

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property
County and State
Name of multiple listing (if applicable)

Section number ___ Page 1

Supplementary Listing Record

NRIS Reference Number: SG100004813

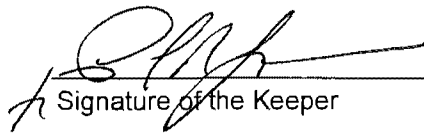
Date Listed: 12/27/2019

Property Name: Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9)

County: Riverside

State: CA

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation


Signature of the Keeper

12/27/2019
Date of Action

Amended Items in Nomination:

THPO Certification

This confirms that the documentation was submitted by the Agua Caliente Band of Cahuilla Indians Tribal Historic Preservation Officer as a *nomination* that *meets* the National Register Criteria at the *local* level under *Criterion C*. [The original nomination certification block was not fully completed.]

Photographic Documentation

The THPO has confirmed that the dated photographs (2016) still convey the current condition of the property.

The Agua Caliente Band of Cahuilla Indians THPO was notified of this amendment.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

4813

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9)

Other names/site number: Creighton Residence Model A-3-R Lot 21 MB 029/077 Twin Palms Estates 1

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 1882 South Caliente Road

City or town: Palm Springs, Agua Caliente Indian Reservation

State: California County: Riverside

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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


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

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

national statewide local

Applicable National Register Criteria:

A B C D

	<u>10/29/19</u>
<hr/>	
Signature of certifying official/Title: <u>Agua Caliente Band of Cahuilla Indians</u>	Date
State or Federal agency/bureau or Tribal Government	

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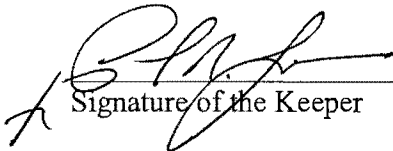
Name of Property

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

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:) _____


Signature of the Keeper

12/27/2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
Public – Local
Public – State
Public – Federal

Category of Property

(Check only one box.)

- Building(s)
District

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Name of Property

Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

0

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: concrete slab; Walls: stucco, wood, glass, concrete block, slump stone masonry; Roof: "RTC foam with approved CCRC coating with granules" per permit 5 January 2012

Narrative Description

Summary Paragraph

The property being nominated, a Krisel Model A-3-R Tract Home located at 1882 S. Caliente Road (APN 511032005-9), is located in the Twin Palms community on the Agua Caliente Indian Reservation at the southern end of Palm Springs. It is one of the first phase houses built of wood post-and-beam and stucco construction in 1957. The property consists of a one-story single-family residence with an attached two-car carport occupying a flat square lot with a swimming pool in the rear. There is fenestration along almost all of the western elevation (the side facing the road), in the form of clerestory windows and lower windows but they are largely shielded from view from the street by the sun flaps. Consequently, the façade appears elongated with two main long rectangular planes: one of stucco, the other wood. These elements form a complex assemblage of crisp lines, solids, voids, and planes that are collectively softened by the landscape. Largely shielded from view, a breezeway framed by desert landscaping and a small full-height stucco-and-frame structure (laundry and storage) separates the house and the carport. The front yard includes boulders and a repertoire of desert plantings typical of Palm Springs landscapes, such as palm trees, ocotillo and century plants. The architect, also a registered landscape architect, enhanced the original semicircular driveway and twin palms with mirrored arcs to more strongly relate the landscape to the architecture of the dwelling. The dwelling is in excellent condition and retains an exceptional degree of integrity of location, design, materials, workmanship, feeling, and association. The landscape enhancements reinforce key original elements and contribute to the integrity of its setting.

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Today the overall Twin Palms Neighborhood represents a high degree of original William Krisel architectural integrity and a high Alexander Construction Company workmanship integrity. This would very likely qualify it for a NRHP district nomination. However, seeking a district designation is beyond the current owner's resources or interest. While recognizing that this successfully built neighborhood, the first Modernist tract in Palm Springs, had a profound impact on the local environment and beyond, this nomination is focused on the importance of recognizing this single historic site, 1882 S. Caliente Road. This particular house is being nominated because, besides being originally designed in 1957 by the renowned mid-century Modern architect William Krisel as part of the first building phase of Twin Palms, it is the last house (of only three) in the Twin Palms neighborhood for which Krisel came out of retirement, in 2012, to actively oversee its restoration. This included the limited architectural improvements (partial sun flap slat removals) and landscape enhancements (sustainable materials, reinforcing forms, low water usage).

The following is a master list of character-defining features of the architecture and the landscape of the nominated property:

- uniform setback with its neighbors (refer to Location Map—Near Scale Aerial and Figure 1 – Tract Map)
- concrete slab-on-grade construction with HVAC system installed below the concrete pad
- wood post-and-beam construction allowing for modular fenestration and other building features
- very private façade presented to the street
- open two-car carport
- 5' 4" tall concrete block Shadowwall with diamond pattern facing the street
- freestanding laundry/storage structure separating carport from breezeway
- street-facing 5' tall light blue T1-11 plywood wall extending between north and south property lines
- 4' 6" tall sun flap walls shielding windows on front elevation from street view
- 35½" tall projecting sun flap on rear elevation
- 27" tall secondary sun flap along south side of the carport
- exposed beams and support posts inside and out
- exposed 1½" x 5" tongue-and-groove wood ceiling on roof overhangs and on interior ceilings
- tall 9'4" high ceilings throughout
- full-height window walls
- extensive use of clerestory windows in all rooms and entry hall
- clear glass obscured side lite at the front entrance
- wood frame full lite kitchen door on south elevation
- jalousie window in the living room

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- large fireplace with two planes built of “jumbo” block with an offset projecting shallow rectangular volume of stucco painted a contrasting color
- large chimney built of “jumbo” blocks
- light boxes inside and above entries to the center and master bedrooms
- wall cabinets in kitchen hung below clerestory windows
- pegboard sliding cabinet doors in kitchen and bathrooms
- 29½” wide bedroom doors and 23¾” wide bathroom doors (which do not meet current ADA standards)
- original paint colors
- extant concrete semicircular drive in front yard
- two mature signature palm trees retained in front yard
- retention of extant desert boulders, citrus tree and other plants in front yard
- original swimming pool and surrounding concrete and concrete pathway
- retention of two mature palm trees and two citrus trees in rear yard
- relocation of extant cacti
- extant shuffleboard court

The following features, while not contributing, are considered to be compatible. Non-contributing features include:

- hot tub (replaced the diving board)
- enlarged concrete patio outside master bedroom
- mailbox at the street

Narrative Description

Physical Context

In contrast to the hilly, windy northern and western portions of the City of Palm Springs, where the land abruptly rises to the San Jacinto Mountains, the nominated property is located in the more placid, flat area characteristic of southern Palm Springs. The Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9) is located on the Agua Caliente Indian Reservation south of East Palm Canyon Drive (refer to Location Map - Agua Caliente Indian Reservation). It was one of 38 houses to be built on Twin Palms No. 1, the first of three tracts to be developed in the new community of 90 single-family houses in the development now known as, and referred to throughout this nomination, as Twin Palms.¹

¹ See the Statement of Significance for information regarding the larger group of tract houses now known collectively as Twin Palms.

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Twin Palms No. 1 is a rectangular block of properties comprising the first 38 to be developed in Twin Palms. These houses are located along La Jolla Road, Twin Palms Drive, Navajo Drive, Apache Road, Caliente Road and Apache Circle as illustrated on Figure 1 - Tract Map.

Description of the Nominated Property: Krisel Tract Home located at 1882 S. Caliente Road (APN 511032005-9)

General Layout and Construction Methods

The property consists of a one-story single-family residence with an attached two-car carport occupying a flat square lot with a swimming pool in the rear (refer to Location Map—Near Scale Aerial and Sketch Map/Photo Key). There is fenestration along almost all of the western elevation (the side facing the road), in the form of a row of clerestory and of lower windows but they are largely shielded from view from the street by the sun flaps. Consequently, the façade appears elongated with two main long rectangular planes: one of stucco, the other wood. These elements form a complex assemblage of crisp lines, solids, voids, and planes that are collectively softened by the landscape.

Krisel's use of the exposed post-and-beam construction system not only created a strikingly modern appearance but also made for the most efficient use of materials and labor. It also permitted large windows, clerestory windows and sliding doors, connecting the interior to the garden.²

In plan, this three-bedroom, two-bath house has a square footprint, 40 feet by 40 feet, with a total habitable size of 1,600 square feet. It is located on a 100-foot square, 10,000 square foot lot. The nominated property is an "A-3-R" model. Krisel designed eight principal layout versions described as A-1 to A-4 and B-1 to B-4. As an "A" model, this house features a front door facing the side with the carport. (By contrast, the "B" models have the front door face the street and the carport was pulled forward). When an "R" is included in the phrase, as in "A-3-R," it refers to "reverse," so the nominated house is a rotated or flipped version of the "A-3" floorplan. The house has an extended flat (or sun flap) roofline, one of four different roof shapes present in the first 38 houses built in Twin Palms Tract No. 1 (the others are described in "Tract Spatial Characteristics" which follows the "Evaluation of Integrity" section). Krisel often reported that the flat roof was his personal favorite.³

Defining characteristics of the general layout and construction methods include:

- uniform setback with its neighbors (refer to Location Map—Near Scale Aerial and Figure 1 – Tract Map)

² Colin Flavin, "William Krisel's Palm Springs: A Modern American Dream", *Houzz*, July 29, 2018

³ Jim West, e-mail correspondence with Alan Duncan December 17, 2018.

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- concrete slab-on-grade construction with HVAC system installed below the concrete pad, eliminating unsightly compromises to the roofline or soffits inside, and also permitting taller, 9'4" high ceilings
- wood post-and-beam construction allowing for modular fenestration and other building features

West (Primary) Elevation

The residence presents a very private façade to the street. There are two dominating horizontal planes facing the street. A 5' tall blue wall extends along the ground as an uninterrupted plane from the north property line to the entrance of a breezeway. Floating above it is a slightly narrower stucco sun flap, painted a warm sandstone color, slightly wider than the residence itself. This sun flap conceals all fenestration on the west side of the dwelling from direct views from the street, although windows can be seen when the house is approached from an angle. A small section of Shadowwall can be seen south of the blue wall, at the entrance to the breezeway. South of this is an open two-car carport. An elongated horizontality is accomplished by these two long planes, extended by a lower carport structure with its prominent dark brown support beam. They comprise this elevation's principal gesture, a very simple and visually impenetrable façade. They also conceal the very nature of the dwelling itself, which is square in plan, as the long, low sweep of the west street-facing façade reveals very little to passersby of the building's structure or layout (refer to photos #1, #2 and #3).

The lower plane, the 5' tall wall composed of T1-11 plywood and painted light blue, is attached to the residence's west wall, facing the street. It is held above the ground by a few inches, adding to the floating quality of the plane and defining a crisp bottom line to the whole composition. While somewhat hidden by mature rounded shrub foundation planting in the front of the house, this lower plane is quite evident on the north and south sides of the residence, beyond which it continues in both directions. On the north side, it extends to the property line attached to a block wall the same height (refer to photo #4). To the south, it extends farther as a freestanding wall to frame the west side of the breezeway (refer to photos #5 and #6). Along the back of the breezeway and carport, and visible through the carport from the street, the wall continues from the building façade to the south property line so although staggered by the depth of the house, it extends the full width of the property (refer to photos #7, #9 and #12).

By contrast, it is the upper plane that emphatically defines the overall horizontal gesture of this type A-3 design. Projecting 44" from the façade, this 4' 6" tall wall known as a sun flap, is composed of a 6½" thick wood-and-sand-finished stucco wall, essentially the same construction as that used for the walls of the building (refer to photo #3). The building is a post-and-beam structure. The 3½" X 10" wooden beams extend beyond the walls of the house to support the sun flaps which are painted off-white (refer to photo #4).

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The beams are spaced five feet apart except for the two southernmost beams which are only separated by 29". The beams, which run east-west, are exposed and painted dark brown both inside and out. The horizontal expanse of the sun flap is relieved by dividing it into eight 5' 7" wide panels separated by a 1" wide recessed gap painted a light gold color.

Suspended from the very ends of the beams, it would appear that the stucco sun flap should pose an undue load here. The load is actually warranted, as Krisel explained. "Yes, the stucco sun flap is heavier than a Masonite or plywood one. The stucco does better in the desert climate, lasts longer, and is easier to maintain. Strangely, the heavier the overhang and sun flap are, the smaller the supporting horizontal beam [needs to be] because the flap is at the end of a cantilever which [normally would cause] the interior clear-span of the roof beam to bounce up ... the balance of the two is beneficial structurally and economically."⁴

The bottom of the flat rolled-asphalt composition roof both inside and out is finished with painted tongue-and-groove flat boards so the ceiling treatment extends beyond the building walls to the sun flap. Viewed from the ends, the lines are clean, the horizontal simply meeting the vertical, resembling a rotated capital L. The sun flap prevents visual access to the two tiers of windows surmounting the 5' tall T1-11 wall on the façade and extending almost the full width of the house (a 5' section between beams is the only full-height wall, onto which the master bedroom closet backs, on this facade). In 2012, at the front and rear of the building, the five outermost boards (of nine) were removed from the projecting flat roof with the collaboration and approval of Krisel. This permitted daylight to penetrate the interior and still maintain a four-board wide overhang to protect the building face without visually altering the original primary façade. This design modification of the sun flaps is also consistent with Krisel's original design of the adjacent Ocotillo Lodge, which also provides spacing in the roof slats facing the pool to allow additional sunlight into the building.⁵ The sun flap and roof overhang extend 29" beyond the exterior walls on both north and south ends of the dwelling. None of the boards in the overhang zone were removed (refer to photo #4).

