



## Historic Site Preservation Board Staff Report

Date: February 14, 2012

Case No.: 3.3545 - Demo

Application Type: Demolition of Existing House

Location: 1076 El Alameda

Applicant: Brett Gilbert, Owner; Lance O'Donnell – O2 Architecture

Zone: R-1-C (Residential Zone, 10,000 sf lot minimum)

General Plan: L2 (Low density residential, 2 dwelling units per acre)

APN: 507-231-006

From: Glenn Mlaker, AICP, Assistant Planner

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### **PROJECT DESCRIPTION**

An application by Brett Gilbert, owner requesting the demolition of an existing house; the original structure was built in 1934. The property is located at 1076 El Alameda.

### **RECOMMENDATION**

That the Historic Site Preservation Board approve the request to demolish the residence and pool located at 1076 El Alameda and take no action to issue a Stay of Demolition and re-designate it to a higher, more protective historic status.

### **PRIOR ACTIONS TAKEN ON THE PROJECT**

None.

## **BACKGROUND AND SETTING**

The subject parcel is a 10,181-square foot lot with an existing 2,815 square foot house, pool, landscaping, and associated hardscape. The site is within the Movie Colony East neighborhood and is surrounded by existing single family homes built later than this structure.

## **DESCRIPTION AND ANALYSIS**

The original front part of the house at 1076 El Alameda was constructed in 1934 according to the database in the City's Planning Department. The original 800-square foot single story house contains design elements of a Spanish style. Elements commonly associated with Spanish Colonial design are present including textured stucco walls, a barrel tile roof, exposed rafter beams, single-pane casement windows with wood shutters. The original architect or designer of the dwelling is not known. Upon inspection, it appears several additions and renovations have occurred to the rear of the structure which is constructed of vertical wood siding and a flat foam roof.



View from street

The present day structure can be described as having no particular design significance other than the small front Spanish style house. A review of the building permit history for the property reveals permits were issued for a garage in 1958, and pool and rear patio porch in 1968. No building permit records exist in the City's Building Department and original house permits are not available. Currently the house and property are in a state

disrepair with overgrown landscaping, cracked hardscape such as driveways, patios and damaged pool decking.



Front of house



Rear of house

The property owner intends to submit construction plans for a new house to the City Building Department for permit review. Several mature palm trees and cacti will remain as well as several perimeter fences.

## REQUIRED FINDINGS

### Definition of an Historic Site.

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

(a) *Historic Site.*

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

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

Staff has evaluated the structure at 1076 El Alameda and finds no defining architectural style or construction characteristics that would argue in favor of defining the subject property as a historic site.

Those elements of the building which date to 1934 have been altered and have deteriorated with additions unsympathetic to the original structure. Staff therefore believes architectural integrity worthy of a higher more protective designation is not present.

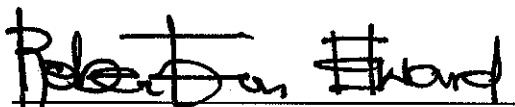
## ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

## NOTIFICATION

There are no public notification requirements for this application.

  
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Glenn Mlaker, AICP  
Assistant Planner

