
### STANDARD ALUMINUM SIZES

- 2-Panel: Min 50" w x 68" h Max 80" w x 88" h
- 3-Panel: Min 90" w x 68" h Max 120" w x 80" h
- 4-Panel: Min 100" w x 68" h Max 150" w x 80" h

Sliding door energy performance, floor Milgard Certified Door, can provide more detail on energy performance by door type.

### Sliding Door Hardware

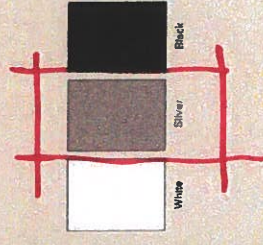
- Available with or without keyed option
- D handle hardware complements frame color



INTERIOR STANDARD SLIDING DOOR HANDLE

EXTERIOR STANDARD SLIDING DOOR HANDLE

### Standard Hardware Finishes

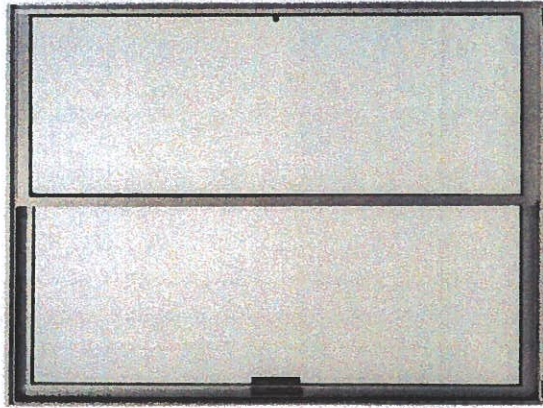


Milgard

# A150 SLIDING DOORS - FIXED WINDOW SIMILAR.

Features Colors Hardware Grids Glass Screens

Get a Quote Request a Brochure Request Consultation



Preview Exterior Frame in Clear Anodized

Interior



White



Clear Anodized



Bronze Anodized

Exterior



White



Clear Anodized



Bronze Anodized

Interior and Exterior colors must match.

Get a Quote

**Cross Section Drawing**

**Aluminum Sliding Door**

**1 3/8" Nailfin Setback Frame, 6 9/16 Wall Condition Adapters**



*Clearly the best.*

CAD File Scale  
NTS

View  
Horizontal & Vertical

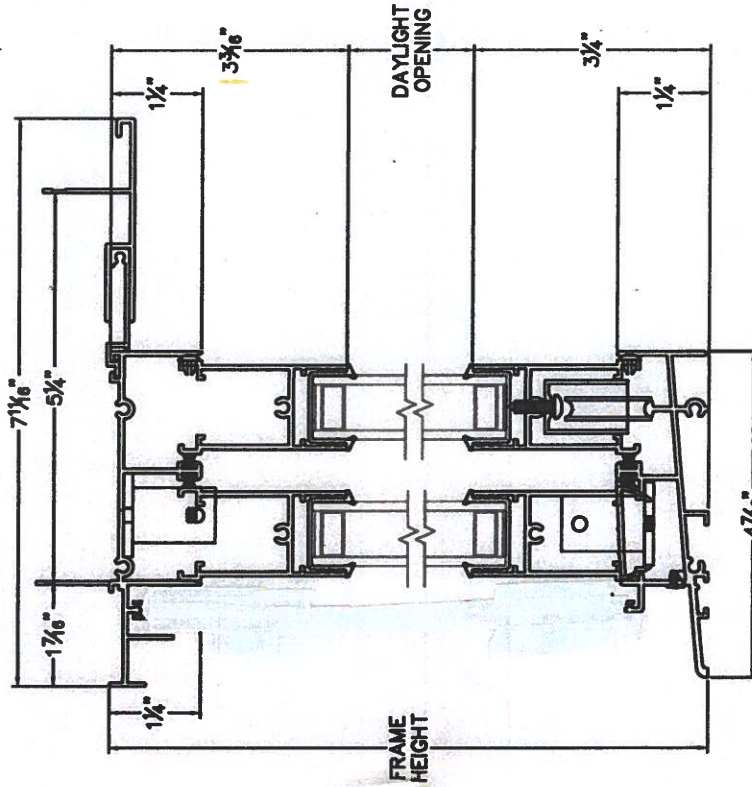
File Name  
Aluminum\_450S\_SGD\_AP\_1.375in\_6.563wall

Units  
Inch

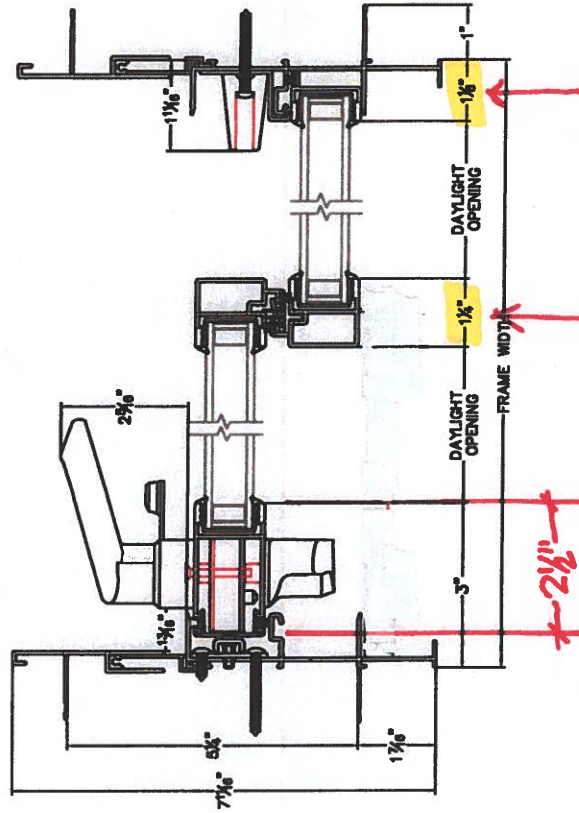
More Technical Documents can be found at [milgard.com/professionals](http://milgard.com/professionals)  
Due to continual research and development, details may be changed at any time. ©2013 Milgard Mfg.

**SLIDING DOOR  
SERIES 450S**

AP CONFIGURATION SHOWN,  
PA CONFIGURATION ALSO AVAILABLE.



HEAD & SILL



ORIGINAL DIM. → 1 1/2" → 1 1" → 1 1" → 1 1" → EXTERIOR SIDE

JAMBS

LIVING/DINING  
& FAMILY ROOM  
DOORS & WINDOWS

ORIGINAL BREAK  
FORM SHEET METAL  
TRIM TO BE  
RESTORED IN PLACE.  
\*NOTE: WINDOWS &  
DOORS GLIDE IN  
BEHIND THIS.



\*NOTE: WINDOWS &  
DOORS MUST BE  
REMOVED & REPLACED  
FROM INSIDE HOME.

DINING RM. UPPER CLOSET

\* DINING FAMILY  
SIMILAR

\* ORIGINAL BREAKFORM METAL TRIM  
TO BE PRESERVED. ALL WINDOWS &  
SHIERS MUST BE INSTALLED FROM  
THE INTERIOR TO PRESERVE THE  
INTEGRITY OF THE ORIGINAL EXTERIOR.

CUSTOM CURESTOCK WINDOW TYP.  
3/4" FRAME TO MATCH EXISTING  
CONDITION @ JAMBES & SILL  
HEAD FRAME BURIED IN SOFFIT  
& CEILING TYP.