As noted above, the lower wood plane extends as a freestanding wall south to shelter the breezeway, a complex display of architectural strategies rendered in common materials. The breezeway is a rectangular space defined by the blue wood wall on the west, the south stucco façade of the dwelling, another 5' tall blue T1-11 wood wall defining the rear of the breezeway and carport on the east, and the north wall of the stucco-clad, full-height small structure containing storage and laundry facilities. A 5' 4" tall concrete block Shadowall stands up against the west wall of the laundry/storage structure between the breezeway and the carport. Shadowall in this case is characterized by a series of projecting square concrete tiles oriented diagonally, creating a diamond effect with patterns of light and shade. It extends 6' 7" beyond laundry/storage structure as a freestanding wall to the north. At this point, it aligns with the south end of the wood wall so no one from the street can look directly into the breezeway. The

⁴ William Krisel, e-mail correspondence with Barbara Lamprecht January 9, 2016.

⁵ Darren Bradley, e-mail correspondence with Alan Duncan January 8, 2019.

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stucco walls of the dwelling and laundry/storage are painted pale sage green and the Shadowwall is painted warm sandstone (refer to photo #5).

Four 3½" X 12" beams, also painted dark brown and spaced 7'9" apart, support the roof of the carport and the laundry/storage structure. They run north-south from the dwelling wall to beyond the south wall of the carport, terminating in a smaller sun flap. The westernmost beam, visible from the street, is freestanding so is supported by an intermediary 3½" X 5" wood column halfway between the dwelling wall and the south wall of the carport. The two central beams are integrated into and supported by the laundry/storage structure (refer to photo #5).

The wood wall along the eastern edge of the carport and breezeway defines the western edge of the rear yard. Wood posts to which the wood wall is attached project 10" above to support the easternmost beam (refer to photo #7)

The section between the two easternmost beams is roofed over with a 16" overhang to the west, into the breezeway, providing weather protection for the main entrance. The roof also covers the entire carport and the laundry/storage structure. The western portion of the breezeway area though is open to the sky. In this area, an overhead series of thirteen wooden 2" x 2" wood spacers, or slats, 2" apart, form a linear trellis to filter sunlight. This trellis runs east-west on top of three beams and projects 18" beyond the westernmost beam into the front yard. It is located precisely above the concrete walkway to subtly orient the visitor to the main entrance while permitting ample daylight into the breezeway and creating ever changing shadow patterns. Notably, the bottom of the four beams are as low as 6'1," apparently necessitating the beam nearest the front door to sport a broad, shallow cut, presumably to accommodate taller people (refer to photos #5, #6 and #7).

Defining features of the west elevation include:

- very private façade presented to the street
- 5' tall light blue T1-11 plywood wall extending between north and south property lines
- 4' 6" tall sun flap walls shielding windows from the street views
- 5' 4" tall concrete block Shadowwall with diamond pattern
- open two-car carport
- freestanding laundry/storage structure separating carport from breezeway
- exposed beams and support posts
- original paint colors

East (Rear) Elevation

In contrast to the closed, opaque street façade, the rear, east-facing porous elevation opens to the backyard, characterized by 6'8" tall window walls, deep clerestory windows above, and a partial-

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height (36" tall) sliding window unit in the kitchen in the south-east corner of the dwelling. The varied fenestration alternates with the stucco walls (refer to photos #8 and #11).

As noted in the previous section, the east-west beams are spaced five feet apart except for the two southernmost beams which are only separated by 29" (refer to photo #13). This spacing defines the modular patterning of the east elevation.

Starting at the north end is a full height window unit of a fixed and a jalousie window. Between the next two beams and stepping out 31" beyond the stucco wall, is a concrete "jumbo" block chimney painted warm sandstone, contrasting with the pale sage green stucco wall. Its upper stack punctures through the projecting sun flap. South of the chimney is a section of stucco wall onto which backs the decorative fireplace mantle structure. Between the next two beams is a full height large fixed window. Between the next two beams is a double sliding metal-framed door unit connecting the living and dining area to the pool and the rear yard. A stucco wall fills in between the next two beams onto which back kitchen cupboards and counters. The next five-foot section is the partial stucco wall and the 36" tall kitchen sliding window unit. The last narrower section between the southernmost two beams has a stucco wall onto which back kitchen cabinets and counters. Except for this narrower section of wall, like the window walls, the stucco walls are not full height. All windows and walls, except for the southernmost narrower section of wall and the chimney, are capped with deep clerestory windows, spanning most of the façade.

The 35½" tall projecting sun flap protects these 26" tall clerestories from direct sunlight. Notably, this sun flap is shorter than the sun flap on the west façade because there is less need for privacy in the rear yard and a greater desire to see out to the landscape and poolside activities. The deeper sun flap on the west elevation covered both clerestory windows and the narrower band of windows below them while on the east elevation, the sun flap covers just the clerestory windows. Another reason for the shorter sun flap on the east elevation is to provide adequate headroom beneath the sun flap since the sliding doors are a primary link to the rear yard.

Like the more prominent west sun flap, the outermost five (of nine) contiguous horizontal wood boards were removed from the top of the sun flap, permitting views of the trees and sky from the interior. The sun flap and roof overhang extend 29" beyond the exterior walls on both north and south ends of the dwelling. None of the boards in the overhang zone were removed. Like the sun flap on the west elevation, the horizontal expanse of this sun flap is relieved by dividing it into eight 5' 7" wide panels separated by a 1" wide recessed gap painted a light gold color (refer to photo #8).

Defining features of the east elevation include:

- 35½" tall projecting sun flap
- exposed beams and support posts

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- full-height window walls
- jalousie window in the living room
- large chimney built of “jumbo” blocks
- original paint colors

South Elevation

The wood T1-11 plywood fence at the rear of the carport divides this secondary elevation. West of the fence, partially available to public view, is a sun flap projecting 23” beyond the south carport wall. Suspended from the four north-south beams, this 27” tall secondary sun flap is shorter than either of the larger sun flaps on the front or rear elevations and can be seen in profile by passersby on the street. The sunflap is the width of the carport roof but the carport wall extends freestanding east 5’ 4” beyond into the rear yard and 5’ 9” west into the front yard (refer to photo #12).

West of the wooden wall the southern elevation forms part of the breezeway. It features the main entrance, a solid wood door painted gold flanked by an 18” wide clear glass obscured side lite with an 18” tall clerestory window above both. The roof of the breezeway/carport is quite low, the top just 7’ 4” above the sidewalk, so the clerestory window is above this roof and allows sunlight into the entry hall (refer to photo #7 and #9).

East of the wooden wall, the dwelling’s south elevation is stucco and includes the wood frame full lite kitchen door and three 18” tall clerestory windows (refer to photo #9).

Defining features of the south elevation include:

- 27” tall secondary sun flap along south side of the carport
- clerestory windows in kitchen and entry hall
- exposed beams and support posts
- exposed 1½” x 5” tongue-and-groove wood ceiling on 29” roof overhang
- clear glass obscured side lite at the front entrance
- wood frame full lite kitchen door on south elevation
- original paint colors

North Elevation

The dominant features of the north stucco wall elevation are a 5’ wide fixed window at the west end of the façade and adjacent to it a 5’ double sliding glass, metal-framed door unit, both with clerestory windows above. The sliding doors provide access from the master bedroom to a small

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private concrete terrace. There are windows for the master bathroom in the middle of the north elevation which is largely intact (refer to photo #11).

Defining features of the north elevation include:

- exposed beams and support posts
- the exposed 1½” x 5” tongue-and-groove wood ceiling of the 29” roof overhang
- clerestory windows
- full-height window walls
- original paint colors

Interior

Most of the dwelling’s interior spatial relationships are intact. Beyond the short entry hall and vestibule, the south wall of a service core comprising two bathrooms deflects a visitor to the right (east), into the public area of the living room and the kitchen, or to the left (west) to the private spaces of three bedrooms and the bathrooms. The regularly spaced wood beams are exposed, as is the 1½” x 5” tongue-and-groove wood ceiling they support. A 3½” x 13” beam runs north-south through the house but is exposed only in the master bedroom. All beams are painted dark brown and the ceiling is off-white.

The living room’s large fireplace is a composition in asymmetry, giving the impression of planes sliding out from other planes. Two planes, one for the chimney set back from that of the mantle, are built of “jumbo” brick painted white with an offset projecting shallow rectangular volume of stucco painted gold. It occupies two bays of the east wall and separates groups of fixed and sliding glass walls. The offset projecting shallow rectangular volume of stucco is visually broken into four 27” wide panels by a vertical indentation reminiscent of the 1” vertical divisions of the sun flaps. The top of the fireplace is held to the same height as the bottom of the flanking clerestory windows and there is a clerestory window above one fireplace bay. The firebox itself and chimney are offset, centered between two beams (refer to photo #15).

Defining features of the interior include:

- tall 9’ 4” ceiling height throughout
- exposed beams and support posts
- exposed 1½” x 5” tongue-and-groove wood ceiling
- extensive use of clerestory windows
- full-height window walls that face the back and north side yards
- jalousie window in the living room
- clear glass obscured side lite at the front entrance
- large fireplace with two planes built of “jumbo” block with an offset projecting shallow rectangular volume of stucco painted a contrasting color

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- light boxes inside and above entries to the center and master bedrooms
- wall cabinets in kitchen hung below clerestory windows
- pegboard sliding cabinet doors in kitchen and bathrooms
- 29½” wide bedroom doors and 23¾” wide bathroom doors (which do not meet current ADA standards).

Landscape

The original landscape for the Krisel Tract Home located at 1882 S. Caliente Road (APN 511032005-9), as was the case with the first phase of 38 dwellings, only included the hardscape and two palm trees, Krisel’s signature for the Twin Palms development. The remaining landscape was up to the homeowner. At the time of restoration of the property in 2012, the extant landscaping had not been tended and maintained. While failed plants and shrubs were removed, surviving mature plants and trees were retained in situ and/or reused on site (refer to Figures 7 and 8 for landscape extant and proposed in 2012).

Krisel was a registered landscape architect, having studied under and later worked with the renowned Garrett Eckbo, and thought very highly of the work of Brazilian landscape architect Roberto Burle Marx who used dramatic shapes in his plans. This influence is evident in the landscapes Krisel designed after coming out of retirement, and in particular the overlapping curves in the front yard landscape of the nominated house, the last of three he did in Twin Palms five years before his death.⁶ As J.C. Miller noted, writing of Krisel “..it is not always obvious where architecture ends and landscape architecture may begin...Underlying this seemingly effortless combination is a consciously applied design vocabulary, a language that addresses landscape with the same care and respect as structure. The resulting environments are extraordinary and enduring examples of the best mid-century Modern design, blending site and structure in a way that it timeless and instantly recognizable.” This is clearly evident in Krisel’s 2012 landscape enhancements.⁷

Front (West) Yard

The dominating hardscape in the front yard is the concrete semicircular drive and carport ground plane. The retained plants include the two mature palm trees; African sumac and oleanders lining the north property line; mounded boxwood foundation planting along the base of the residence; a prominent grey-green Texas ranger located at the entrance to the breezeway; and a Meyers lemon tree south of the driveway. A large smoke tree in the north-east corner of the yard had failed and was replaced with a tree of similar stature, a palo verde (refer to photos #1, #2 and #3).

⁶ Jim West, e-mail correspondence with Alan Duncan December 17, 2018.

⁷ J.C. Miller, “Landscape Architecture,” *William Krisel’s Palm Springs: The Language of Modernism* (Salt Lake City, Utah: Gibbs Smith, 2015), 163.

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The desert boulders were retained and some desert plantings typical of Palm Springs landscapes – desert spoon, century and ocotillo plants – were installed. A section of boxwood hedge located in front of the character defining pattern of the breezeway’s west-facing Shadowwall, was replaced with a row of Mexican fence post cacti, a species more appropriate for this narrow 21” planting bed (refer to photo #5).

The ground plane of the front yard is primarily grey gravel, appropriate to its desert setting. To the dominant geometry of the front yard, the semicircular concrete driveway, Krisel overlaid two narrow (6½” wide) “flipped” semicircular bands infilled with black lava rock. The two bands were cut through the concrete and span the width of the property. The 6’ wide arc between them, outside of the driveway, was filled with chocolate brown rubber bark. Just as the driveway joins the street-side curb at both ends of the property, this reversed semicircular band extends back towards the house-side ends of the property, embracing the mature trees and the front elevation of the residence. As a counterpoint, a semicircular 6’ wide band along the curving east side of the concrete driveway was filled with ocean blue rubber bark, between the innermost black lava band and the driveway at the carport. This simple design overlay emphasizes the geometry of the extant driveway and ties the landscape more intimately to the architecture of the dwelling (the black bands are the same dimension as the sun flaps - 6½”) while avoiding the monotony of an entirely grey gravel ground plane. The colors chosen - brown and blue - also contribute to this effect, reflecting the blue of the horizontal base of the building and the brown of its visually dominant posts and beams (refer to photos #1 and #2).

The materials and design enhancement to the extant landscape components reflect Krisel's Modernist "language" - industrial, inexpensive materials introduced in an experimental yet practical way. And even at the age of 87, Krisel’s selection of recycled materials in 2012 was innovative and consistent with the way he approached design and building materials. Coupled with the introduction of recycled ground plane and drought-resistant plant materials, it reflects his recognition of contemporary concerns of sustainability and water conservation and his ability to integrate them with key retained extant components of the landscape.

The entry sequence to the residence starts with a spaced series of seven 18” X 36” concrete rectangles, added in 2012, laid in the ground plane materials leading from the curved concrete driveway towards the breezeway entrance. They are typical of Krisel’s design approach and as so contribute to the overall integrity of the property. They lead to an extant 36” wide concrete walkway parallel to and behind the blue wood wall but in front of a narrow ground-level planter bed with Mexican fence post cacti fronting the Shadowwall (refer to photo #5).