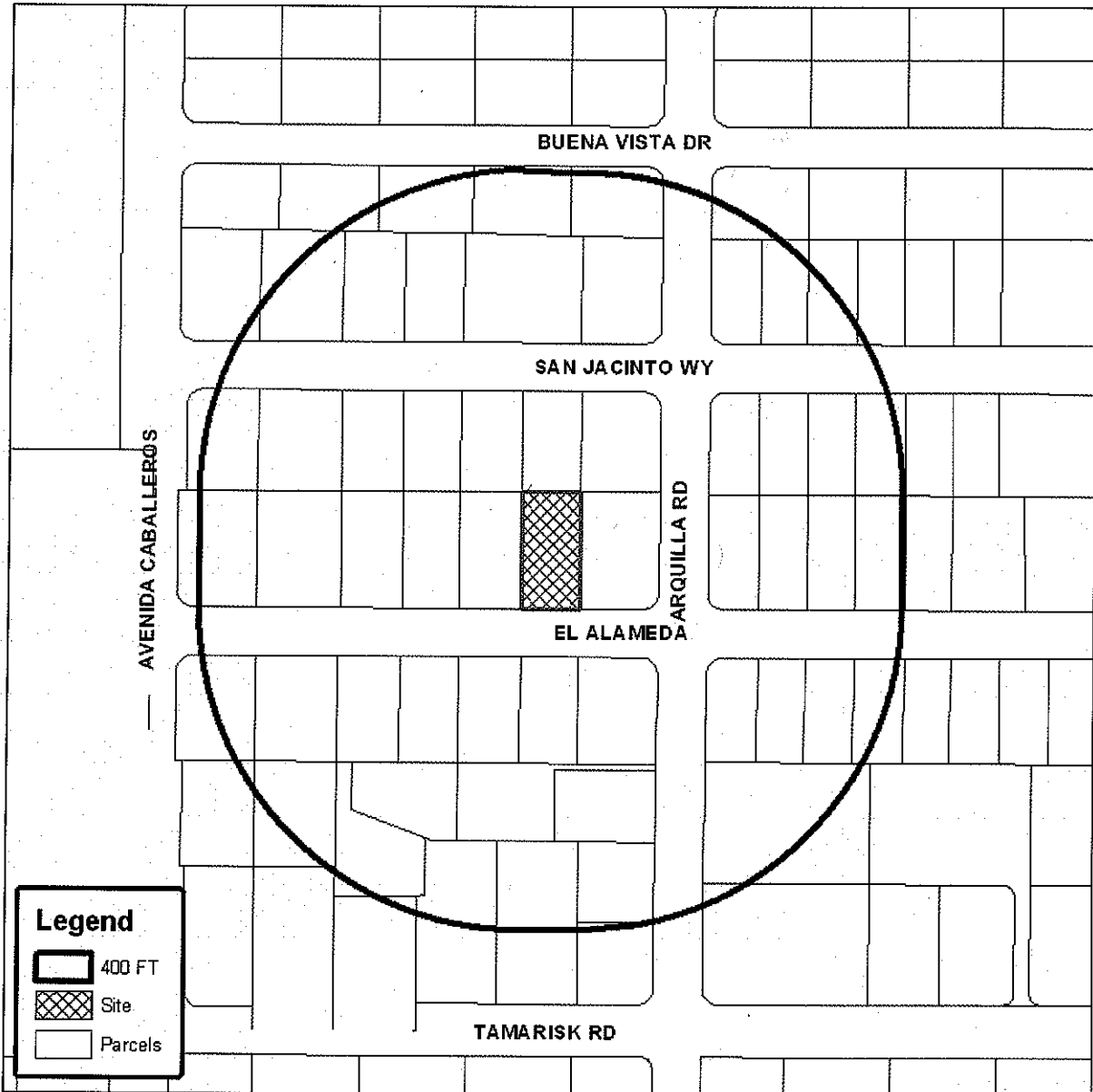
  
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Edward Robertson  
Principal Planner

## ATTACHMENTS

1. Vicinity Map
2. Demo Plan
3. Photographs



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** 3.3545 Demo

**APPLICANT:** Brett Gilbert, Owner

**DESCRIPTION:** Demolition of existing house with original structure built in 1934; to include landscaping, hardscape, and pool located at 1076 El Alameda, Zone R-1-C, Section 11

## 1076 El Alameda

APN: 507-231-006-4

The original portion of the home was constructed in 1934. A 1,416 square foot, 3 bedroom, 1.75 bath, wood framed home with a tile roof. The total enclosed square footage was probably closer to 800 square feet, not including the south facing Spanish facades. It has presumably undergone some modification over the years, including some additional build-out of roughly 1,000 square feet. These modifications are not on public record, as the work was possibly performed without permit.

The home is located in the Movie Colony East neighborhood (formerly Ruth Hardy Park). The residence is not listed as being located in an historic preservation district.

**RECEIVED**

JAN 25 2012

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