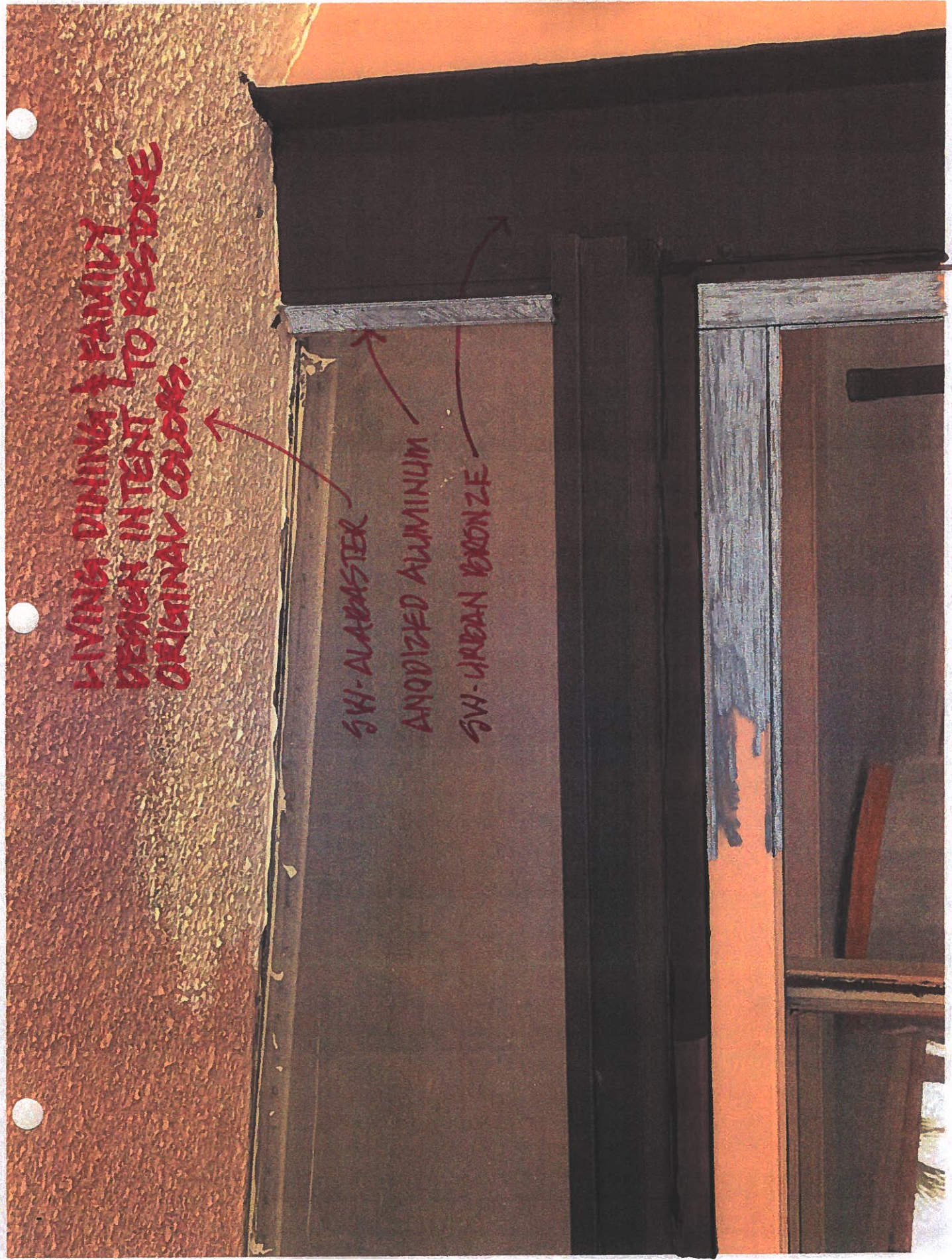


LIVING DINING & FAMILY  
DESIGN INTENT TO RESTORE  
ORIGINAL COLORS.

SW-ALABASTER

ANODIZED ALUMINUM

SW-URBAN BRONZE



LIVING ROOM WINDOWS (TO BE MILLED)  
FOR CUSTOM CLERESTORY WINDOWS  
TO MATCH EXIST/ORIGINAL DESIGN  
INTENT

\* NOTE! WINDOWS FRAMES EXTEND BEHIND  
EXTERIOR STONE WALLS TYP.  
ALL WINDOWS MUST BE REMOVED AND NEW  
INSTALLED FROM THE INTERIOR

TYPICAL 3/4" CLERESTORY MULLION  
BECOMES 1" TO HOLD 1" THICK DEL. GLAZING

TYP. CIR. MULLION @ WINDOWS 1/4" WIDE  
BECOMES 1/2" WIDE WITH ALSO AT WINDOWS  
AND SLIDING DOORS. AGAIN TO SUPPORT  
DEL. GLAZING

LIVING/DINING &  
FAMILY ROOM

ORIGINAL SLIDING DOOR  
FRAME 1/4" @ HANDLE.  
FRAME IS 1" AT OTHER  
LOCATIONS. BOTH DOORS  
AND FIXED WINDOWS.

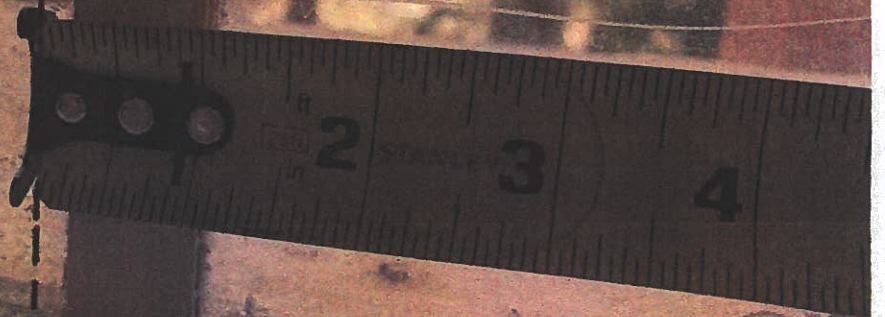


\*NOTE: MILGARD  
ALSO DOORS 2 1/2"  
@ HANDLE, 1" WIDER  
BUT HANDLE IS  
INCORPORATED INTO  
FRAME.

VERTICAL FRAMES  
1/4" @ CTR. MULLIONS  
1/8" @ FIXED LOCATIONS  
FOR WINDOWS & DOORS.

TYP. CLERESTORY  
MULLION  $\frac{3}{4}$ "  
WIDE. IN ORDER  
TO SUPPORT NEW  
1" THICK DOL GRAZE  
WIDTH BECOMES 1".

LINE INDICATING  
ADDED  $\frac{1}{4}$ " WIDTH.



UPPER STORY: (CUSTOM)  
EXIST. 5/11 W. MULTIPLE FRAME  
BECOME 1" TO HANDLE  
PPL. GLAZING

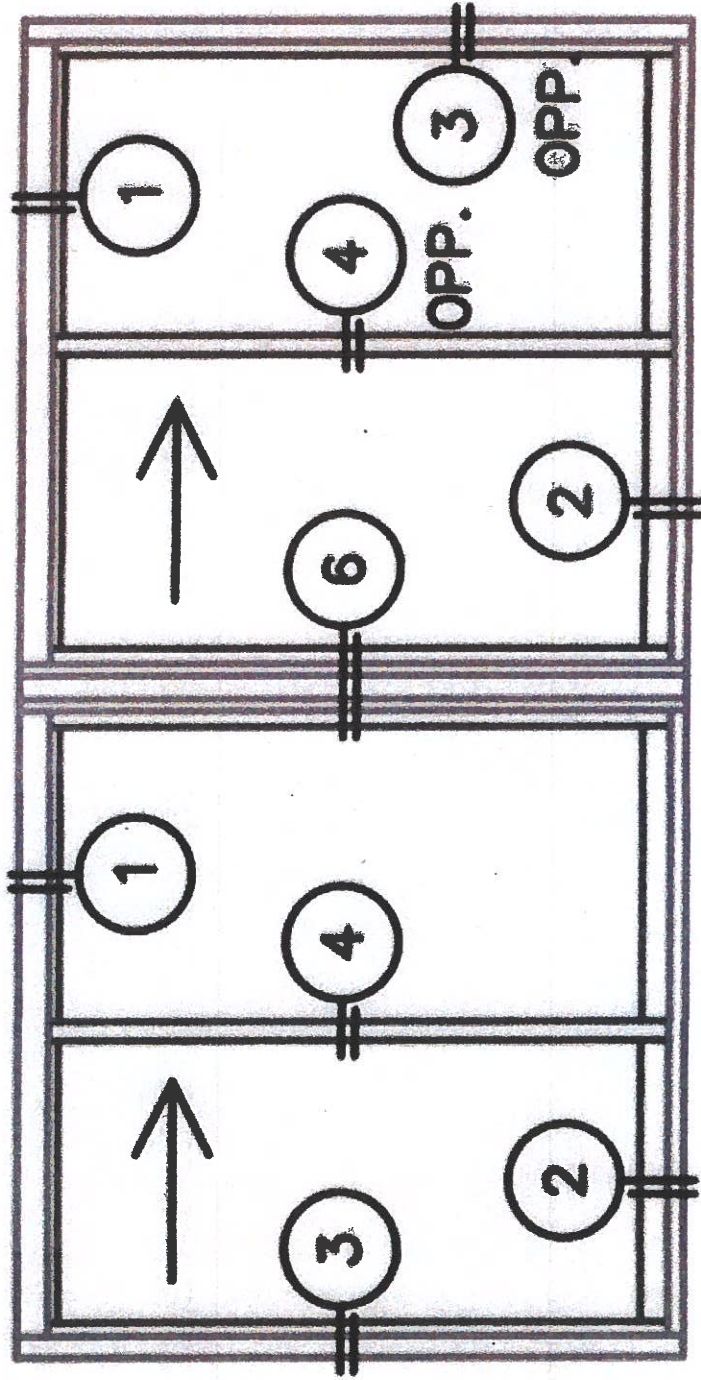
MASTER BARM. WINDOXS.  
FLEETWOOD SERIES 530-T