Turning 90 degrees to the left, one proceeds along the textured block wall towards the stucco south façade of the dwelling and then turns 90 degrees to the right on a 36” concrete walkway towards the blue wood wall at the back of the breezeway. This 5’ tall T1-11 plywood wall runs from the house to the end of the carport and limits visual access to the rear of the property. The main entrance to the residence is on the left, just before the wood wall and located between

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easternmost two of four 3½" X 12" north-south wood beams. The landscape in the breezeway consists almost entirely of a grid of small round golden barrel cacti (refer to photo #7).

A narrow extant 27" concrete walkway leads from the main entrance along the wood wall, behind the laundry/storage structure, to provide more direct and less visible access from the house to the laundry or storage, or to the wood gate at the back of the carport that provides service access to the rear yard.

Defining features of the front yard include:

- extant concrete semicircular drive
- two retained mature signature palm trees
- retention of extant desert boulders, citrus tree and other plants

Non-contributing feature of the front yard:

- mailbox at the street

This feature, while not contributing, is considered to be compatible.

Rear (East) Yard

The original rectangular pool and surrounding concrete paving is located behind and parallel to the residence. A hot tub was added in 2012 at the north end of pool in the place of the original diving board (diving boards are no longer permitted by the municipality). While the hot tub is not a contributing feature, it does not compromise the overall integrity of the property. Two existing mature citrus trees were retained: an orange tree in the north-east corner and a grapefruit tree in the lawn area in the south-west corner. Two mature palm trees, set in a rectangle of grey gravel just south of the residence, were also retained.

The south end of the concrete hardscape terminates in a sawtooth pattern with inset diamond-shaped patches of white gravel, which repeat the diamond pattern on the Shadowwall at the breezeway entrance. This knits hardscape which dominates the north end of the yard with the extant lawn area in the southern portion of the yard (refer to photo #10).

With the exception of a short section of blue 5' T1-11 wall between the carport and block wall along the south property line, the rear yard is enclosed by a 5' tall concrete block wall softened by a hedge of mature flowering calliandra plants.

From the south-facing kitchen door, a narrow extant 32" wide concrete walkway leads to the gate to the carport and to the air conditioning compressor which is shielded from view by a blue 5' tall T1-11 plywood wall. In the 42" planting bed between this walkway and the wood wall, plant

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choices were limited to drought-resistant and indigenous plants such as patches of aloe vera and cacti transplanted from other locations on the lot (refer to photo #13).

A 28" wide wall of blue 5' tall T1-11 plywood extends north from the north corner of the dwelling to screen mechanical equipment for the pool. This equipment originally would have been located below ground, where the hot tub is now, but had to be relocated due to current regulations (refer to photo #11).

Defining features of the rear yard include:

- original swimming pool and surrounding concrete and concrete pathway
- retention of two mature palm trees and two citrus trees
- relocation of extant cacti

Non-contributing feature of the rear yard:

- hot tub (replaced the diving board)

This feature, while not contributing, is considered to be compatible.

South Side Yard

The side yard south of the carport wasn't designed for active use. It has no hardscape but rather some desert boulders and a number of mature century plants in a dry gravel bed (refer to photo #12).

North Side Yard

The hardscape in the north side yard is a slightly raised terrace at the sliding doors from the master bedroom, enlarged in 2012, and the outdoor shower's obscured glass modesty panel was added in 2012. While not a contributor, the latter is compatible and in any case is reversible (i.e., it can be removed). An extant shuffleboard court left in its original condition runs parallel to the property line from the terrace into the rear yard. Calliandra hedging is planted between the terrace and the west block wall and along an approximately 29" wide graveled planting strip between the shuffleboard court and the block wall along the north property line (refer to photo #11).

Defining feature of the north side yard:

- extant shuffleboard court

Non-contributing feature of the north side yard:

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- enlarged concrete patio outside master bedroom

This feature, while not contributing, is considered to be compatible.

Alterations, Building/Exterior

The only exterior alteration to the building's original design is a change to the sun flaps, overseen by Krisel and executed in 2012. Originally the top of the sun flap was clad in tongue-and-groove wood. This short section of roof above the sun flaps (five of nine boards) was removed. From the street, this change cannot be seen (refer to photo #4).

The original extension of the wood T-11 plywood wall on the primary elevation was removed by previous owners but restored in 2012. Paint colors based on Krisel's guidance and specifications and used in comparable Palmer & Krisel tracts were employed in the 2012 rehabilitation. Also in 2012, a hot tub replaced the diving board at the north end of the swimming pool and a mailbox compatible with the original design was installed at the street.

Alterations, Building/Interior

An interior 35 square foot atrium for plants, located between the original two bathrooms, was removed to enlarge both bathrooms since the original bathrooms were only 5' X 7', considered tiny by contemporary standards. A wall between the kitchen and the living room was also removed. The separation between the two spaces though is maintained by a long countertop and a bank of upper cabinets. The deteriorated cabinetry was replaced and the new design was based on original Krisel drawings and photographs, including the original pegboard material used as sliding doors for the original cabinetry. A polished terrazzo floor replaced the carpets and dilapidated linoleum in the kitchen (refer to photo #14). All other interior spatial configurations, finishes, and original finish colors are intact.

Evaluation of Integrity

Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9) retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Its location is unchanged. The exterior appearance is identical in appearance to that of the original dwelling. Although a portion of the horizontal roof sections of the sun flaps have been removed, this small change in design is not visible from the street. Interior alterations are minor and occur in secondary spaces. The setting retains key major features of the original site, especially the curved driveway, the pool, the breezeway, and some mature plantings, including the palm trees. Krisel's modest enhancements to the landscape are compatible with the original setting, and contribute to the property's architectural importance and significance, underscoring Krisel's sustained mastery over a span of half a century since all of the work done here in 2012 was with the collaboration

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and/or approbation of Krisel, himself. It retains the original materials and workmanship. The property embodies the feeling and association affiliated with Palm Springs mid-century Modern residential architecture and the innovative, fresh approach to conventional tract development affiliated with Krisel and the Alexander Construction Company. Thus, the property continues to convey its historical significance.

Tract Spatial Characteristics

In order to understand how the nominated property fits into the tract and how it was customized to be differentiated, the physical attributes of the overall tract are presented in this section.

In plan, all the three-bedroom, two-bath houses in the original tract share a single square footprint, 40 feet by 40 feet, with a total habitable size of 1,600 square feet. The dwellings are typically located on 100 foot square, 10,000 square foot lots. Despite this replication of a square-within-a-square, the tract demonstrates considerable physical variety. This individuation is achieved as follows:

1. With some exceptions such as corner or cul-de-sac lots, the dwellings display uniform setbacks ranging from 20 to 30 feet, while the median setback depth is about 25 feet.
2. Four different roof shapes are present throughout Twin Palms: an extended inverse butterfly roof, whose reverse apex locates the center of the breezeway, referred to as the "Extended Butterfly"; a shorter version butterfly roof with no intervening breezeway and whose wings are not equal in length and whose apex is not centered on building below, referred to as the "Floating Butterfly"; a shallow-slope gable roof rotated to the front or to the side; and the fourth, the flat or "Sun Flap" roof, seen in the nominated property. Whether the dwelling's roof is angled or flat, the carport's roof is usually level.
3. These various features are "bundled" into eight principal versions described as A-1 to A-4 and B-1 to B-4. The "A" models featured a front door facing the side with the carport, while in the "B" models the front door faced the street and the carport was pulled forward.⁸ When an "R" is included in the phrase, as in "A-3-R," it refers to "reverse," meaning the plan is rotated or flipped, for a total of 19 "A" types and 19 "B" types.
4. No two homes of the same type face one another.
5. Principal entries face the interstitial breezeway or the street, alternated so that these entrances do not face one another.
6. Rear pools and two twin palm trees are positioned differently on each lot.

⁸ James R. Harlan, "Twin Palms Estates," *The Alexanders: A Desert Legacy*, (Palm Springs: Palm Springs Preservation Foundation, 2011), 27.

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Tract Materials and Construction

All of the houses in the neighborhood share similar materials and construction methods including:

1. Concrete slab-on-grade construction. HVAC systems were installed below the concrete pad, eliminating unsightly compromises to the roofline or soffits inside, permitting taller ceilings.
2. Wood post-and-beam construction.
3. Two-car carports rather than enclosed garages.
4. With the exception of the varied rooflines, façades comprise a series of planes of wood or concrete block, concrete tiles, or concrete bricks. These concrete units are rendered as solid opaque or patterned and perforated units.
5. A mixture of utilitarian building materials (concrete, brick, wood, and glass) with more experimental or popular mid-century materials such as T 1-11, vertically grooved plywood panels that replicated the look of individual boards at low cost, or Conwood panels, which were only used on 12 butterfly roof versions in Twin Palms No. 1 and not in other later tracts.⁹
6. Custom-designed concrete block walls. Known generically as Shadowwalls, these concrete block or concrete tile walls form patterns of light and shade.¹⁰
7. Windows in varying configurations, including fixed and operable clerestories, sliding window units punched into solid walls (typically employed in kitchens) and full-height sliding and fixed window walls, usually present on the rear or side secondary elevations. By contrast, on primary façades (street facing), commonly the only windows that are visible from the street are the angled clerestory windows seen in the models with butterfly roofs.
8. In this first phase of the development, only hardscape and two palm trees were installed; the remaining landscape of these homes was up to the homeowner.

While thus animated, the scale and size of the one-story houses, the consistent use of a family of shapes and materials, and the tract's unified site design, spatial layout and twin palm trees contribute to an overall sense of unity throughout the neighborhood in which the nominated property is located.

⁹ "Conwood" is a mixture of lightweight concrete and wood shavings, still made under the trade name "Tectum."

¹⁰ Generic styles of "Shadowwall" block were "developed and introduced by the National Concrete Masonry Association." Kevin D. Callahan, "Concrete Block – A Wide Choice for Different Jobs," Rural Development Publications Collection, Yearbook of Agriculture, 1974, 98- 102, 101. Such block was popular from the late 1950s to the 1980s. Retrieved from <http://naldc.nal.usda.gov/naldc/catalog.xhtml?id=CAIN759008166&start=0&searchText=shadowwall&searchField=All+Fields&sortField=>. Accessed January 13, 2016 and July 19, 2016.

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9. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

LANDSCAPE ARCHITECTURE

Period of Significance

1957

Significant Dates

1957

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Krisel, William, architect

Alexander Construction Company, builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9) is eligible for the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture, representing the work of renowned mid-century Modern architect William Krisel, and for its high artistic value. Completed in 1957, its period of significance, the property exemplifies Krisel's unusual premise: that it was possible to reconceive the common mass-produced tract house as an opportunity for outstanding design, serving a growing post-war population for whom custom home design was unattainable. To realize this goal of synthesizing the goals of merchant builders with the ideals of Modernism, Krisel designed the very parameters that supported that premise, reducing construction costs and time, and exploiting both the structural and aesthetic qualities of common, low-cost materials to their best advantage.

This particular house is being nominated because, besides being originally designed in 1957 by the renowned mid-century Modern architect William Krisel as part of the first building phase of Twin Palms, it is the last house (of only three) in the Twin Palms neighborhood for which Krisel came out of retirement, in 2012, to actively oversee its restoration. This included the limited architectural improvements (partial sun flap slat removals) and landscape enhancements (sustainable materials, reinforcing forms, low water usage).

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

William Krisel (1924 - 2017)

William Krisel may be one of the most prolific architects in Southern California architectural history. Long after his formal retirement in 1979 from the last of a series of partnerships, his work has only garnered more recognition. "The Distinguished Alumni Award 2016," conferred by the University of Southern California and The Architecture Guild, and a new book documenting his architectural contributions and evaluating his work crown a remarkable number of awards, articles, citations, and other accolades honoring a 60-year career. At his own estimate, over 40,000 living units of his design as an independent architect or in partnership with Dan Palmer have been built.¹¹ Even before his residential work in Palm Springs, his work numbered some 2,000 dwellings, office towers, condominiums, and huge apartment complexes.¹² Krisel is

¹¹ Sian Winship, "Ingredients for an Extraordinary Career," *William Krisel's Palm Springs: The Language of Modernism* (Salt Lake City, Utah: Gibbs Smith, 2015), 23.

¹² William Krisel, e-mail correspondence with Barbara Lamprecht, March 28, 2016.

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also responsible for many commercial and public buildings in Southern California, including the Hebrew Union College, Los Angeles, 1969, and the Beth Israel School, San Diego, 1960. He also worked with prominent Los Angeles architect Welton Becket on the Mount Sinai Hospital, 1955 (demolished after the 1994 Northridge earthquake.)

Born in Shanghai, China to an affluent American family, Krisel was a son of a federal judge and patent attorney serving as a member of the U.S. Consular Service.¹³ He moved with his parents to Beverly Hills in 1937. One of the earliest indicators of his future career and resolute confidence was demonstrated at age 13. In 1938, Krisel wrote to the editor of *Time*, including a helpful accompanying sketch. The published letter suggested changes to a proposed design for President Franklin D. Roosevelt's home in Hyde Park, New York; Krisel's suggestions were noted and politely declined.¹⁴ Krisel designed his own architecture-oriented course in high school before going on to the University of Southern California (USC) in 1941. His studies were interrupted by World War II, during which he enlisted and served in China as a military interpreter for General Joseph W. Stilwell for high-ranking officials, including Chiang Kai-shek. Krisel's time in the military changed his outlook on his goals in architecture. "I met men from all over the USA and from all walks of life ... all of which I had not met before. From this experience, I became even more dedicated to creating well-designed homes for the masses."¹⁵ Thus, Krisel was embracing the social agenda of Modernism as laid out by the Early Modernists such as Walter Gropius, Bruno Taut, and Ernst May. Six decades later, in a film on his life and work, Krisel also stated that he believed that Modern architecture could make one's life happier, more productive, and more enjoyable, another early twentieth-century philosophical Modernist tenet that contemporary architects might hesitate to claim.¹⁶

After his military service, he returned to USC, graduating with honors in 1949. There his important mentors included notables such as architect Calvin Straub (1920-1998), an early proponent of the wood post-and-beam aesthetic, a professor at USC from 1946 to 1941, and later principal with the Modernist firm Buff, Straub and Hensman. Krisel studied under (and later hired for the landscaping at Palmer and Krisel's Ocotillo Lodge, 1957) renowned landscape architect Garrett Eckbo (1910-2000), known for his radical landscape designs, his concern for the working classes, and dedication to the preservation of open lands. Architect Maynard Lyndon (1907-1999), credited for designing one of the first Modern schools in the US in 1936 and lauded for his humane approach and clean lines in his school designs, was also an influence.

