



## HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: July 11, 2017

NEW BUSINESS

SUBJECT: AN APPLICATION BY KEVIN VANDERZANDEN, OWNER TO DEMOLISH THE SINGLE FAMILY RESIDENCE LOCATED AT 252 NORTH SUNSET WAY; A CLASS 3 HISTORIC SITE (APN 502-093-011), ZONE R-1-C, CASE 3.4039 MAA, (KL)

FROM: Department of Planning Services

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### SUMMARY

The owner of the subject property has submitted an application to demolish an existing single family residence. The dwelling was built in 1958 by the Alexander Construction Company and is credited as a design by the architectural firm of Donald Wexler and Richard Harrison in the draft Citywide Historic Resource Survey prepared by Historic Resource Group (HRG) ("*the 2015 citywide survey*"). The applicant is seeking to demolish the structure to enable construction of a new single family structure.

Demolition of Class 3 sites must be reviewed by the HSPB prior to issuance of a demolition permit. Upon review of the application, the HSPB may impose up to a 120-day stay of demolition and initiate study to inform the board whether the site is eligible for possible recommendation to a higher classification of historic designation.

### RECOMMENDATION:

The HSPB take no action and allow the applicant to proceed with demolition of the building.

### BACKGROUND AND SETTING:

The existing 1,258 square foot wood frame and stucco single family dwelling that is the subject of this report was constructed by the Alexander Construction Company in 1958 according to building permit records. It was constructed as part of the Enchanted Homes tract, one of several housing tract developed by the Alexander Construction Company in the late 1950's.

The home has had some alterations over time, including a non-permitted enclosure of the carport to a garage, electrical upgrades, a rear covered patio and a swimming pool. It is considered to be in fair condition.

The home was identified in the draft 2015 Citywide Historic Resource Survey. Further discussion regarding this is provided in the attached Appendix “A”.

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
1958	Building Permit issued for construction of 252 Sunset Way.
1961	Building Permit issued for addition of a swimming pool.
2013	Building Permit issued for electrical upgrades.

<i>Ownership Status</i>	
2013	Purchase by current owner

**ANALYSIS:**

The structure is a conventional tract home, the design of which is attributed to Wexler & Harrison, in a tract developed by the Alexander Construction Company. The Alexander Construction Company built dozens of this particular home design in many of their tracts, including the Enchanted Homes tract in which this home is located as well as the Sunmor tract and others in and around the Sunrise Park neighborhood. As noted above the home's integrity has been compromised by the illegal enclosure of the carport to a garage.



**FRONT ELEVATION OF 252 SUNSET WAY**

The applicant has contacted the Palm Springs Historical Society to determine if there are any records of historic relevance on the structure, however no information was found.

**CONCLUSION**

The subject dwelling is not a historic resource and is not in a designated historic district. There are no actions pending by the HSPB, the neighborhood organization, or any individuals to consider historic district designation for this area or the structure. It was listed in the draft 2015 Citywide Survey as “appearing to be a contributor” to “what

appears to be” an area eligible as a historic district. Staff believes that if 252 Sunset Way were to be demolished, a significant concentration of contributing structures would remain and the Sunmor / Enchanted Homes tract would still appear to be potentially eligible as a historic district.

It is recommended that the Board take no action and allow the demolition of the subject dwelling.

### ENVIRONMENTAL ASSESSMENT

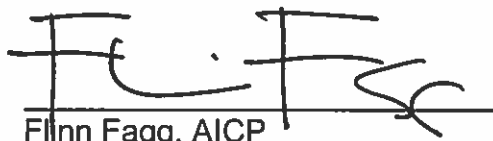
The proposed demolition is a project as defined by the California Environmental Quality Act (CEQA). Staff has evaluated the project under the CEQA Guidelines and concluded that it is Categorical Exempt under Section 15301(l)(1) (demolition of small structures) from further review under CEQA.

### NOTIFICATION

No notification is required for HSPB review of requests for demolition of Class 3 historic sites, however the agenda for today’s meeting has been provided to the City’s Office of Neighborhood Involvement and distributed to designated neighborhood organizations pursuant to PSZC 94.04.00.



