

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Peake Residence*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Riverside*

*b. USGS 7.5' Quad

Date:

*c. Address *36-421 Sandsu Circle*

City *Rancho Mirage*

Zip *92270*

*e. Other Locational Data: Assessor's Parcel Number Block: Lot:

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

Designed in 1958 by architects Daniel Palmer and William Krisel, this Modern one-story, front-gabled house faces east. The residence is 1,680 square feet, with three bedrooms and 1.75 bathrooms set on .23 acres. Medium-smooth stucco and rock veneer sheathe the exteriors. Windows are fixed, clerestory, and steel-framed casement. Sliding glass doors open onto the rear patio and swimming pool. A wood vertical-board fence extends southward from the entrance. Typical of these buildings, street-facing elevations feature solid walls and clerestories. Rear and side elevations boast extensive ceiling-to-floor glazing. The front entrance door is non-original paneled wood with an opaque sidelight of corrugated glass. The original plans included an interior garden atrium open to the sky. Landscaping of gravel, rocks, cacti, palm and citrus trees surround the house, which appears original and in good condition.

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Description of Photo: (view and date)

*East elevation
August 2002*

*P6. Date Constructed/Age and Sources: historic
1958/ Source: William Krisel

*P7. Owner and Address:
*James G. and Barbara S. Mayson
36421 Sandsu Circle
Rancho Mirage, CA 92270*

*P8. Recorded by:
*P. Moruzzi, T. Grimes, L. Heumann
Leslie Heumann and Associates
600 N. Sierra Bonita Ave.
Los Angeles, CA 90036*

*P9. Date Recorded:
September 23, 2002

*P10. Survey Type:
Intensive Survey.

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

None.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: *Peake Residence*

B1. Historic Name: *Peake Residence*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Modern*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1958.*

Note: No building permits exist prior to incorporation of the City of Rancho Mirage in 1973.

No building permits for exterior or interior modifications were found for 1973 – 2002.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

None.

B9a. Architect: *Palmer and Krisel*

b. Builder: *Maus and Holstein*

*B10. Significance: Theme *Country Club Era*

Area *Rancho Mirage*

Period of Significance: *1951-1973* Property Type: *Single-family Residence* Applicable Criteria: *C*

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

This house is architecturally significant as an example of a Palmer and Krisel designed desert tract home. The twelve houses located on adjacent Sandsal and Sandsu Circles were based on the virtually identical designs and floor plans originally drawn by Palmer and Krisel for the Alexander Company's Palm Springs tract developments. In Rancho Mirage, the firm of Maus and Holstein were the developers of these residences. Constructed in 1958, the original owners of this house were J. Harland and Violet Peake. Mr. Peake was the manager of the well-known Palm Springs clothing shop Tweeds and Weeds.

In the late 1950s, Robert Alexander believed that there was an unmet demand for moderately priced second homes in the desert. He was convinced that well-designed Modern tract houses with amenities such as built in appliances, swimming pools, and landscaping would sell. In fact, the homes sold immediately and were a huge success. Palmer and Krisel went on to plan

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Alan Hess and Andrew Danish, Palm Springs Weekend, Chronicle Books, 2001.

Interview with William Krisel by Anthony Merchell, September 15, 2002.

1961 Palm Springs "Yellow Book" Directory.

City of Rancho Mirage Building Permits.

B13. Remarks:

*B14. Evaluator: *Peter Moruzzi, Teresa Grimes, Leslie Heumann*

*Date of Evaluation: *September 23, 2002*

(This space reserved for official comments.)

Sketch Map

***B10. Significance (continued):**

and design many tract developments built by the Alexander Company in the Coachella Valley, with an output totaling several thousand units.

Partners Dan Palmer and William Krisel were graduates of the University of Southern California School of Architecture. Beginning in 1956, Palmer and Krisel were associated with developers George and Robert Alexander. Their first tract of 39 homes was built in the Twin Palms section of Palm Springs, south of Highway 111. Says author and critic Alan Hess, "Krisel used post-and-beam construction methods as he oversaw the Palm Springs projects. Butterfly roofs, natural stone walls, patterned concrete block, clerestory windows, carports – these designs showed that Modern could be a successful commodity in the housing market." Because of air-conditioning, a standard feature of each tract, "Alexander homes helped to usher in the era of year-round desert living," says Hess. Although the floor plans were essentially identical, the 1,600 square foot houses were available in a range of rooflines and facades, which gave each neighborhood a varied street appearance. Other desert projects included the residential subdivisions of Vista Las Palmas, Racquet Club Estates, Kings Point at Canyon Country Club, and Sandpiper in Palm Desert. In Rancho Mirage, for developers Maus and Holstein, Palmer and Krisel used their Twin Palms floor plan, slightly enlarged, and three roof configurations in the construction of sixteen houses on adjacent cul-de-sacs. Hess concludes, the Palmer and Krisel tracts "display the hopefulness and easy lifestyle of Modernism in the 1950s as it spread to a general audience." According to William Krisel, he and Palmer maintained ownership of the house plans and designs, which is why the Rancho Mirage tract of houses built by Maus and Holstein are so similar in form to the Alexander tract homes.

The property appears eligible for designation under an existing or proposed local ordinance, but does not appear eligible for listing in the National Register of Historic Places (a "5S1" National Register Status Code). The house is representative of the development of Rancho Mirage in the late 1950s and early 1960s as a viable community of second homes for middle-income buyers. This grouping of 16 tract houses was an excellent example of that trend, and this property is one of the few houses in the tract that has retained its original appearance. Additionally, the Palmer and Krisel designs are architecturally noteworthy for their clean lines, excellent floor plans, indoor/outdoor orientation, and attention to detail.