During his studies, he worked for the Hungarian-born designer Paul Lazlo (1900-1993). After USC, Krisel was a draftsman for architect Victor Gruen (1903-1980), known for his revolutionary approach both to the shopping center and the automobile's role within it. It was

¹³ Winship, 23.

¹⁴ Jake Gorst, *Desert Utopia: Mid-Century Architecture in Palm Springs*, produced by Jill A. Wiltse, H. Kirk Brown III, and David Shearer, Denver: Design Onscreen, 2010, DVD, 58 min. Also see Winship, 25.

¹⁵ Winship, 26.

¹⁶ Jake Gorst, *William Krisel, Architect*, directed by Jake Gorst (Denver, CO: Design Onscreen, 2010.)

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there that Krisel witnessed the successful synthesis of introducing avant-garde ideas with the needs of the developer and merchant builder.¹⁷

In 1949, Krisel founded a partnership with Dan Saxon Palmer, whom he met while employed at Gruen and Krummeck. Their first office was the basement of the Falk Apartments, in the Silverlake community of Los Angeles, and designed by Modernist great Rudolf M. Schindler in 1940. The young partners hand-dug the basement and worked on a dirt floor.¹⁸ Notably, of all the complex designs Schindler is noted for, the taut four-unit apartment building, sited at the intersection of two narrow hillside streets, is considered the most complex. Each unit interlocks with the others in both plan and section. Although the site is small, every inch is employed to provide a diversity of orientations, views, and interior spatial experiences. While Schindler is famous for considering each project as a unique challenge, even as a work of art, for the young tract architect, the Falk was an ample demonstration of how to exploit the site, daylighting, and materials to their best advantage.¹⁹

By the late 1950s, Krisel and Palmer were working with seven out of the ten largest homebuilders in America. With photography by Julius Shulman, in 1959, the magazine *Concrete Masonry Age* devoted an entire issue to the firm, declaring Palmer & Krisel to be the most influential architects in the U.S.²⁰ While this was clearly hyperbole, the statement underscored the firm's high profile in combining quantity (of units built) with quality (of design.) In addition to Palm Springs and Los Angeles, large communities of Krisel-designed homes were built in San Diego, Las Vegas, Florida, and Arizona. In Palm Springs, other Palmer & Krisel projects (virtually all under Krisel) included tract developments: Las Palmas Estates (Vista Las Palmas, with some homes designed by Charles DuBois), 1956-59; Ramon Rise Estates, 1956-58; Enchanted Homes, 1957-58; "Valley of the Sun" in Rancho Mirage, 1957-8; Racquet Club Estates, 1959; Golden Vista Estates, 1960; Canyon View Estates, 1961-63; and Kings Point, 1967. The superb, intricately designed Sandpiper condo complex in Palm Desert, built in phases from 1957 to 1969, garnered an AIA merit award for landscape architecture.²¹

The firm's many custom homes in the city include the Tipper-Grundt house, 1969, and the "House of Tomorrow," 1960.²² While both were conceived as experiments in modern living in which four linked circular "pods" defined the primary living spaces, they are quite different in appearance and feeling. The homes, often designed for the merchant builders constructing the

¹⁷ Sian Winship, "Ingredients for an Extraordinary Career," *William Krisel's Palm Springs: The Language of Modernism* (Salt Lake City: Gibbs Smith, 2016), 28.

¹⁸ Winship, 29.

¹⁹ Winship, 29.

²⁰ Jim West, "Sandpiper," *William Krisel's Palm Springs*, 104.

²¹ West, 99.

²² The "House of Tomorrow" was the home of the developer Bob Alexander and his wife Helene, and gained notoriety as Elvis and Priscilla Presley's "honeymoon hideaway." It is open for public tours. In an interview with the Barbara Lamprecht July 22, 2015, Krisel noted that he had designed 62 custom homes throughout Southern California between 1950 and 1969.

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many tracts, provided Krisel with the opportunity to design with fewer constraints, larger budgets, and high-end materials.

Krisel's partnership with Palmer ended in 1966, when he established a solo practice and designed many projects in the Coachella Valley. In 1969, he formed a partnership with architect Abraham Shapiro; during this period the new firm designed high-rise residential projects including Ocean Towers, Santa Monica, 1971, and Coronado Shores, San Diego, 1978. Krisel resigned from the practice in 1979; while officially retired, though, he was approached by property owners eager to restore their houses under his guidance. Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9) is the last (of only three) houses in the Twin Palms neighborhood for which Krisel, in 2012, actively oversaw its restoration. As noted by J.R. Roberts, the former co-owner of the nominated property, the rehabilitation of the house and enhancements to the landscape were done "absolutely to Bill's design and his product specifications, and absolutely gratis."

Krisel's professional prominence has been heightened by a documentary film and book. The film documentary, *William Krisel, Architect*, was released in 2010; a book, *William Krisel's Palm Springs: The Language of Modernism*, was released in February 2015. Its ten contributors included curator Wim De Wit, the former head of the architecture and contemporary art offerings at the Getty Research Institute, and noted architectural historian Alan Hess. That same year, the City of Palm Springs renamed a street in Twin Palms "William Krisel Way" in his honor. Krisel considers Modernism to be timeless because it is not a style, he states, but a way of thinking.²³ Architect Steve Ehrlich FAIA praised his work, noting "perhaps more than any other architect, Bill Krisel is responsible for Palm Springs' renown as an international mecca for Midcentury Modern house design ... [and his single-family residences] are iconic symbols of contemporary Palm Springs living, capturing the spirit of the desert and its exuberant life style."

Historic Context: Agua Caliente Indian Reservation History including the Alexander Construction Company and Development of the Nominated Residence in Twin Palms

The Coachella Valley is an ancient territory with enduring landmarks. The Palm Springs area of the valley has been home to the Agua Caliente Band of Cahuilla Indians since time immemorial. Archaeological research has discovered that they have occupied Tahquitz Canyon for at least 5,000 years.²⁴

This area, known as Sec-he (boiling water) to the Cahuilla Indians, was unknown to Europeans until 1823 when a Mexican expedition, sent to find a route from Sonora to Alta California, first recorded the existence of "Agua Caliente" at Palm Springs. With the Treaty of Guadalupe

²³ William Krisel, preface, *William Krisel's Palm Springs* (Salt Lake City: Gibbs Smith, 2016), Heidi Creighton and Chris Menrad, eds.

²⁴ Agua Caliente Band of Cahuilla Indians website: Cultural History.
<http://www.aguacaliente.org/content/History%20and%20Culture/>

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Hidalgo after the Mexican-American war, the region became part of the United States in 1848. Economic exploitation by newcomers began in 1862 when the first European settled in Palm Springs to run a stagecoach station on the Bradshaw Trail. The town grew as it became a fashionable resort in the 1900s for health tourists with conditions that required dry heat. The Agua Caliente Indians though were increasingly marginalized in their own territory.

In 1876, President Grant set aside small reservations, including the Agua Caliente Indian Reservation (Section 14 and a portion of Section 22 [Tahquitz Canyon]), by Executive Order. In 1877, President Hayes extended the reservation to cover the even numbered sections and certain unsurveyed portions in three townships. The result is a checkerboard of tribally-owned land, totaling 31,500 acres, spread across the Santa Rosa and San Jacinto Mountains and the Coachella Valley interspersed with non-Indian lands. The Government had previously given the odd-numbered sections to the Southern Pacific Railroad as an incentive to build a cross-country rail line.²⁵

On January 12, 1891, the US Congress passed the Mission Indian Relief Act, authorizing allotments from the acreage comprising the Reservation. It wasn't until a unique all-woman Tribal Council, which included LaVerne Saubel²⁶, argued for legislation in the mid-1950s they hoped would raise their people's economic standard and place their lands on a competitive level with non-Indian properties. Their foresight and perseverance paid off. The General Leasing Act of 1955 allowed an increase from five to 25-year leases but 25 years was still too short to attract investment. The women pushed on and on October 22, 1959 President Eisenhower signed into law authorization for 99-year leases for lands on the Agua Caliente Indian Reservation. The Equalization Act of September 21, 1959 finalized the individual Indian allotments (land parcels owned by a Tribal Member). Both laws spurred significant development in Palm Springs and increased prosperity for the Agua Caliente people.²⁷

Twin Palms Tract No. 1, where the nominated property is located, was part of land allotted to individual members. LaVerne Saubel registered a patent for Tract No. 1 on October 16, 1953. Over the next two years, she transferred her ownership to realtor Jerry Nathanson and developer/builder George Alexander (1898-1965). Therefore, the nominated property is a FEE land parcel located on the Agua Caliente Indian Reservation (it takes an act of Congress to change reservation boundaries) and the Tribal Historic Preservation Office, designated by the National Park Service in 2005, has jurisdiction over this nomination.²⁸

²⁵ Agua Caliente Band of Cahuilla Indians website: Establishment and History of the Agua Caliente Reservation <http://www.aguacaliente.org/content/History%20and%20Culture/>

²⁶ LaVerne Saubel was well known for her work as a tribal rights activist. The broad avenue bordering the southern end of Twin Palms was named La Verne Way in her honor.

²⁷ June Allan Corrigan, "The Land They Built", *me-yah-whae fall-winter 2017*. 25

²⁸ Patricia Garcia-Plotkin, THPO Agua Caliente Band of Cahuilla Indians, e-mail correspondence with Barbara Lamprecht June 26, 2018.

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While little information could be obtained regarding Nathanson, who served as a City councilman and was active in real estate throughout the 1950s and 1960s, Alexander was a highly successful residential developer and builder in Los Angeles and then in Palm Springs. Nathanson sold his interest to Alexander on November 8, 1955. Through various iterations, by July 1, 1956 the tract was wholly owned by Smoke Tree Valley Estates, which was quickly renamed Twin Palms, its permanent title. While the Alexanders were assembling their subdivision and putting permits and permissions in place, archival research reveals that simultaneously Krisel began designing the various models of Twin Palms tract houses in late 1955, with construction drawings well underway in January 1956.²⁹ Building commenced in late 1956 and 1882 S. Caliente Road saw its first owners in June 1957. Building permit and title searches indicate that no persons of significance owned or lived in the nominated property.

The now legendary Alexander Construction Company was founded by George Alexander, an accountant who built a profitable business of residential tracts and apartments in Los Angeles. Shortly after World War II, his son Robert “Bob” Alexander (1925-1965), joined him and quickly gained a reputation for getting houses built swiftly, solidly, and on budget. The firm’s distinctive homes, often called “Alexander Homes”, are estimated to number as many as 1,250 dwellings in Palm Springs built between 1957 and 1965, when both Alexanders and their wives were killed in a plane crash. The duo’s energetic contribution greatly increased the city’s size and its reputation as “an enclave of Modernism in the mid-century Modern style.”³⁰

Before the Alexanders, who recognized the opportunities for the expansion of their company given postwar American wealth and new and more leisure time, the city’s reputation was one of hideaways for Hollywood stars, hot springs, and spectacular golf courses, some that could trace their roots back to the late nineteenth century. Its architectural legacy was an incongruous mix of Mediterranean revival styles and uncompromising examples of European-inspired modernism seen in the experimental, custom-designed homes such as Miller House, 1937; Kaufmann Desert House, 1947, by Richard Neutra; John Porter Clark House, 1939, Frey House 1, 1940, and Loewy House, 1946, by Albert Frey; and Frank Sinatra House, 1946, by E. Stewart Williams, to name a few. These homes were primarily located in the north and north-western sections of the city, then more prestigious as well as being convenient for a swift return to Los Angeles.

The Alexander Construction Company played a critical role in changing not only the architectural face but the very sensibility of the city. Along with E. Stewart Williams, architects such as William Cody, Victor Gruen, A. Quincy Jones, John Lautner, Donald Wexler, Walter S. White, and Paul R. Williams added unique interpretations of a crisp, irreverent Modernism to the city, often rendered in public buildings. However, the mid-century Alexander tracts, whether seen in single-family homes, duplexes, or condominiums, weave the quieter residential

²⁹ William Krisel Papers, 1935-2014. Getty Research Institute.

³⁰ Greg Niemann, “Design—Palm Springs Style,” *Palm Springs Legends: Creation of a Desert Oasis* (San Diego, CA: Sunbelt Publications, 2006), 286.

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neighborhoods together with an informal, light-hearted sophistication that adds to Palm Spring's indelible sense of place.

Krisel met Bob Alexander socially at USC. Alexander later hired his friend, then in partnership with Daniel Saxon Palmer, as Palmer & Krisel AIA. As an experiment to test whether Modern designs would sell, as his son and Krisel proposed, George Alexander provided them with a modest tract in the western end of the San Fernando Valley. Designed by Palmer & Krisel, the ten completed homes of "Lurline Park" sold at a higher price and cost less to build than Alexander's more conventionally styled "dingbat" houses, as Krisel referred to them.³¹ Its success led to the 287-home tract called Corbin Palms. Built between 1953 and 1955, the homes feature many of the architectural elements seen in the later Twin Palms tract: clean lines, simple textures and materials; long, horizontally oriented dwellings with broad, sloping butterfly roofs above angled clerestory windows; post-and-beam wood construction; two-car carports; in-ground swimming pools; full-height window walls that faced the back yard while the front was largely closed to the street; and relaxed interior layouts.³² Krisel's involvement changed the practice of the Alexander firm, which had stuck with popular residential styles and used in-house designers.