4A  
SIM

6  
SIM

MASTER BEDROOM

FLEETWOOD WINDOWS - SERIES 530-T



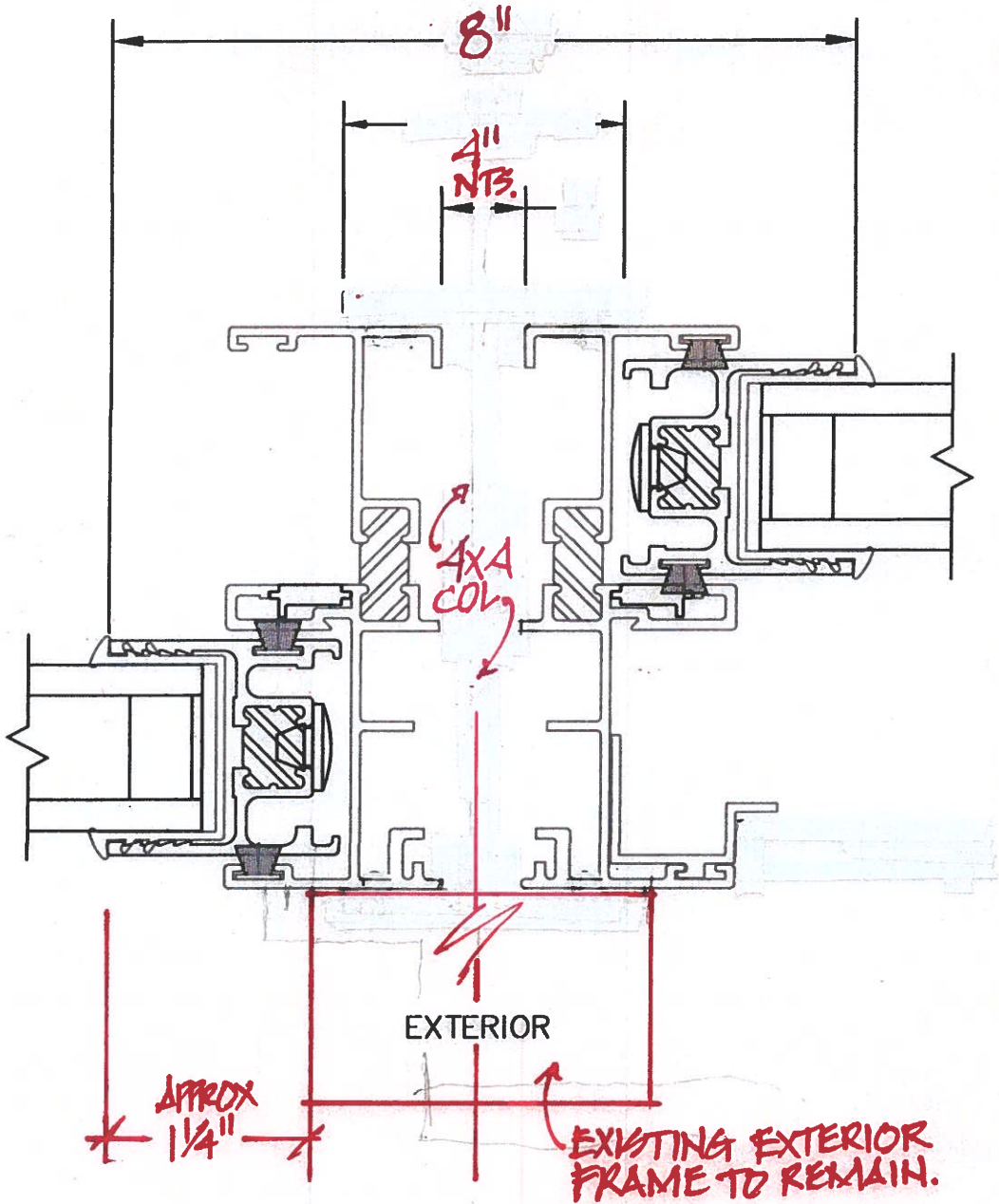
XO-XO WINDOW SHOWN

0 0.5  
(USE RULER TO SCALE DIMENSIONS IN INCHES)  
**SCALE: FULL**

**HORIZONTAL SLIDING UNITS  
1" INSULATED GLAZING**

6

XO-XO WITH  
JAMB MULLION





(USE FULLY TO SCALE DIMENSIONS IN INCHES)