Ken Lyon, RA  
Associate Planner



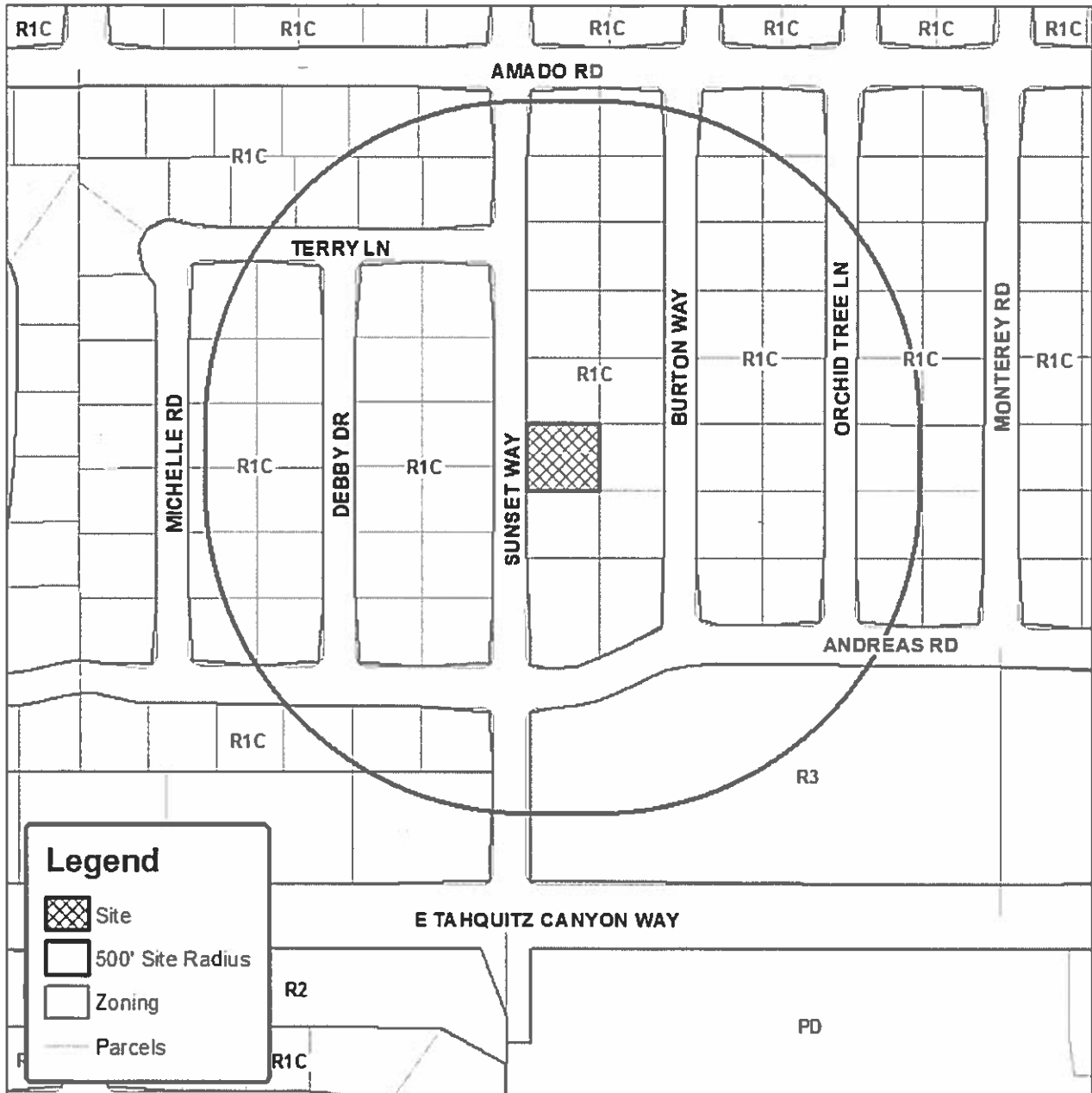
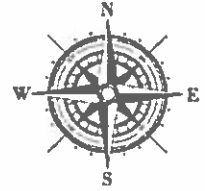
Flinn Fagg, AICP  
Director of Planning Services

### Attachments:





- Vicinity Map
- Appendix “A” and Key to California Historic Resource Status Codes
- Application, Site Photos & Permit History