While the Alexanders embraced the new challenges of a different America after World War II, other large-scale developers did not. Palmer & Krisel designs were a sharp contrast to more conventional planned residential developments of the postwar years as well, such as the Levittowns (developed by Abraham Levitt, 1907-1994, and his sons William and Alfred) in New York and Pennsylvania beginning in 1947. Harnessing the mass-production techniques the U.S. Navy employed for military housing to build 30 houses a day, Levittown featured some of the same innovative timesaving construction strategies Krisel helped the Alexanders to develop. Fearing the Modern aesthetic wouldn't sell, they offered modified versions of Cape Cod dwellings.³³ The large retirement communities of Del E. Webb, known as the Sun Cities tracts first established around Phoenix in 1960, incorporated some more relaxed, Ranch-style elements to otherwise traditional homes. Both Levitt and Webb worked with in-house architects.

By contrast, the Alexanders worked with established architects known as outstanding residential designers. In addition to Palmer & Krisel they also worked with Charles Dubois, Donald Wexler (known for his innovations in steel residential construction), and Richard Harrison, Wexler's

³¹ Dingbats were a type of multiplex housing popular in the West throughout the 1950s and '60s. Typical characteristics were a boxy, unornamented, stucco-and-frame construction with open street front parking such that the backs of cars faced the street. Widely considered as visual blights, sometimes shoddily built and detrimental to a community, they are also the subject of academic interest as a subset in Modern residential architectural history.

³² James R. Harlan, *The Alexanders: A Desert Legacy* (Palm Springs: Palm Springs Preservation Foundation, 2011), 10.

³³ Some Modernist architects did attempt to persuade the Levitts, including Richard Neutra. Working with Thaddeus Longstreth, his collaborator on several East Coast projects, he sent several "beautiful proposals," first with flat roofs and then later with pitched roofs. Both were rejected. Thomas S. Hines, *Richard Neutra and the Search for Modern Architecture* (New York and Oxford: Oxford University Press, 1982), 273.

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partner during this period. In this regard, they are more aligned with the developer Joseph Eichler (1900-1974.) Like the Alexanders, after an early start with building traditionally styled homes, Eichler sought out established architects already known for their innovative work in the Modern idiom, such as Robert Anshen, Frederick Emmons, A. Quincy Jones, Claude Oakland, and Rafael Soriano. While these architects—and indeed virtually the entire generation of postwar architects who attended the University of Southern California in the late 1940s and throughout the 1950s—devised their own architectural sensibility and stamp of individuality, they shared a larger paradigm comparable in spirit and design, resulting in work realized in airy dwellings with asymmetrical spatial relationships; simple, off-the-shelf materials; post-and-beam construction, low-sloping roofs; clean lines; long sections of grouped windows; and floor-to-ceiling glass walls. Typically present on secondary elevations, these large sections of fixed or sliding walls opened into recessed landscaped entries and outdoor rooms.

Part of that success rested on the strategic method the Alexanders employed to test whether Palm Springs might be a good venue for development. In semi-retirement, George Alexander moved to Palm Springs for health issues, but “quickly became restless.”³⁴ The merchant builder’s first foray into the city was not housing but a vacation resort, Ocotillo Lodge, also designed by Palmer & Krisel on South Palm Canyon Drive (Route 111) on the City’s southern end. Krisel invited Garrett Eckbo, his former instructor at USC, to design the landscaping and to learn from him.³⁵ The Lodge combined two wings of two-story motel rooms interspersed with one-story bungalows, all focused on the centerpiece, a key-shaped pool leading to a tall, glass-walled lounge and restaurant. The intent of the Lodge was to gauge the interest of would-be buyers for second homes. Its success drew a new demographic down to this part of town and created a new southern anchor for the city’s growing collection of mid-century Modern buildings. Convinced that there was a ready market for second homes in Palm Springs, the first 38 dwellings of the 90-home development that became known as Twin Palms Estates were quickly constructed, fanning out to the south from the Lodge.

Over time, the name Twin Palms Estates became the title for a group of three tracts initially called Smoke Tree Valley Estates, then also El Camino Estates and Royal Desert Estates. They were first subdivided in 1955, designed by Palmer & Krisel with landscape architecture done by William Krisel. Construction of the first 38 homes (on Palms Springs No. 1) began in 1957 and was completed in 1958. Comprehensively, the 90-house community was built in three phases between 1957 and 1958; the first two phases in the Twin Palms Estates tracts I and II and the third phase in the middle of the adjacent El Camino Tract in 1957.

Krisel introduced individuality using a number of means, beginning with the dwelling’s location and orientation on each lot. By flipping or reversing the plan, he also ensured not only variety but privacy for the inhabitants. The exterior options included four different rooflines (the extended butterfly, short [or floating] butterfly, gable, and flat [or sun flap] roofs) and a specific

³⁴ Harlan, 11.

³⁵ William Krisel, telephone interview with Barbara Lamprecht 2 February 2016.

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palette of colors for each element of the unit. He adjusted front setbacks just a little, a task he made easier for himself by employing different lengths of streets from short to long blocks and inserting the occasional cul-de-sac, strategies that *a priori* ensured a variety of orientations. He also located the pool, the siding, hardscaping, the type of Shadowblock employed for secondary freestanding walls, and two palms for every parcel. The buyer completed the landscaping and could choose from a limited menu of finishes. As noted in the City's Historic Context Statement, this degree of control "provided construction efficiency, the appearance of individuality for the buyer, and an engaging visual architectural cadence for the streetscape of the neighborhood."³⁶ Krisel notes that he himself invented the many Shadowwall choices:

"I invented it in 1955 by having Angeles Block Co. make me some samples of the shadows I wanted on the plain face of any ordinary 8x8x16 standard conc. block. I did not invent the word Shadowwall or the name Screenblock. Since we had clients that built thousands of homes, etc., and we were the architects, all building material manufacturers were eager to make me samples of new ideas. They of course were allowed to keep the patents to those ideas ... There were many more materials that the manufacturers made from my suggestions."³⁷

Krisel demonstrated his mastery of the construction process on behalf of his architecture by knowing every step of construction and its implications for cost. That enabled him to respond to the Alexanders because "cost was the most important thing to them." For example, "Bob Alexander and I met with their concrete man and we talked about what makes concrete work expensive. And they told me that every time you have a corner, that costs money. And every time you have a change in level, that costs money. And every time you have a change in the footing detail, that costs money." So Krisel decided that all his houses would be flat rectangles, to minimize the number of corners, a technique used in Corbin Palms in Los Angeles. He then further reasoned that squares "encompassed more square footage with the least amount of perimeter with four corners." Twin Palms was the first tract in which this quest for the ultimate economy of concrete slabs was introduced: "When I went to Palm Springs the lots were wider so the square work was even more efficient."³⁸ Furthermore, the Alexanders treated their construction crews with respect. The homes were built in the punishing summer months so that the houses would be ready for the winter season, when people wanted to be in Palm Springs. "The work crews would begin at 5 a.m. and end at 1 p.m. with a jump in the swimming pool and beer on ice provided by the Alexanders," noted architect James Harlan.³⁹

Krisel also understood that treating his drawings in a specific way could help ensure that he maintained control of his designs. For example, on his original site plan for Twin Palms, rather

³⁶ Historic Resources Group, *City of Palm Springs Citywide Historic Context Statement and Survey Findings*, Draft 2015 Historic Resources Inventory, City of Palm Springs, November 2015, 241. Hereafter referred to as HCS.

³⁷ William Krisel, e-mail correspondence with the Barbara Lamprecht, 3 March 2016.

³⁸ John Crosse, "William Krisel Oral History," transcript of an oral history conducted 2009 by John Crosse, private proof, Playa del Rey, California: *modern-ISM Press*, 65.

³⁹ Harlan, 52.

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than locate the two palm trees designated for each parcel just as small round circles, he assumed a position of the sun and drew the trees with their long shadows, ensuring that the contractor and laborer would more easily notice—and pay attention to—his specific wishes for their location as well as their orientation.⁴⁰

Twin Palms received national recognition in the architectural trade press. It was lauded by *Progressive Architecture* in its March 1958 issue for “artfully addressing the profession’s issues with much postwar tract home design by flipping the plans, and using variations in orientation and fenestration to ... consciously minimize the tract look.”⁴¹

Twin Palms and Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9)

Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9) is one of five A-3 models in the original tract of 38 homes. Retaining a very high degree of integrity, it embodies Krisel’s goals to produce airy, light-filled homes in the “language of Modernism,” as he often refers to his approach.

Krisel also added custom changes to the dwelling in 2012. The new owners asked Krisel to assist with restoring and renovating the home, the last of only three houses in the Twin Palms neighborhood Krisel advised on. Their wish to have a better view of the majestic Mount San Jacinto, to the west, indicated that the sun flaps on the west (the primary façade) should be removed and not “deny the occupants of mountain views.”⁴² Krisel refused. “I said with the sun flaps gone it would totally destroy the design of the house and I would not be part of that disfiguration.” Instead, after analyzing preferred sight lines to the mountain range (an analysis which placed the human figure at various distances from the sun flap), Krisel designed what he referred to as a “view-slot” by leaving the vertical plane in place and altering the horizontal roofing. He had “the carpenter removed one board at a time ... after removing about five sheathing boards, I felt the view-slot was open enough to capture the desired view.”⁴³ Krisel’s design affords tantalizing glimpses of the tops of the range, rather than capitulating to the more conventional idea of the more view, the better. After all, the entire view can be easily seen when simply going outdoors. However, it is also the case that the reconceived sun flap affords more light for the previously dark bedrooms.

Enhancing the existing key landscape components to better integrate with the architecture and the innovative solution to the sun flap dilemma demonstrate Krisel’s mastery as an architect and an intimate, immediately accessible knowledge of his design, maintaining its design integrity while fulfilling client goals, across decades.

⁴⁰ William Krisel, e-mail correspondence with the Barbara Lamprecht 9 January 2016.

⁴¹ HCS, 245. The Context Statement references the article “Speculative Builders Houses: Palm Springs, California,” *Progressive Architecture*, March 1958, 146.

⁴² William Krisel, e-mail correspondence with Barbara Lamprecht, 8 January 2016.

⁴³ Ibid.

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Conclusion

Renowned mid-century Modern architect William Krisel's designs have substantially contributed to the world-class reputation of Palm Springs as a mecca for mid-century Modernism. His work anchors the stylish, light-hearted residential character of the city that percolates through all quadrants of the city. Twin Palms, the first tract development designed for the Alexanders, established this stamp of identity. It expressed his conviction that high design could be realized in tract development. That conviction began with how the key components for each parcel—structure, pool, and twin palm trees—were located. It continued with Krisel's mastery of proportions in the relationships of solid and void, connecting them with elements of different scales to connect primary and secondary volumes; his use of varying sloping and flat rooflines; economies of construction; the innovative use of common materials such as wood, stucco, glass, and his "Shadowblock", combining the aesthetics of ornamental patterns with the structural function of concrete block.

Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9), one of the houses constructed during the first phase of the tract's development, exhibits his enduring design objectives. Here, the feeling of easy-going largesse experienced in his dwellings speaks to the 1957 period of significance that reflects the sense of optimism, well-being, and abundance associated with the postwar American middle class. Typical of mid-century houses of the period, the rear of the dwelling opens to the back yard, the ubiquitous pool, nature, and landscape, while the street elevation is opaque without being monolithic or banal. The nominated property embodies Krisel's approach to tract developments, while the landscape enhancements and the change to the sun flaps by Krisel in 2012 express his lifelong ability for adroit creativity and customization. These alterations are compatible with the original design, are appropriate for its desert setting and by addressing contemporary concerns for water conservation and sustainability, add to the property's architectural importance and significance.

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Interviews

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April 17, 2016.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: City of Palm Springs

Historic Resources Survey Number (if assigned): _____

11. Geographical Data

Acreage of Property less than one acre

Latitude/Longitude Coordinates

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

1. Latitude: 33.798503 Longitude: -116.535071

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

Lot 21 of TWIN PALMS ESTATES NO. 1 as shown by map on file in Book 29 page 77 of
maps, Riverside County Records.

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Boundary Justification (Explain why the boundaries were selected.)

The property lines of Lot 21 are the legally recorded boundary lines and constitute the physical and legal description of the property.