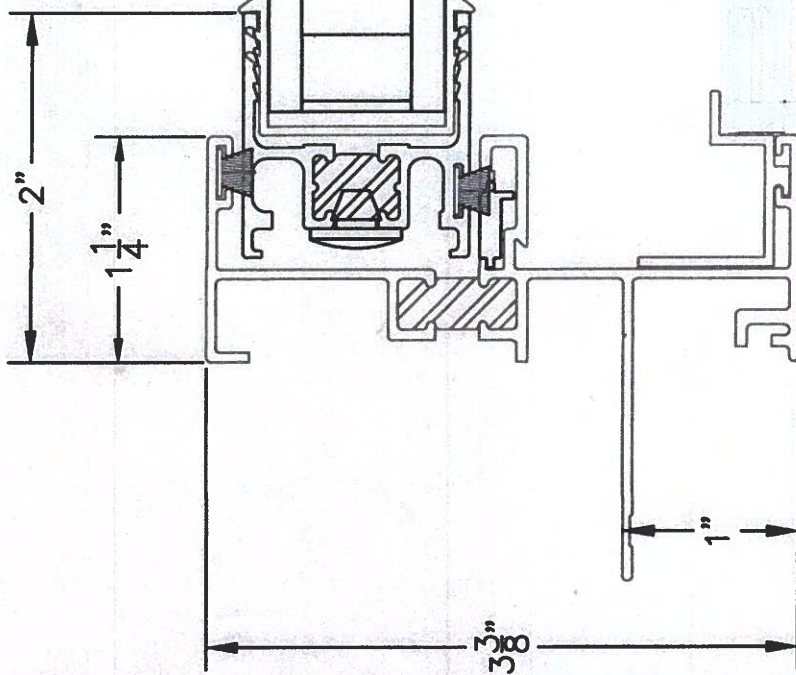
SCALE: FULL

HORIZONTAL SLIDING UNITS  
1" INSULATED GLAZING

MASTER BDKM. WINDOWS

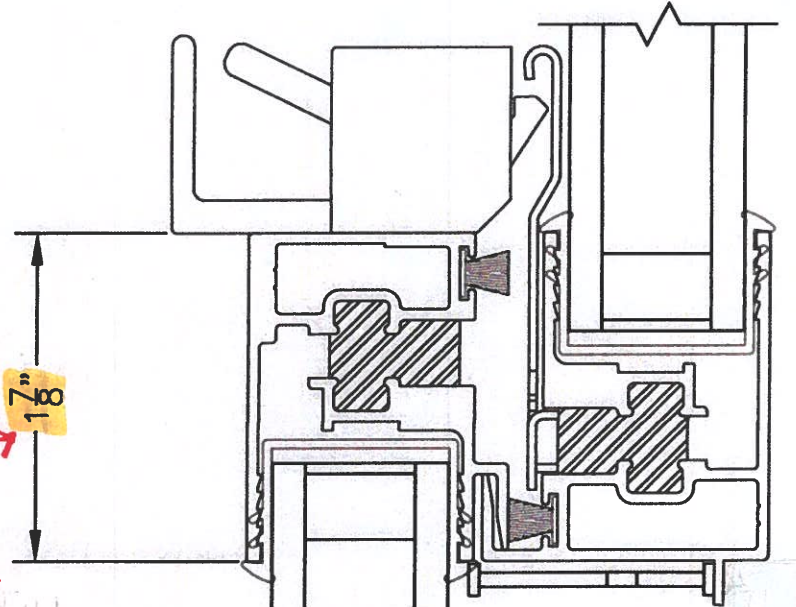
3A

NAIL-ON  
LOCK JAMB



4A

STANDARD  
INTERLOCKERS



*EXIST. FRAME IS 1" +  
NEW FRAME IS 1 7/8"  
DUE TO SIZE 1" THICK  
DOUBLE GLAZING (TIME 24)  
STRUCTURAL & KIND  
LOAD REQUIREMENTS.*

EXTERIOR



0 0.5  
(USE RULER TO SCALE DIMENSIONS IN INCHES)  
SCALE: FULL

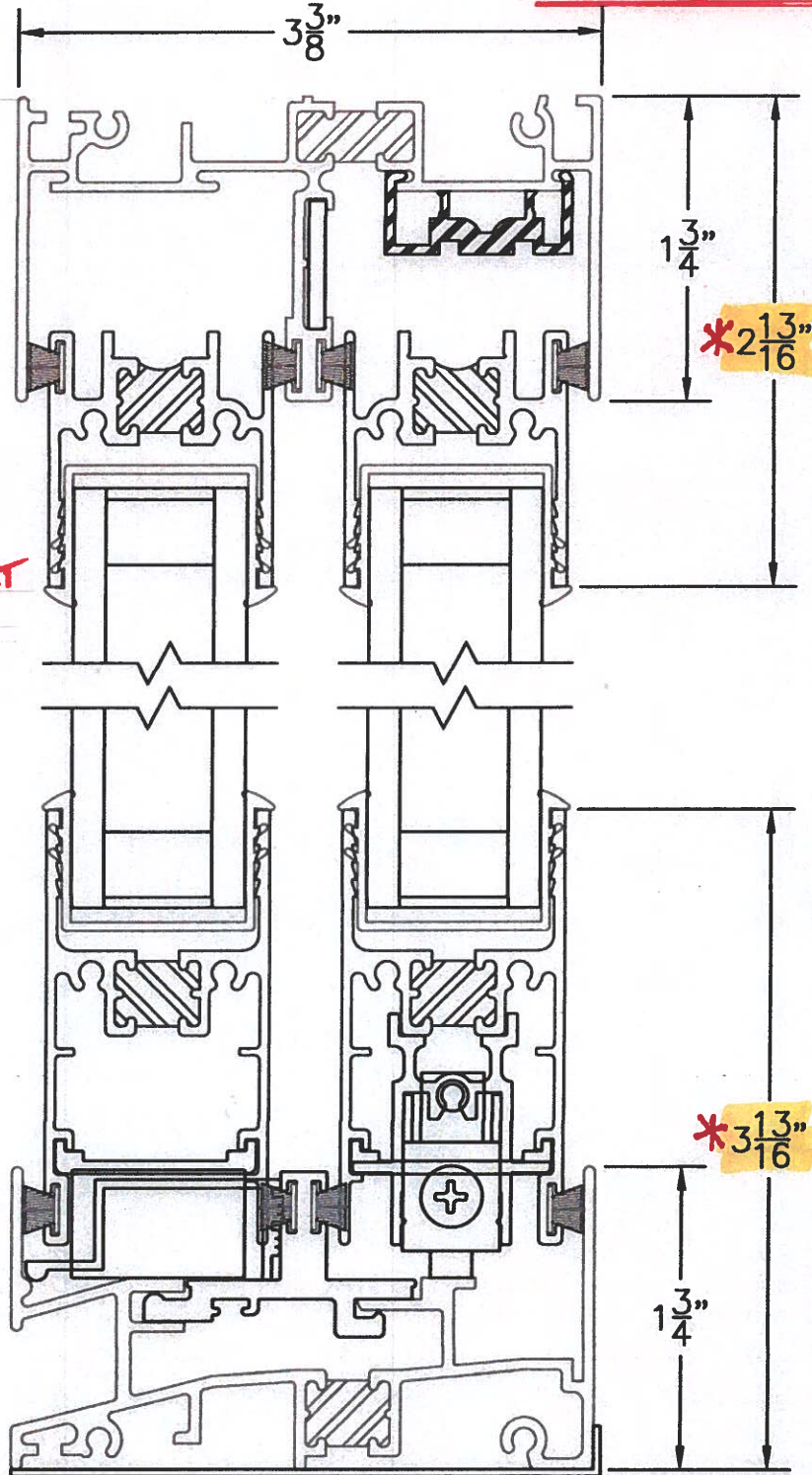
HORIZONTAL SLIDING UNITS  
1" INSULATED GLAZING

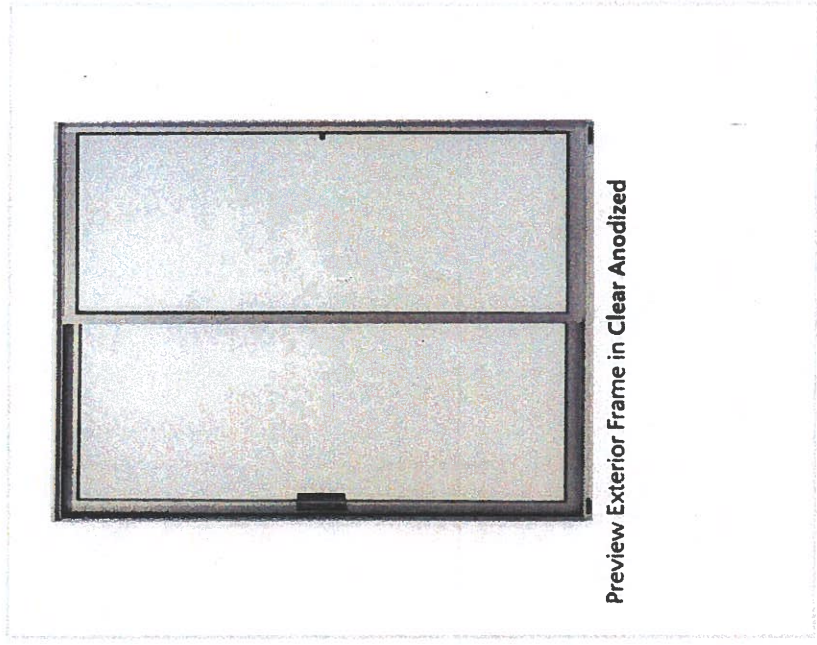
**MASTER BDRM. WINDOWS.**

1  
BLOCK HEAD  
*\*EXIST. HEAD & SILL VIRTUALLY THE SAME SIZE AS THIS SERIES 530-T REPLACEMENT*

EXTERIOR

2  
BLOCK SILL  
W/ SILL PAN





Preview Exterior Frame in Clear Anodized

**Interior**

White	Clear Anodized	Bronze Anodized

**Exterior**

White	Clear Anodized	Bronze Anodized

**TO MATCH ORIGINAL "MILL FINISH"**


Interior and Exterior colors must match.