# Department of Planning Services Vicinity Map



**Legend**

-  Site
-  500' Site Radius
-  Zoning
-  Parcels

CITY OF PALM SPRINGS  
252 N Sunset Way

APPENDIX "A"  
SUPPLEMENTAL INFORMATION  
FOR THE ANALYSIS OF THE PROPOSED DEMOLITION  
OF 252 NORTH SUNRISE WAY (CASE 3.4039 MAA)  
July 11, 2017

Summary. The structure at 252 North Sunrise Way was identified as "contributing" in the draft 2015 Citywide Historic Resource Survey prepared by the consultant Historic Resources Group. The survey has not yet been adopted by the City Council however the information therein is available in draft form for public review on the City website.

The draft 2015 citywide survey identified the Sunmor Estates / Enchanted Homes tracts as having a sufficient quantity of "contributing" structures to be considered a historic resource as a potential historic district; however it is not presently designated as such.<sup>1</sup> The Enchanted Homes subdivision was originally part of "Sunmor Estates" which was envisioned as a group of "affordable modernist tract homes" by its original developers; Abram Robert ("A.R.") Simon, a local realtor and Merrill Brown, a judge in the Indio Superior Court. Sunmor was originally advertised as a development of over 200 acres and was to include a shopping center at the corner of Tahquitz Canyon Way and Farrell Drive. Only twenty acres were developed however, and the tract in which the subject home was developed was sold by Simon & Brown to the Alexander Construction Company in 1957.

As noted above, the home at 252 Sunset Was listed as a "contributing" structure and assigned a California Historic Resource Code of "5D3" (*"Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation"*).<sup>2</sup>

Understanding the distinction between "historic resource" and "contributing element". The California State Office of Historic Preservation Technical Assistance Bulletin #8 (*"Bulletin #8"*) provides guidance in evaluating historic resources. Bulletin #8 provides clarification between a "contributing element" and a "historic resource".

There is no specific quantity or percentage of buildings or parcels within a proposed historic district that must be "contributing" in order for the district as a whole to be considered eligible,

Impact of removal of a contributing element from a historic resource. There are approximately 164 parcels that comprise that portion of the Sunmor / Enchanted Homes subdivision that was identified as "appearing to be eligible as historic district". Of those, approximately 100 parcels were recognized as "appears to be contributing" and the rest as "non contributing". General practice when considering whether a particular area of a city has the potential for historic district status is to look for a "significant concentration" of buildings that convey the significance of the district.

Staff believes that although 252 Sunset Way was noted as "appears to be contributing", the demolition of the home would not diminish the significance of the Sunmor / Enchanted Homes tracts as a potential historic district resource because a significant concentration of contributing properties within the tract would still remain.

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<sup>1</sup> Draft 2015 Citywide Historic Resources Survey, Appendix D; page 68.

<sup>2</sup> Category 5 is for properties recognized as historically significant by local government. The "D" designation refers to historic resources that are "districts" as opposed to individual properties (which are given an "S" designation for "site").

## California Historical Resource Status Codes

- 1 Properties listed in the National Register (NR) or the California Register (CR)**
- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
  - 1S Individual property listed in NR by the Keeper. Listed in the CR.
  
  - 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
  - 1CS Listed in the CR as individual property by the SHRC.
  - 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
- 2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**
- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
  - 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
  - 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
  - 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
  - 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
  - 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
  - 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
  - 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
  - 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
  
  - 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
  - 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
  - 2CS Individual property determined eligible for listing in the CR by the SHRC.
- 3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**
- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
  - 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
  - 3S Appears eligible for NR as an individual property through survey evaluation.
  
  - 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
  - 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
  - 3CS Appears eligible for CR as an individual property through survey evaluation.
- 4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**
- 4CM Master List - State Owned Properties – PRC §5024.
- 5 Properties Recognized as Historically Significant by Local Government**
- 5D1 Contributor to a district that is listed or designated locally.
  - 5D2 Contributor to a district that is eligible for local listing or designation.
  - 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
  
  - 5S1 Individual property that is listed or designated locally.
  - 5S2 Individual property that is eligible for local listing or designation.
  - 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
  