12. Form Prepared By

name/title: Alan Duncan, FCSLA, MA (Planning), BLA
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e-mail bmlamprecht@gmail.com
telephone: (626) 264 7600
date: June 2016

Additional Documentation

Submit the following items with the completed form:

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

List of Maps

1. Location Map—Agua Caliente Indian Reservation
2. Location Map—Far Scale Aerial
3. Location Map—Near Scale Aerial
4. Sketch Map/Photo Key
5. Sketch Map—Historic, for comparison

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1. Location Map—Agua Caliente Indian Reservation

1882 S. Caliente Drive, Palm Springs, California

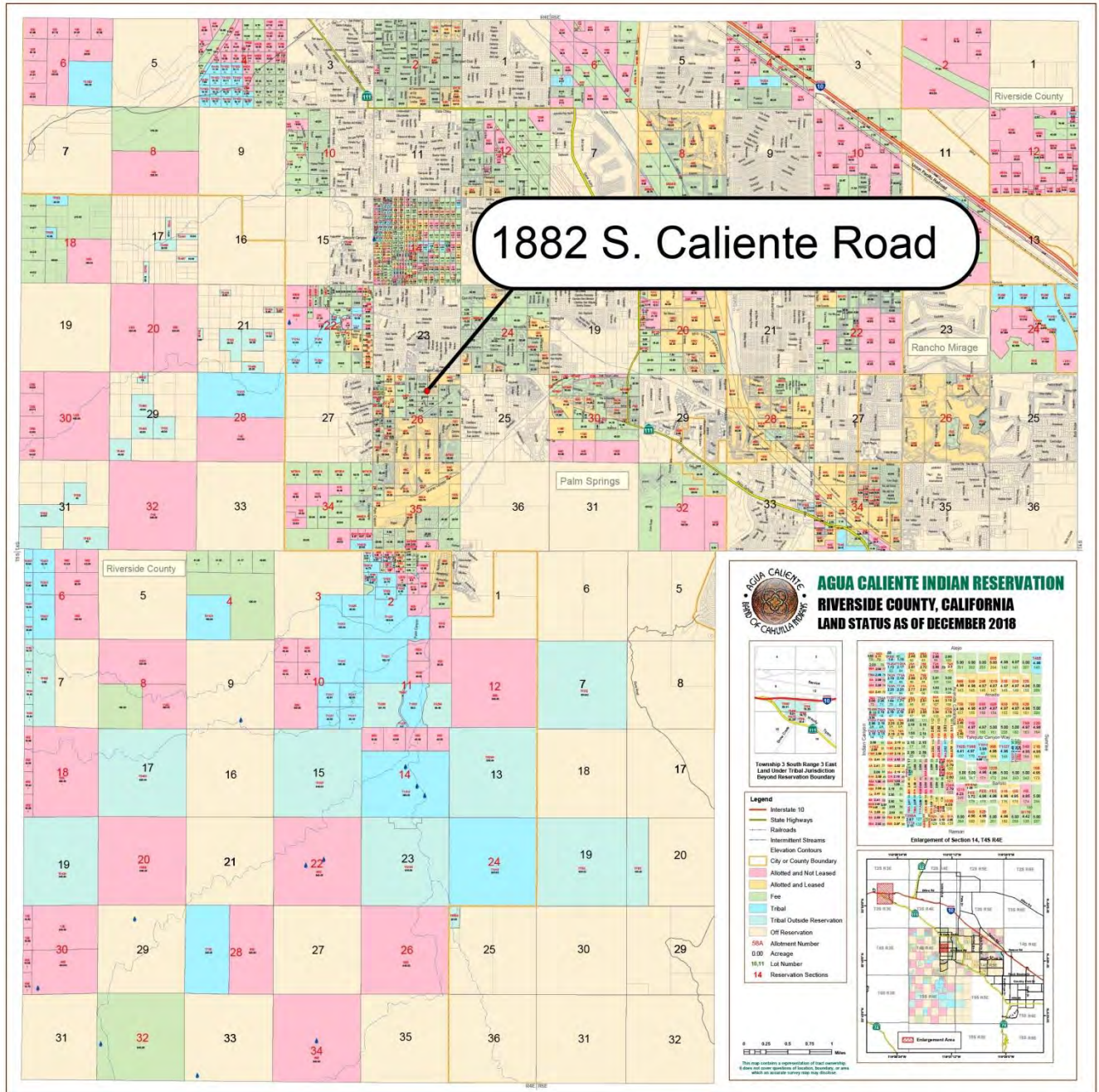
Latitude: 33.798503

Longitude: -116.535071

Krisel Tract Home, 1882 S. Caliente Road
(APN 511032005-9)

Agua Caliente Indian
Reservation, Riverside
County, CA
County and State

Name of Property



Krisel Tract Home, 1882 S. Caliente Road
(APN 511032005-9)

Agua Caliente Indian
Reservation, Riverside
County, CA
County and State

Name of Property

2. Location Map—Far Scale Aerial

1882 S. Caliente Drive, Palm Springs, California

Latitude: 33.798503

Longitude: -116.535071



Krisel Tract Home, 1882 S. Caliente Road
(APN 511032005-9)

Agua Caliente Indian
Reservation, Riverside
County, CA
County and State

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3. Location Map—Near Scale Aerial

Latitude: 33.798503

Longitude: -116.535071

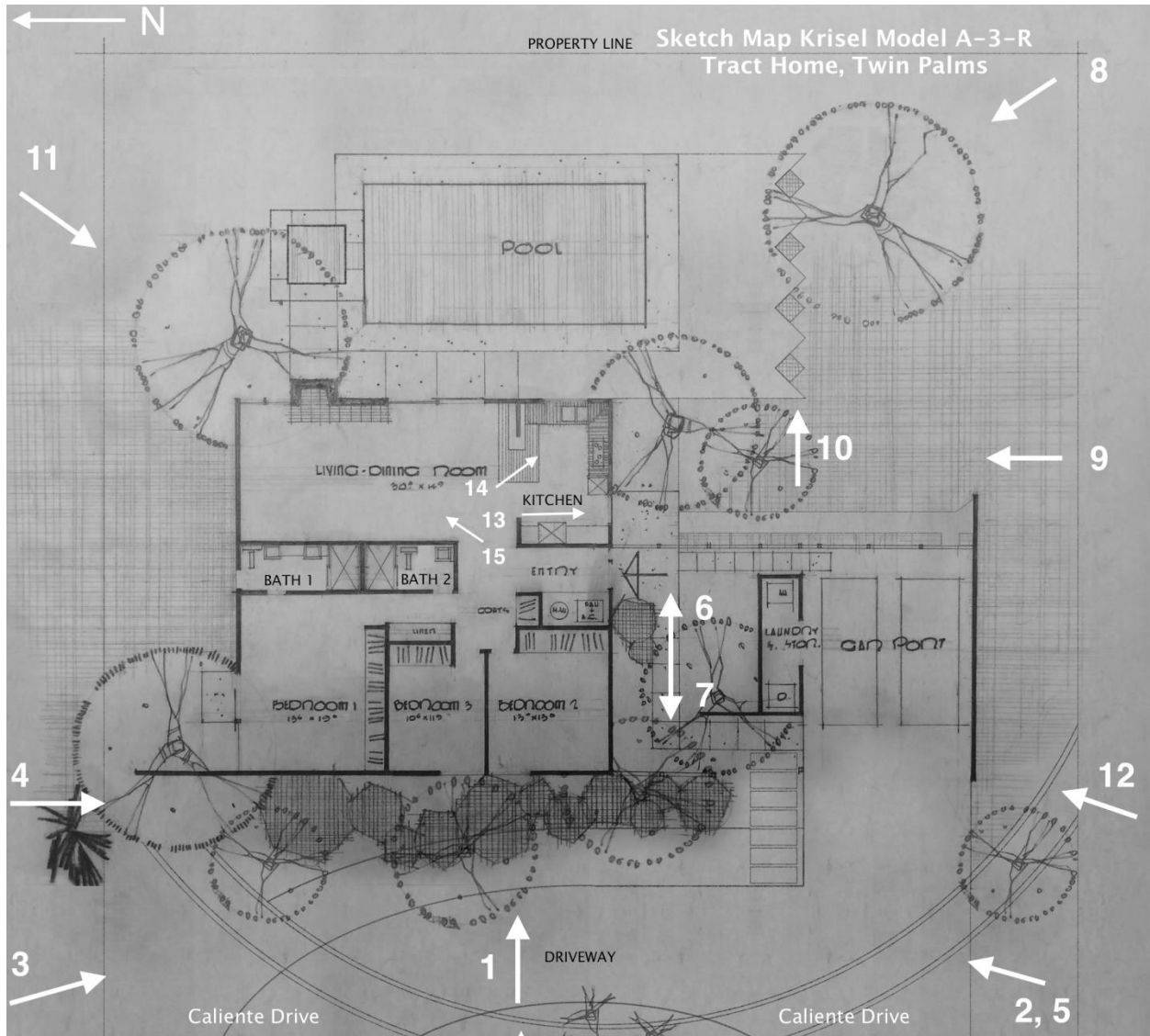


Krisel Tract Home, 1882 S. Caliente Road
(APN 511032005-9)

Agua Caliente Indian
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4. Sketch Map/Photo Key



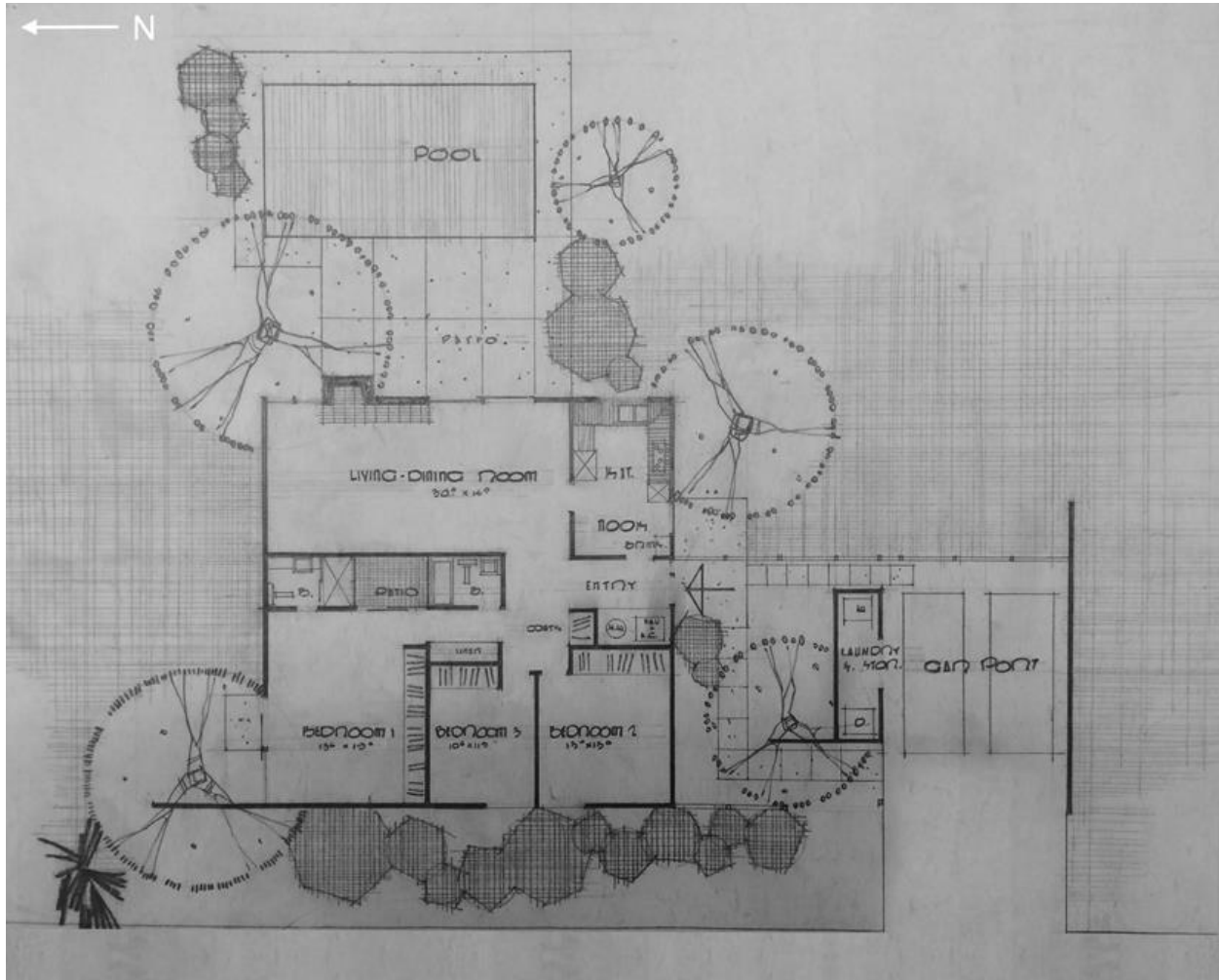
Krisel Tract Home, 1882 S. Caliente Road
(APN 511032005-9)

Agua Caliente Indian
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5. Sketch Map—Historic, for comparison

William Krisel. ©J. Paul Getty Trust. William Krisel Archive, The Getty Research Institute (2009.M.23.) *Note:* pool was not installed in the location shown in this rendering, but as shown in Sketch Map/Photo Key.