[Get a Quote](#)



Aluminum Series 2 panel sliding patio door

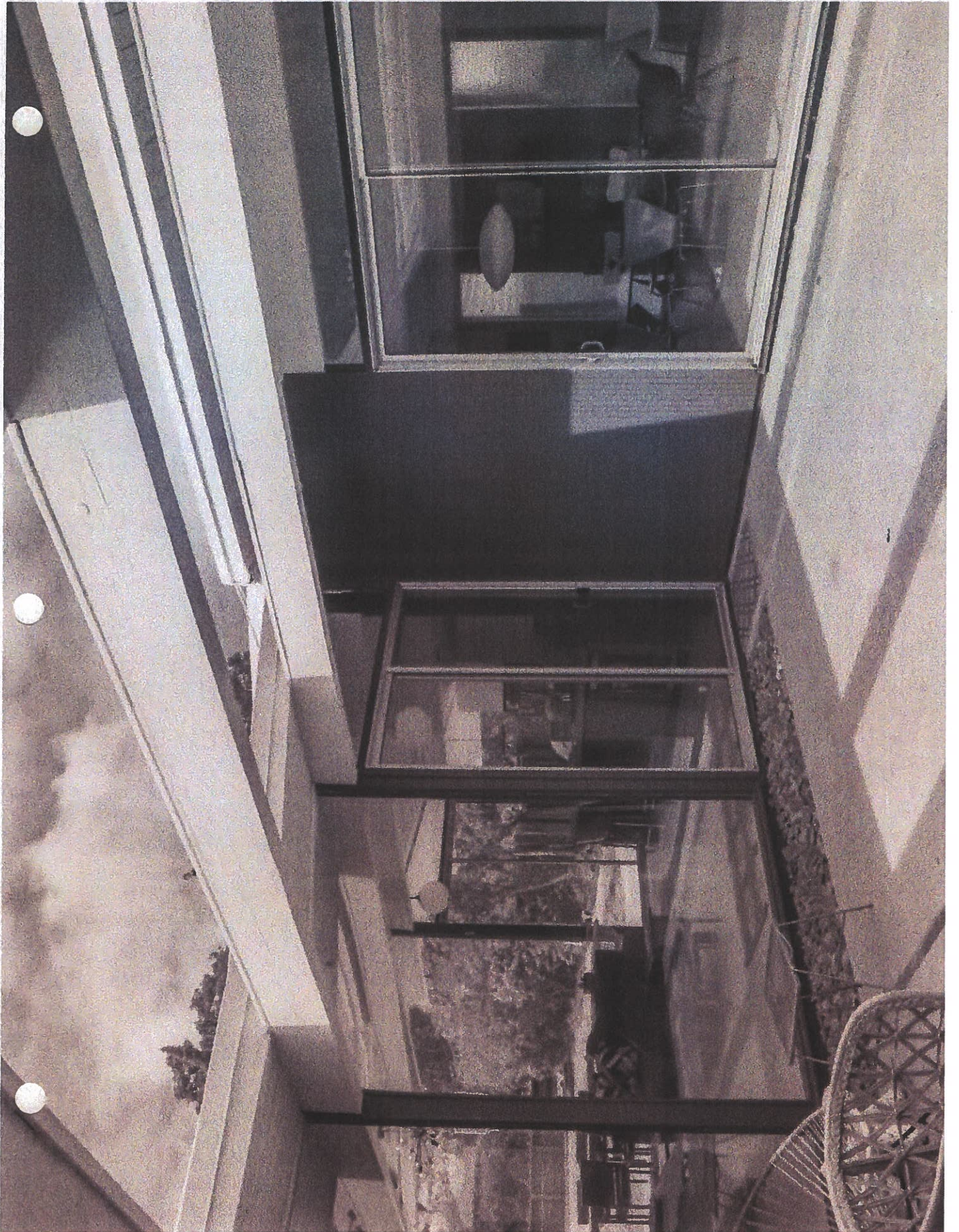
 Comment

 Share

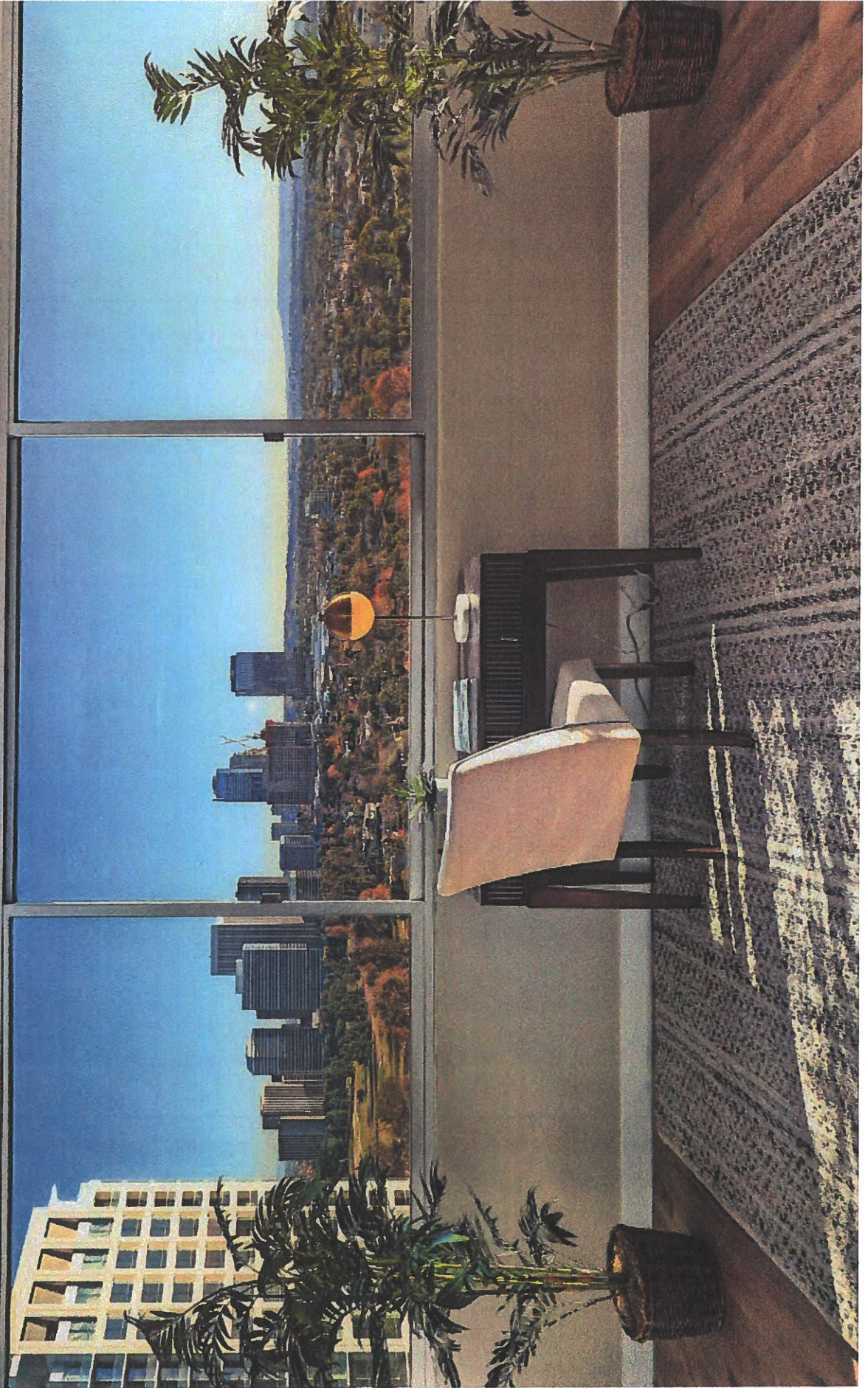
Standard Aluminum | A150 Sliding Patio Doors

Request brochure

2 Comments

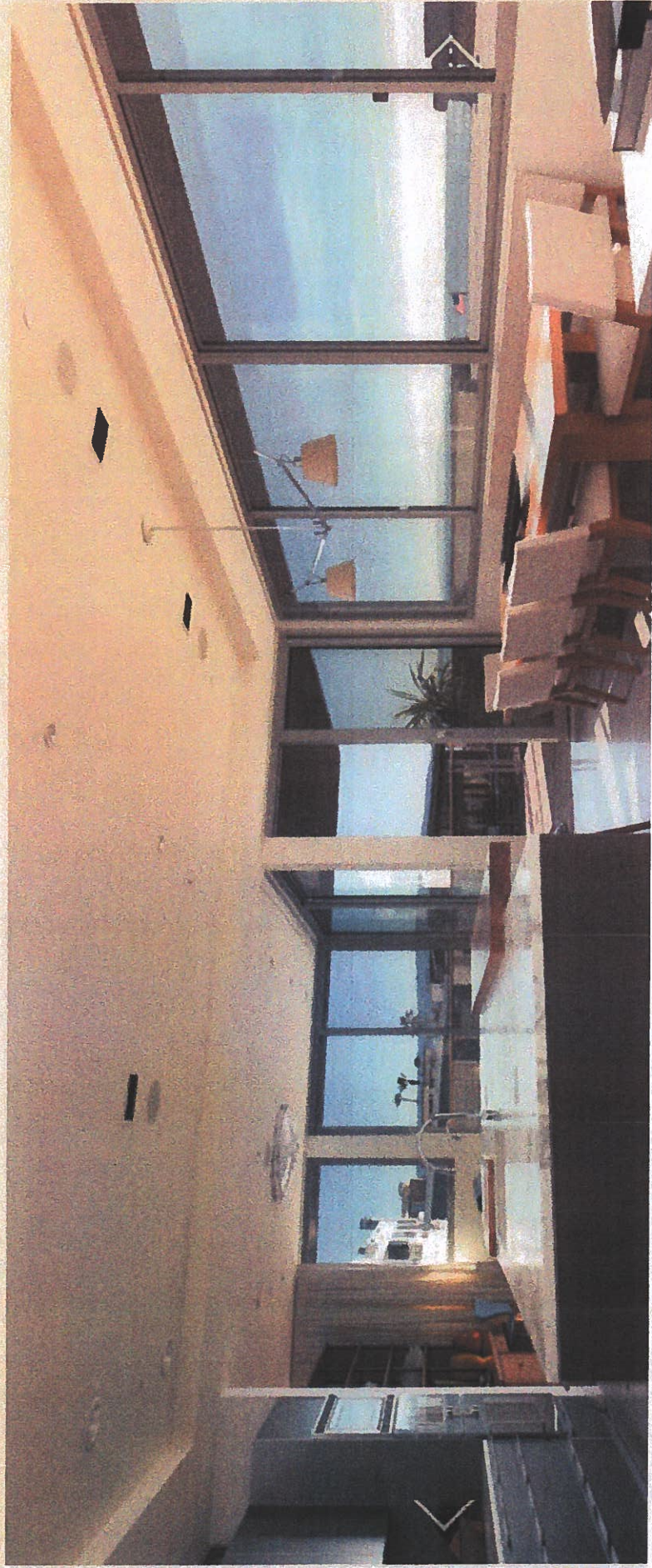


MASTER BEDROOM WINDOWS.  
PRESTWOOD SERIES 580-T

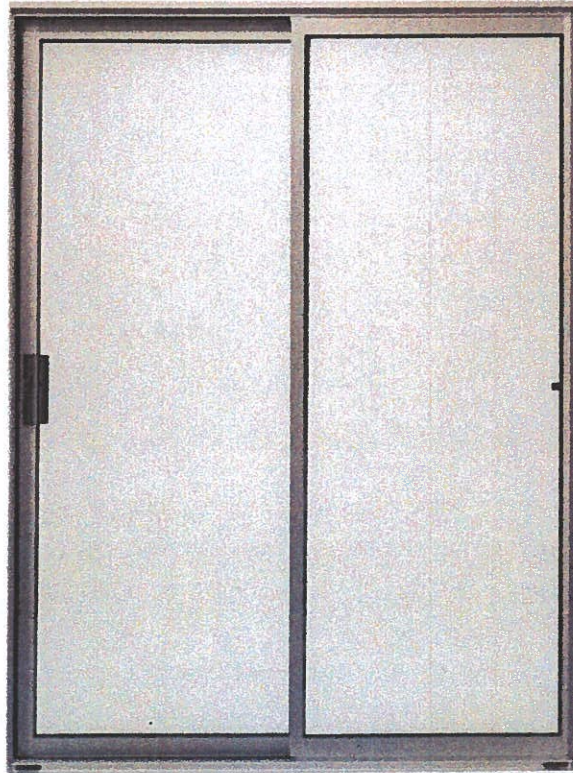


子井

*FURSTWOOD*  
THERMAL FRAME HORIZONTAL SLIDER & SINGLE HUNG  
SERIES 530-T



**SLIDING DOORS.  
SIMILAR HARDWARE & DIMENSION  
OF EXISTING PROFILES.**



**Preview Exterior Frame in Clear Anodized**

#1

Sent from my iPhone

LETTER FROM  
JEFF BALLINGER  
RE: SUBPOENA.

On Jan 13, 2021, at 5:39 PM, Jeff Ballinger-C <Jeff.Ballinger-C@palmspringsca.gov> wrote:

Paul,

Thank you for calling me yesterday about the subpoena that you received related to the case that the City has filed regarding this property. As I mentioned to you, the case is based on the prior owner's use of this residential property for commercial purposes, such as tours and commercial rentals of the property. You indicated that, while the prior owner never mentioned the City's lawsuit to you, the new property owner, 40225 Sand Dune LLC, does not intend to use it for such purposes.

PAUL ARMITSTEAD  
& DAN BRIDGE  
MANAGERS.

If you could send me a simple letter to that effect, I would appreciate it. Of course, as you mentioned, it would be expected that tours of the property may be conducted as part of the annual Modernism Week events. The City would have no objection to that, since Modernism Week is a very cherished event in the Valley.

I look forward to hearing from you. Should you have any questions in the meantime, please do not hesitate to give me a call.

Jeff Ballinger | City  
Attorney  
City of Palm Springs |  
Office of the City  
Attorney  
3200 E. Tahquitz Canyon  
Way, Palm Springs, CA  
92262

<image001.jpg>



#2

**Subject:** Subpeona #1  
**Date:** Sunday, April 18, 2021 at 6:51:48 PM Pacific Daylight Time  
**From:** dan <bridgeseattle@gmail.com>  
**To:** Paul Armitstead <Paul@a3a.us>

RESPONSE TO  
CITY ATTORNEY  
AS DISCUSSED  
AND REQUESTED.

Begin forwarded message:

**From:** dan <bridgeseattle@gmail.com>  
**Subject:** 1350 Ladera Circle  
**Date:** January 13, 2021 at 7:53:47 PM PST  
**To:** Jeff Ballinger-C <Jeff.Ballinger-C@palmspringsca.gov>  
**Cc:** Paul Armitstead <paul@a3a.us>

Jeff - here are the documents sent to you in Ontario today. Dan Bridge

January 12, 2021

Mr. Jeffrey S. Ballinger  
Best, Best, & Krieger, LLP  
2855 East Guasti Road, Suite 400  
Ontario, CA 91761

re: Case # PSC1804139  
City of Palm Springs vs. Barbara Lewis Rubin, et al.

Dear Mr. Ballinger,

This note is in response to the conversation you had with Paul Armitstead this morning.

We are in receipt of the subpoena delivered to 419 McGraw Street, Seattle, WA 98109, on January 12, 2021, requesting escrow documents for the purchase of 1350 Ladera Circle, Palm Springs, CA by 40225 Sand Dune, LLC. A copy of the escrow documents you requested are included in this envelope.

40225 Sand Dune, LLC, purchased 1350 Ladera Circle on December 15, 2020. When we purchased the property, we had no idea that the City of Palm Springs was actively suing the former owner; there was no indication of liens or pending suits against it in any escrow documents.