Krisel Tract Home, 1882 S. Caliente Road
(APN 511032005-9)

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Photographs

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

Photo Log

Name of Property: Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9)
City or Vicinity: Palm Springs
County: Riverside County
State: California
Photographer: Darren Bradley except for No. 10, Barbara Lamprecht
Date Photographed: February through April 2016
Location of Original Digital Files:
Darren Bradley, 2519 San Joaquin Court, San Diego, CA 92109, (858) 270-2443

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

- 1 of 15 West (primary) elevation, camera facing east
- 2 of 15 West elevation, camera facing north-east
- 3 of 15 West elevation, camera facing south-east
- 4 of 15 Sun flap, west elevation, camera facing south
- 5 of 15 Approach to breezeway and entrance, camera facing north-east
- 6 of 15 Breezeway interior, camera facing west
- 7 of 15 Approach to entrance, camera facing east
- 8 of 15 East (rear) elevation, camera facing north-west
- 9 of 15 Sun flap and pool, east elevation, camera facing north
- 10 of 15 Pool deck (left/north) and Krisel alteration (diamond shapes of gravel at right/south), camera facing east

Krisel Tract Home, 1882 S. Caliente Road
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- 11 of 15 North elevation, camera facing south-west
- 12 of 15 South elevation, camera facing north-east
- 13 of 15 View of south end of garden and wood fence behind (east of) carport and breezeway from kitchen, camera facing south
- 14 of 15 Kitchen, owner at sink, camera facing south-east (picture taken with permission; owner consent on file)
- 15 of 15 Living room, camera facing north-east

Krisel Tract Home, 1882 S. Caliente Road
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Photo #1



Photo #2



Krisel Tract Home, 1882 S. Caliente Road
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Photo #3



Photo #4



Krisel Tract Home, 1882 S. Caliente Road
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Photo #5



Photo #6



Krisel Tract Home, 1882 S. Caliente Road
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Photo #7



Photo #8



Krisel Tract Home, 1882 S. Caliente Road
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Photo #9



Photo #10



Krisel Tract Home, 1882 S. Caliente Road
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Photo #11



Photo #12



Krisel Tract Home, 1882 S. Caliente Road
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Photo #13



Photo #14



Krisel Tract Home, 1882 S. Caliente Road
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Photo #15



Krisel Tract Home, 1882 S. Caliente Road
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Index of Figures

Name of Property: Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9)
City or Vicinity: Palm Springs
County: Riverside County
State: California
Photographer/Draftsman: as noted
Date: as noted
Location of Krisel Drawings: Getty Research Institute

- 1 of 10 Tract Map, Twin Palms, Palm Springs. 2 February 1956. William Krisel. ©J. Paul Getty Trust. William Krisel Archive, The Getty Research Institute (2009.M.23.)
- 2 of 10 Aerial View Twin Palms circa 1958. Menrad Collection (private collection of Chris Menrad).
- 3 of 10 Tract Map Rendering, with sun orientation and shadows of two twin palms per parcel. Undated, circa spring/summer 1956. William Krisel. ©J. Paul Getty Trust. William Krisel Archive, The Getty Research Institute (2009.M.23.)
- 4 of 10 Primary Façade Rendering Model A-3 (Reverse of 1882 S. Caliente Road, which is Model A-3-R), Twin Palms, circa spring/summer 1956. William Krisel. ©J. Paul Getty Trust. William Krisel Archive, The Getty Research Institute (2009.M.23.)
- 5 of 10 Elevations Model A-3, Twin Palms. William Krisel. ©J. Paul Getty Trust. William Krisel Archive, The Getty Research Institute (2009.M.23.)
- 6 of 10 Plot Plan, Model A-3-R, 1882 S. Caliente Road, Twin Palms. William Krisel. ©J. Paul Getty Trust. William Krisel Archive, The Getty Research Institute (2009.M.23.)
- 7 of 10 Landscape Extant in 2012. William Krisel. ©J. Paul Getty Trust. William Krisel Archive, The Getty Research Institute (2009.M.23.)
- 8 of 10 Landscape Plan Proposed in 2012. William Krisel 2012. ©J. Paul Getty Trust. William Krisel Archive, The Getty Research Institute (2009.M.23.)
- 9 of 10 Ad, Smoke Tree Valley Estates (initial name for Twin Palms. William Krisel. ©J. Paul Getty Trust. William Krisel Archive, The Getty Research Institute (2009.M.23.)

Krisel Tract Home, 1882 S. Caliente Road
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10 of 10 Typical Plant Schedule for Palm Springs Tracts. William Krisel. ©J. Paul Getty Trust. William Krisel Archive, The Getty Research Institute (2009.M.23.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

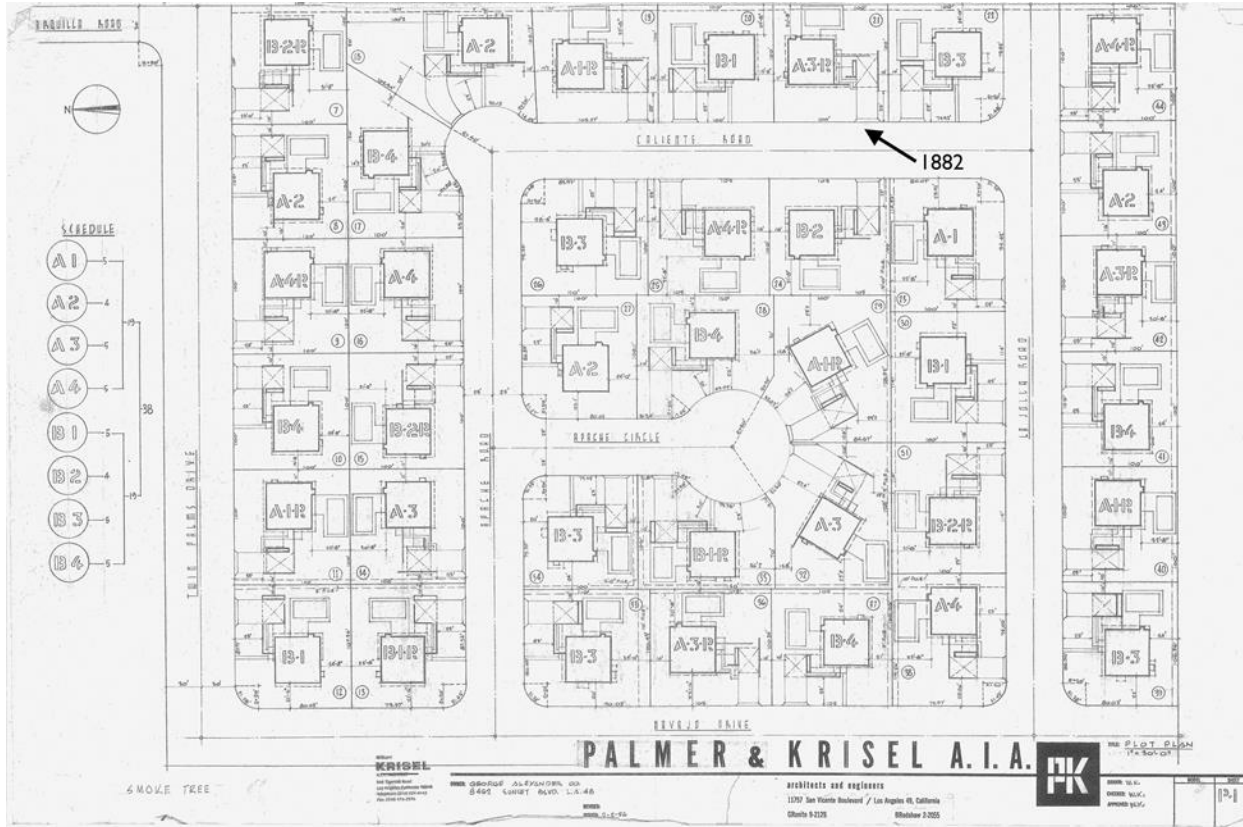
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

Krisel Tract Home, 1882 S. Caliente Road
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Figure 1

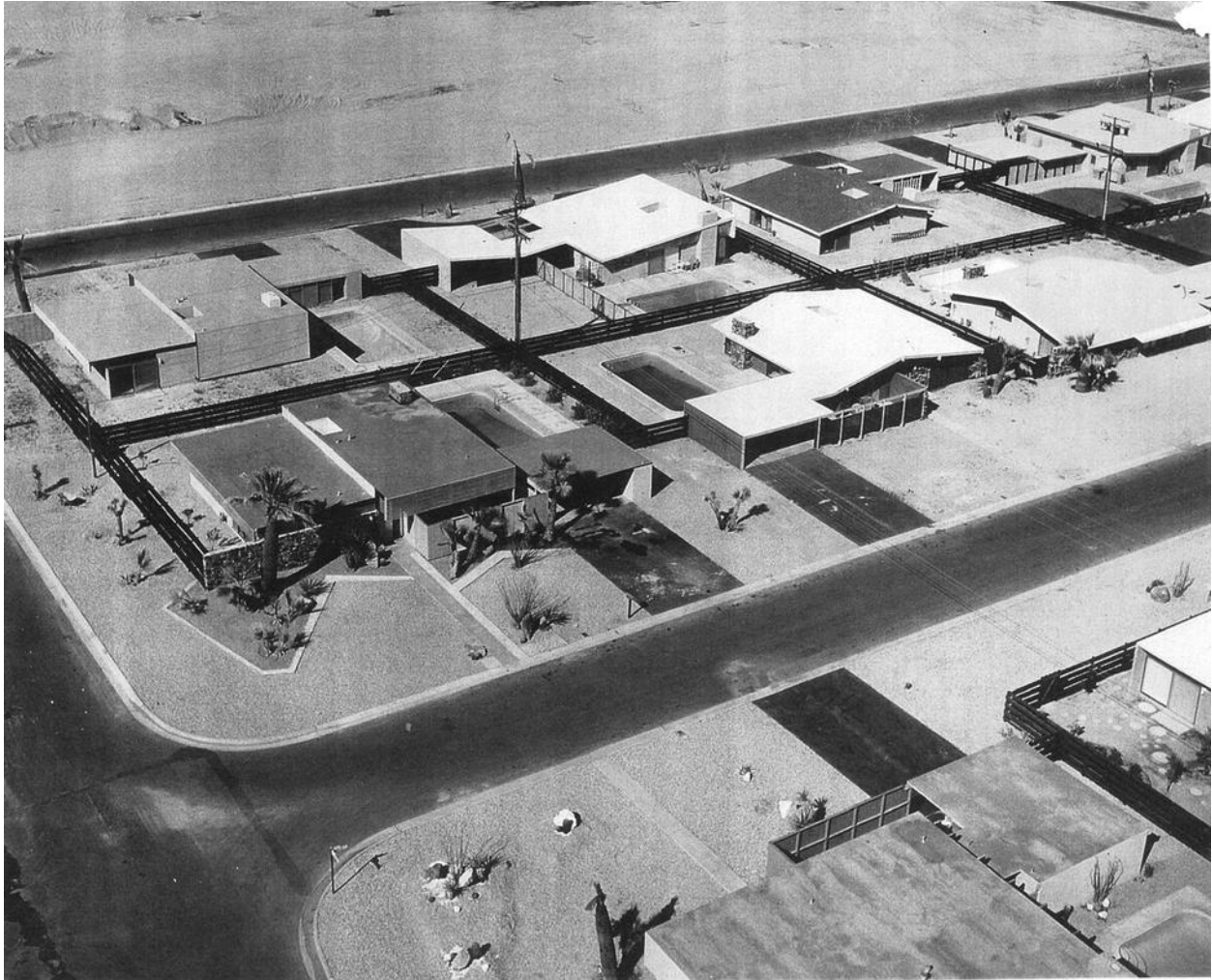


Krisel Tract Home, 1882 S. Caliente Road
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Figure 2



Krisel Tract Home, 1882 S. Caliente Road
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Figure 3



Krisel Tract Home, 1882 S. Caliente Road
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Figure 4

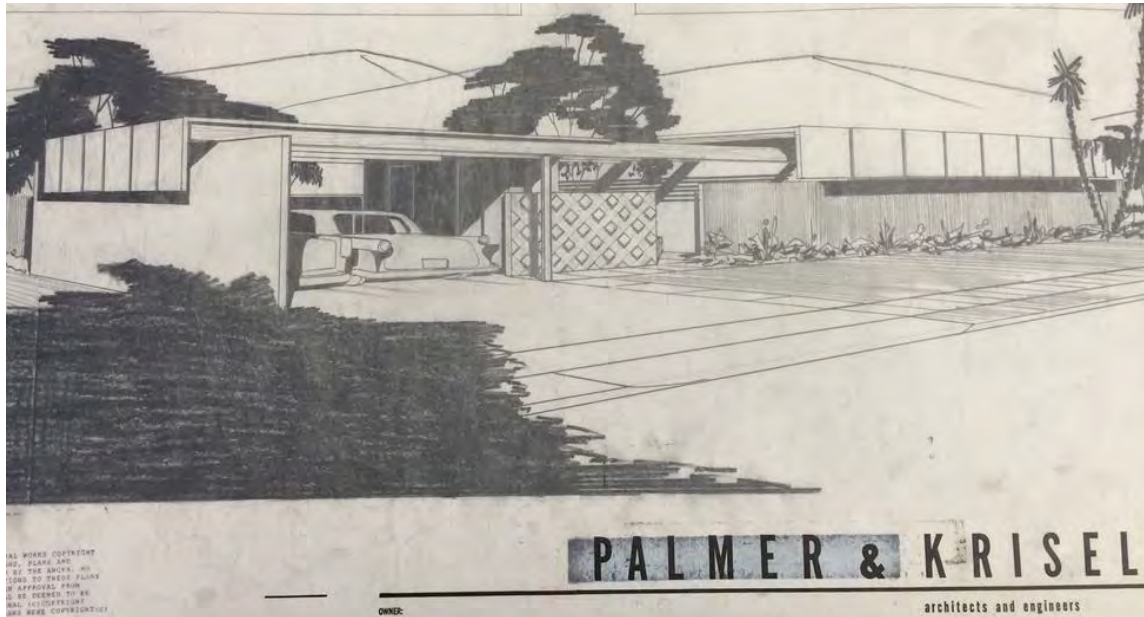
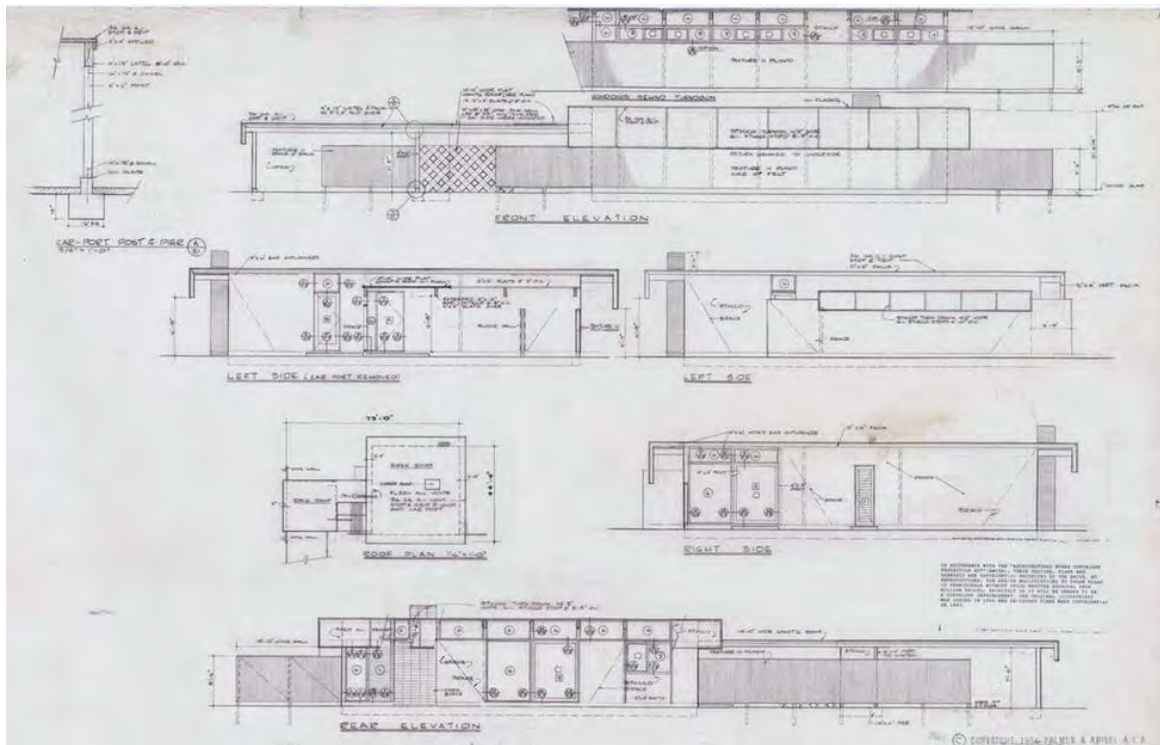