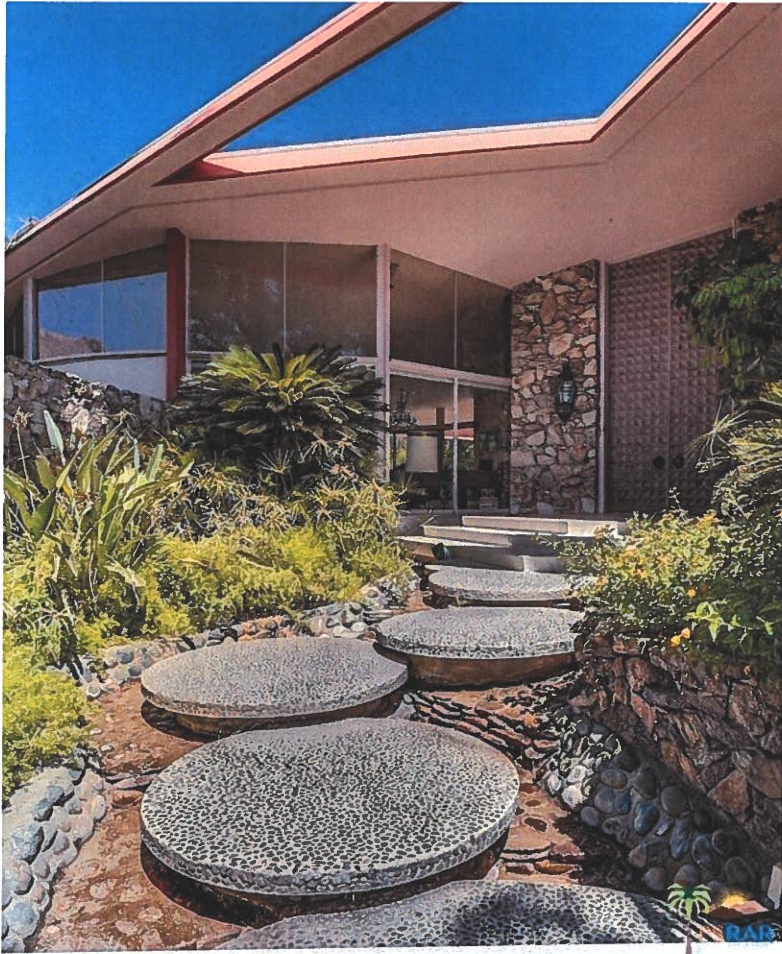
Our intention is to restore and renovate the Alexander Estate for resale. We have no desire to use it as a site for Elvis Honeymoon Hideaway events or tours associated with such.

Upon completion of renovations, we hope to sell the home to a buyer who recognizes and appreciates the architectural significance of this Krisel-designed and Alexander-built home.

Sincerely,

Daniel E. Bridge  
Paul Armitstead, AIA  
Members, 40225 Sand Dune LLC







PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S

Other Listings

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) House of Tomorrow

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

P2. Location:  Not for Publication  Unrestricted

a. 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 1350 Ladera Circle City Palm Springs Zip 92263

d. 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 10

Parcel No. 505 082 011, 012

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

Originally constructed in 1962 by builder Robert Alexander for use as his custom model home, the futuristic design for this home was created by architects William Krisel and Dan Palmer. Krisel and Palmer collaborated with Alexander on the design of both custom and tract homes and commercial buildings constructed by the Alexander Company in Palm Springs. Located in the foothills of the San Jacinto Mountains that border the western edge of Palm Springs, the House of Tomorrow is sited at the end of a short cul-de-sac on Ladera Circle and features a stylized front gable roof with wide elongated eaves on the east and west elevations. Aside from the futuristic roofline, the residence is principally defined by a raised circular room with high clerestory windows and set atop a high uncoursed fieldstone wall. As shown in the photograph below, the circular theme is central to the design of the residence. Research reveals that the circular theme is exhibited throughout the interior of the custom built home. The rear and side elevations feature smooth stucco exterior walls and contain additional stone and glass detailing. A stacked flagstone path ascends the front entry gate on the west side of the house, and an asphalt drive on the east side of the lot leads to the rear of the property. The house is associated with Elvis Presley and is known as the Elvis Honeymoon Retreat. Overall, the House of Tomorrow appears to be in good condition.

P3b. Resource Attributes: HP2 - Single Family Property

P4. 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 North  
August 2003

P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
1962

P7. Owner and Address:

M Lewis & B L Rubin c/o Tri Villa Trust  
266 Beacon Street  
Boston MA 02116

P8. Recorded by:

Maley/Petrin/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:

- |                                       |  |   |  |                                       |
|---------------------------------------|--|---|--|---------------------------------------|
| <input type="checkbox"/> None         | <input checked="" type="checkbox"/> Continuation Sheet                     | <input type="checkbox"/> District Record        | <input type="checkbox"/> Rock Art Record   | <input type="checkbox"/> Other (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record  | <input type="checkbox"/> Artifact Record   |                                       |
| <input type="checkbox"/> Sketch Map   | <input type="checkbox"/> Archaeological Record                             | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record |                                       |

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

NRHP Status Code 3S

Resource Name or #: (Assigned by recorder) House of Tomorrow

B1. Historic Name: House of Tomorrow

B2. Common Name: 1350 Ladera Circle

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: mid-century Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

This house was constructed in 1962.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features:

Cul-de-sac location. Related features include a high uncoursed fieldstone wall and a stacked flagstone path.

B9a. Architect: William Krisel & Dan Palmer

b. Builder: Robert Alexander

B10. Significance: Theme residential architecture/development Area Palm Springs

Period of Significance 1960s-1970s Property Type residence Applicable Criteria A, C (G)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

For centuries the habitat of the Agua Caliente band of Cahuilla Indians, Palm Springs, site of natural hot springs and sunny desert climate, drew its first non-Indian visitors in the late 19th century. For reasons of improved health and recuperation, the first settlers established early hotels and inns. Not until 1938 did the village of Palm Springs incorporate, setting out a gridded street plan and zoning controls. By then Palm Springs had already acquired an identity as a winter retreat for Hollywood stars and the wealthy, as evidenced by the exclusive older neighborhoods of Old Las Palmas, the Movie Colony, Little Tuscany, and the Tennis Club quarter, initially built for winter residents. Defined by elegant, grand architecture in predominantly Spanish and Mediterranean styles, these and other neighborhoods were later filled in with mid-century Modern homes by the end of the 1960s.

During the post-WWII era, the City of Palm Springs prospered, relying on tourism, resorts, and the appeal of golf, tennis, polo, and other sports to fuel the economy. During the Palm Springs heyday, tourists and Hollywood discovered the desert oasis and full-scale hotels, smaller inns, nightclubs and restaurants prospered. Concurrently, from the 1940s through the 1960s, Palm Springs was transformed into an increasingly urban environment, building schools, hospitals and an airport and other civic amenities. The commercial core of the City, long concentrated along the main thoroughfares of Palm Canyon Drive and Indian Canyon Drive, flourished. Expanding residential development began in the early 1960s when large tracts of popular, reasonably priced, Modernist-style homes were constructed by Jack Meiselman and later, George and Robert Alexander throughout Palm Springs. Tract subdivision development was followed by the establishment of condominiums, initially as second-homes in the 1960s. (See Continuation Sheet)

B11. Additional Resource Attributes: HP2 - Single Family Property

B12. References:

Architectural Resources Group, *City of Palm Springs Historic Resources Survey Summary Report*, 2004. (report contains full bibliography)

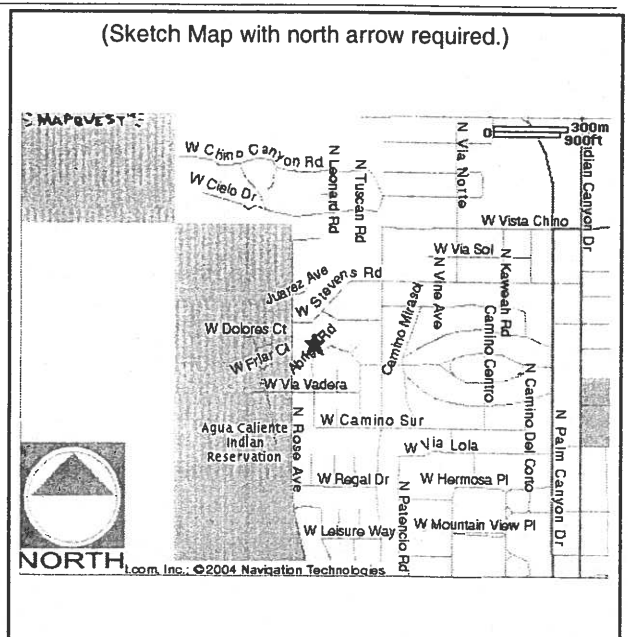
B13. Remarks:

Maley/Petrin/Tinsley/Watson

B14. Evaluator: Architectural Resources Group

Date of Evaluation: August 2003

(This space reserved for official comments.)



**CONTINUATION SHEET**

Page 3 of 3

Resource Name or #: (Assigned by recorder) House of Tomorrow

Recorded by Maley/Petrin/Tinsley/Watson Arch. Resources Group Date August 2003  Continuation  Update

B10. Significance Continued

Located in the Las Palmas district, the House of Tomorrow reflects the architectural ingenuity of the post-war era, particularly evidenced in this unique residence designed by architects William Krisel and Dan Palmer. The House of Tomorrow was built as a model house in 1962 but developer Robert Alexander decided to make it his own home. Prominent local builders, the father and son team of George and Robert Alexander of the Alexander Construction Company, in collaboration with William Krisel, were developers of mass produced homes for the middle classes. This spaceship-like structure achieved national recognition when appeared in Look magazine in the late 1960s. Elvis and Priscilla Presley honeymooned here for two weeks.

Built in 1962, the House of Tomorrow does not appear to be significantly modified on the exterior. The house retains a high degree of integrity; the location, setting, design, materials, workmanship, feeling, and association appear to remain unchanged since the building was constructed. The setting of 1350 Ladera Circle within a residential neighborhood of houses similar in age and scale remains intact.

The house appears to meet the level of significance necessary for individual National Register of Historic Places or California Register of Historical Resources eligibility at the national level. Though innovative in design, the residence is typical of the pattern of residential development that occurred in the City of Palm Springs in the 1960s and 1970s; it is an outstanding example of innovative residential buildings. Further, it is associated with Robert Alexander, builder of local prominence, and entertainer Elvis Presley. Further, the building is the work of master architect, William Krisel. It is an excellent example of its type, period, or method of construction.

Because of the building's visual quality, history, intact setting, and high integrity, the building represents the overall residential development of this neighborhood in the 1960s and 1970s and contributes to the historic identity of Palm Springs as an enclave for progressive architecture. The structure represents the overall development of residential architecture during the post-war era and contributes to the mid-century modernist character so strongly identified with Palm Springs.

This property is nearing 50 years of age. According to *National Register Bulletin 15*, properties that have achieved significance within the last 50 years, must meet Criteria G. This consideration of exceptional importance guards against the listing of properties of passing contemporary interest. As stated above, this property appears to meet the level of significance necessary for individual National Register of Historic Places or California Register of Historical Resources eligibility at the local level and is typical of the pattern of development that occurred in the City of Palm Springs in the 1950s and 1960s and the house is an outstanding example of residential buildings within this context.

Assessor Parcel Number

Additional APNs

2016 Status Code

3S

3CS

5B

505082012

Address 1350

Direction

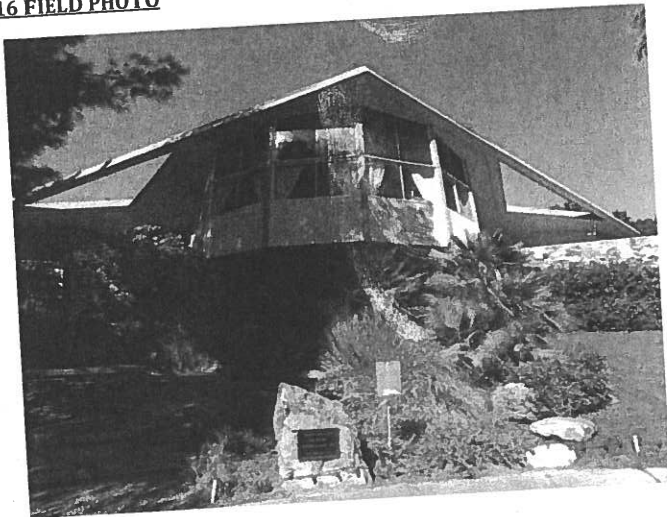
Prefix

Street Ladera

Suffix Cir

Location

**2016 FIELD PHOTO**



**CONSTRUCTION INFORMATION**

Date from Tax Assessor 1960

Date from Research

Date Source

Architect Palmer & Krisel

Architect Source

Builder

Original Owner Alexander, Robert

Other Owner(s)

Historic Name Robert Alexander Residence; "House of Tomorrow"; "Th

Common Name Robert Alexander Residence; "House of Tomorrow"; "The Elvis Presley Honeymoon House"

**RESOURCE INFORMATION**

Original Use Single-family residence

Stories 1.5

Current Use Single-family residence

Tract/Neighborhood Vista Las Palmas

Resource Attribute HP2. Single family property

Located in a District?

District Vista Las Palmas

Architectural Style Mid-century Modern

Additional Style

**CHARACTER DEFINING FEATURES**

One-story configuration with complex geometric forms

Low-pitched gable roof with wide overhanging eaves

Unadorned wall surfaces with little decorative detailing

Plaster, wood and stone used as exterior wall panels and accent materials

Flush-mounted metal frame windows and sliding doors, and clerestory windows

Sloping site with stone retaining walls and circular exposed aggregate concrete stepped path; lush landscaping; complex plan composed of four clustered polygonal shapes under a single diamond-shaped gable roof with cut-out canopies;

**GENERAL ALTERATIONS**

No major alterations

**CUSTOM ALTERATIONS**



**PREVIOUS SURVEY EVALUATION**

City Historic Resources Database

HSPB No. \_\_\_\_\_

HRI Code \_\_\_\_\_

2016 Status Code

3S

3CS

5B

2003 Status Code

**2016 EVALUATION**

Period of Significance

1960

Criterion

C/3/4, 5

Context

Architectural Styles & Local Practitioners

Theme

Post-World War II Modernism

Sub-theme

Mid-century Modern

National Register 3S

California Register 3CS

Local 5B

Period of Significance

Context

Theme

Sub-theme

Criterion

Period of Significance

Context

Theme

Sub-theme

Criterion

**Statement of Significance**

This property is significant as an excellent example of Mid-century Modern architecture designed by the prominent architectural firm of Palmer & Krisel. It exhibits quality of design with distinctive features including its complex plan of clustered polygonal forms, wide front gable roof with wide overhanging eaves, and extensive use of glass, plaster, stone, and wood.

**Notes/Additional Information**

The growing prosperity of the post-World War II years and the rise of the car culture contributed to a rapid increase in Palm Springs' seasonal and permanent population, coinciding with the peak of Modernism's popularity. This created a demand for both mass-produced and custom housing that afforded architects and developers the opportunity to explore and develop a wide range of architectural types and ideas, sometimes influenced by sophisticated global design trends. These conditions and the architects' talents led to the development of an exceptional group of Modern buildings which later came to be identified as "Palm Springs Modernism" or "The Palm Springs School." Architects Dan Saxon Palmer and William Krisel, AIA, formed their partnership in 1950 after working together in the Los Angeles office of Victor Gruen. The partners designed custom modern houses of modular post-and-beam construction, with open floor plans, glass walls, and simple lines. They used the same features in the design of their first housing tract, Corbin Palms (1954-1955), for the Los Angeles-based Alexander Construction Company and for subsequent Alexander subdivisions in Palm Springs including Twin Palms Estates (1955), Vista Las Palmas (Phases I and III, 1956-59) and Racquet Club Road Estates (1958-61). The designs were based on standardized materials that were pre-cut, labeled, and transported to the site as a kit, enabling quick and efficient assembly. In each tract, the architects used a limited number of simple square or rectangular floor plans that were flipped to minimize monotony, and offered limited exterior options such as butterfly, gable, and flat roofs to individualize each house. Ultimately, Palmer and Krisel designed more than 20,000 houses for the Alexanders and other developers in subdivisions in Southern California, Arizona, Nevada, Texas, and Florida before dissolving their partnership in 1964. This property is located within the Vista Las Palmas subdivision, established in 1956 by the Alexander Construction Company. The Robert Alexander Residence "House of Tomorrow" is also known as "The Elvis Presley Honeymoon House" because it was rented for a year by Elvis Presley and his bride Priscilla after their 1967 nuptials.