Figure 5

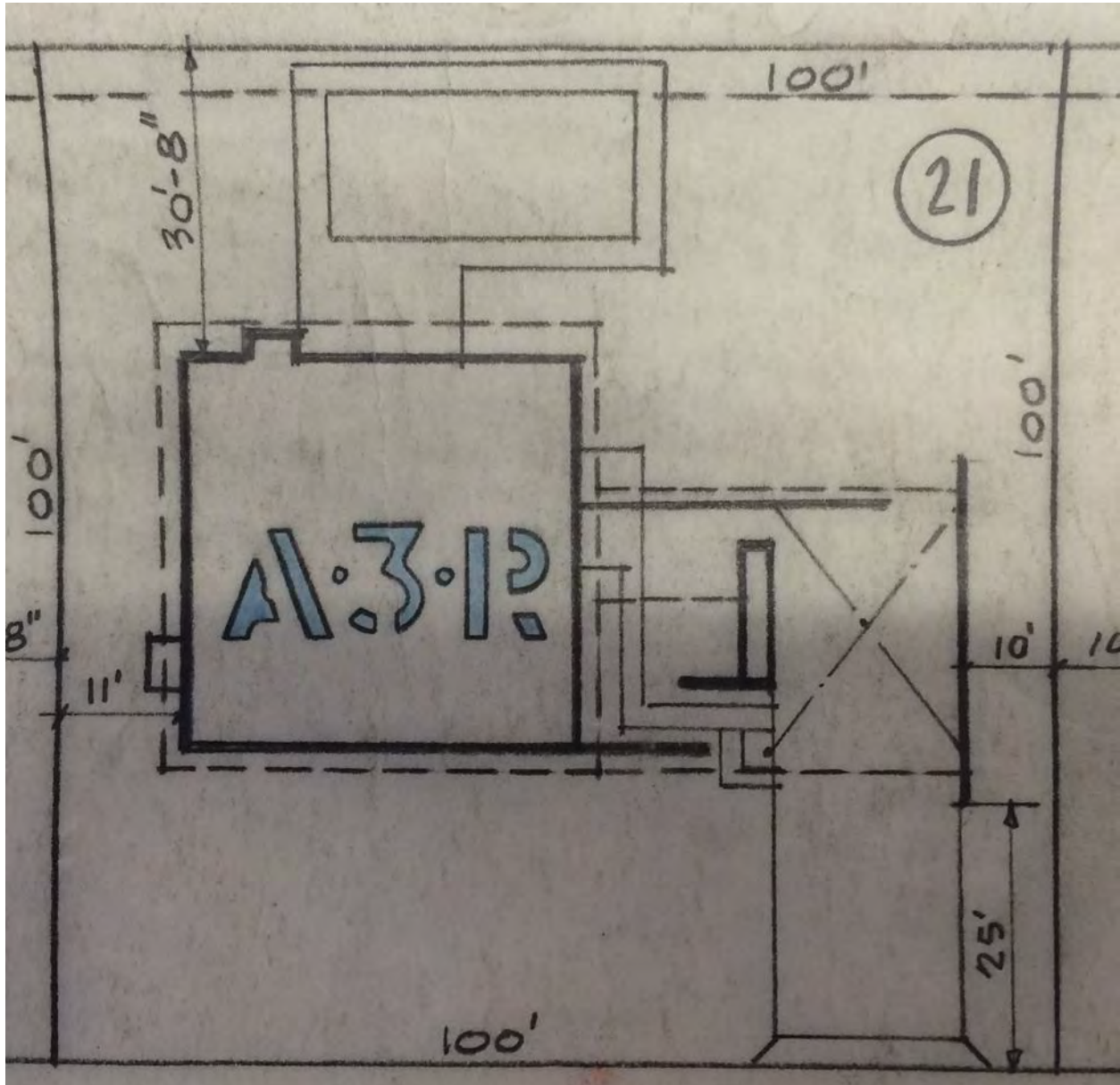


Krisel Tract Home, 1882 S. Caliente Road
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Figure 6



Krisel Tract Home, 1882 S. Caliente Road
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Figure 7

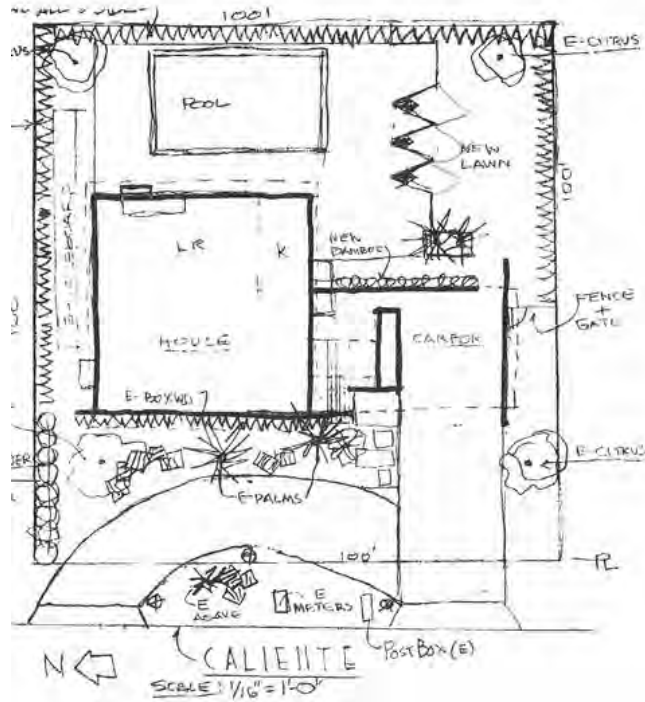
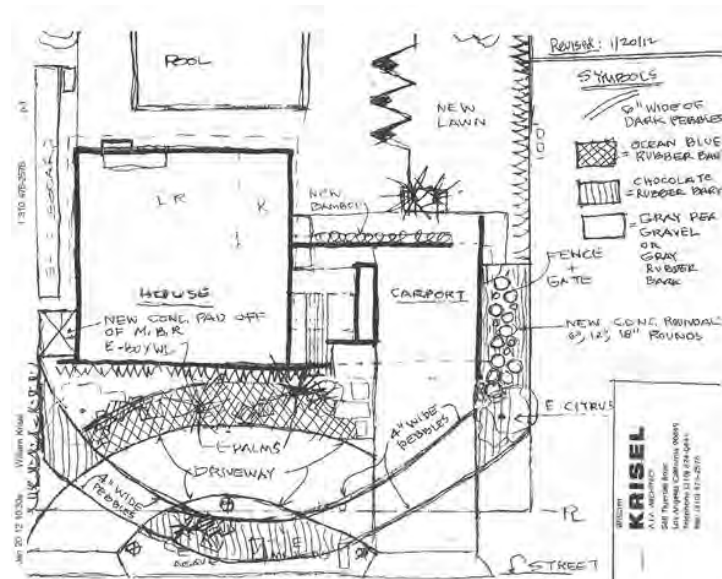


Figure 8




Krisel Tract Home, 1882 S. Caliente Road
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Figure 9

BEAUTIFUL NEW ...
SMOKE TREE VALLEY ESTATES
 3 BEDROOMS, 2 BATHS, HEATED POOL—ONLY \$7500 DOWN
Price Starts At \$30,950






Extra Large Rooms and Living Area in the House, Plus Carport, Storage and Breeze Ways.

- 1.—16x32 ft. heated and filtered **Paddock** Swimming Pool, with light, ladder, skimmer and steps included.
- 2.—Rear of home and play area completely fenced.
- 3.—Two large palm trees and lighting of some.
- 4.—5-Ton **Serval** or equal electric refrigeration cooling system with water cooled condensing tower.
- 5.—**Carrier** forced air perimeter heating throughout.
- 6.—Rock wool insulation.
- 7.—**Colored** plumbing fixtures. **Fornica** pullman lavatories and ceramic tiled showers in both rooms.
- 8.—Kitchen genuine **Fornica**, birch cabinets. **Waste King** garbage disposal, built-in **Roper** range and oven. **Deluxe Westinghouse** dishwasher.
- 9.—All living rooms with sliding glass doors and picture windows face the swimming pool.
- 10.—An abundance of and extra large closets throughout the house.
- 11.—Outstanding fireplaces.
- 12.—Minimum of 10,000 sq. ft. per lot.
- 13.—Large planting areas and patios.

Figure 10

PLANT SCHEDULE			
SYMBOL	SHRUB	SYMBOL	TREE
S-1	MANDINA DOMESTICA - 5 GAL.	T-1	OLIVE - 1 1/2" CALIPER
S-2	XYLOSMA - 5 GAL.	T-2	PALM-ROBUSTA
S-3	CARISSA GRANDIFLORA - 5 GAL.	T-3	JACARANDA - 15 GAL.
S-4	PAMPAS GRASS - 5 GAL.	T-4	BRAZILIAN PEPPER - 15 GAL.
S-5	CYPERUS PAPYRUS - 5 GAL.	T-5	SILVER DOLLAR EUC. 5 GAL.
S-6	PYROCANTHA - 5 GAL.	SYMBOL	CACTI
S-7	JUNIPER PFITZER - 5 GAL.	C-1	SAGURA - ARIZ.
S-8	BOTTLEBRUSH - 5 GAL.	C-2	OCOTILLO
S-9	PITOSPORUM TORIDA - 5 GAL.	C-3	BARREL CACTUS
S-10	BOUGAINVILLEA BAR. KAR. 1 GAL.	C-4	AGAVE
S-11	TECOMA CAL. 1 GAL.	C-5	PRICKLY PEAR (OPUNTA)
S-12	LIGUSTRUM TEX. 5 GAL.		

 = ROCK BOULDERS
 = WALK LITE
 = DOUBLE "STONCO"











1882























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Krisel Tract Home, 1882 S. Caliente Road (APN 511032005-9)

Multiple Name: _____

State & County: CALIFORNIA, Riverside

Date Received: 11/12/2019 Date of Pending List: 12/12/2019 Date of 16th Day: 12/27/2019 Date of 45th Day: 12/27/2019 Date of Weekly List: _____

Reference number: SG100004813

Nominator: THPO

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input checked="" type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 12/27/2019 Date

Abstract/Summary Comments: The Krisel Tract Home, 1882 S. Caliente Road, is locally significant and meets National Register Criterion C in the areas of Architecture and Landscape Architecture. Completed in 1957, the one-story, wood post and beam (and stucco) house is an exceptionally intact example of Mid-Century Modern residential design, by respected Modernist architect William Krisel, who also worked on the restoration of the house in 2012. A component of the first build-out phase of the Twin Palms residential development in Palm Springs by the Alexander Company, the house embodies the characteristic features of desert modern design—post and beam construction, large areas of clerestory and full height windows, flat or shallow roofs, passive solar protection features, high ceilings, open floor plans, and an open carport. The 1,600 square foot house and its surrounding subdevelopment neighbors reflected the shared goals of the architect (Krisel) and merchant builder developer (Alexander) to provide mass produced tract homes of outstanding design for the post war market. Historic district potential appears to exist for both the immediate neighborhood and possibly even the larger multi-phase Twin Palms development.

Recommendation/ Criteria: Accept NR Criterion C

Reviewer: Paul Lusignan Discipline: Historian

Telephone: (202)354-2229 Date: 12/27/2019

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**



TRIBAL HISTORIC PRESERVATION OFFICE
5401 Dinah Shore Drive
PALM SPRINGS, CA 92264
(760) 699-6800
FAX (760) 699-6924

04-001-2016-013

October 30, 2019

Joy Beasley
National Parks Service
National Register of Historic Places
1849 C Street, N.W. (7228)
Washington, D.C. 20240

Re: National Register of Historic Places

Dear Ms. Beasley,

The Agua Caliente Band of Cahuilla Indians Tribal Historic Preservation Office is submitting a property for review and consideration to the National Register of Historic Places. The enclosed disc contains the true and correct copy of the nomination for the Krisel Tract Home to the National Register of Historic Places.

If you have questions or require additional information, please call me at (760)699-6907. You may also email me at acbc-thpo@aguacaliente.net.

Cordially,

Patricia Garcia-Plotkin
Director
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



TRIBAL HISTORIC PRESERVATION OFFICE
5401 Dinah Shore Drive
PALM SPRINGS, CA 92264
(760) 699-6800
FAX (760) 699-6924

04-001-2016-013

November 8, 2019

Joy Beasley
National Parks Service
National Register of Historic Places
1849 C Street, N.W. (7228)
Washington, D.C. 20240



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