  - 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
- 6 Not Eligible for Listing or Designation as specified**
- 6C Determined ineligible for or removed from California Register by SHRC.
  - 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
  - 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
  - 6T Determined ineligible for NR through Part I Tax Certification process.
  - 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
  - 6W Removed from NR by the Keeper.
  - 6X Determined ineligible for the NR by SHRC or Keeper.
  - 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
  - 6Z Found ineligible for NR, CR or Local designation through survey evaluation.
- 7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**
- 7J Received by OHP for evaluation or action but not yet evaluated.
  - 7K Resubmitted to OHP for action but not reevaluated.
  - 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
  - 7M Submitted to OHP but not evaluated - referred to NPS.
  - 7N Needs to be reevaluated (Formerly NR Status Code 4)
  - 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
  - 7R Identified in Reconnaissance Level Survey; Not evaluated.
  - 7W Submitted to OHP for action – withdrawn.

June 28, 2017

To: Palm Springs Historic Site Preservation Board.

From: Sean Gaines, General Contractor, Representing Homeowner.

Subject: 252 N Sunset Way, Palm Springs CA

I am requesting that the Board take No Action and allow full demolition of the subject property.

The accompanying documentation supports my conclusion that the subject property does not hold significant historic value.

- The property has been modified over many years of different ownership.
- Please note the added garage door.
- Updated surface mounted electrical panel and added surface mounted electrical conduits.
- Removal of a portion of the original garden wall and replaced with a 16' wide chain link gate to access the side yard for RV parking.

Research conducted through the Palm Springs Historical Society (Renee Brown) revealed no information relating to the subject property.

The Palm Springs Building Departments Building Permit history shows not only the original building permit, but also revealed other permits issued for the subject property over the years.

- Pool permit issued in 1961
- Electrical upgrade permit issued in 2013
- Unpermitted addition of garage door

The property was constructed in 1958 by the Alexander Construction Company in a sub division known as Enchanted Homes. The surrounding neighborhood does have numerous Alexander homes many of which are of excellent quality and in pristine condition. The subject property is not one that would be in that category.





150-9-1  
Rev. 8-07

# CITY OF PALM SPRINGS BUILDING PERMIT

ACCOUNTING  
11-1-122

OWNER  
**Mr. and Mrs. T. S. Scharke**

JOB LOCATION  
**222 Sunset Way**

CONTRACTOR  
**Blair, Brown, Pugh**

LOT NO. **180** BLOCK

TRACT **Exchange House #3**

LOT SIZE	ZONE	FIRE ZONE	HEIGHT

SET BACKS			
FRONT	SIDE	SIDE	REAR

Permission to construct the herein described building is hereby granted. Building to be constructed in accordance with the regulations of the City of Palm Springs. No work to be covered without inspection.

AREA
<b>27 x 35</b>

OWNER OR CONTRACTOR  
*[Signature]*

BUILDING DEPT.  
*[Signature]*

DATE  
**8-8-01**

**B 3152**

-This Permit Must Bear City Treasurer's Validation

DESCRIPTION OF WORK  
**Construction 27 x 35 pool to existing pool.**

REMARKS & CONDITIONS OF PERMIT  
**THIS PERMIT VOID IF CONSTRUCTION IS NOT STARTED WITHIN (60) SIXTY DAYS.**

**All equipment to be underground.**

TOTAL VALUE OF WORK \$	<b>2000</b>
<b>25.00 Permit</b>	
<b>7.00 Plan Check</b>	
TOTAL FEE \$	<b>42.00</b>



104  
Rev. 5-17

# CITY OF PALM SPRINGS BUILDING PERMIT

ACCOUNT NO.  
11 200

APPLICANT  
**Alexander Const. Co.**

PROJECT LOCATION  
**522 Street 10**

CONTRACT NO.

LOT NO. <b>100</b>	BLOCK	SECTION						
DISTRICT <b>Residential Zone A</b>								
CITY SIZE <b>104 x 100</b>	DATE <b>R-1</b>	HEIGHT <b>11</b>						
SET BACKS FRONT <table border="1"> <tr> <th>SIDE</th> <th>SIZE</th> <th>REAR</th> </tr> <tr> <td></td> <td><b>10.4</b></td> <td><b>10.4</b></td> </tr> </table>			SIDE	SIZE	REAR		<b>10.4</b>	<b>10.4</b>
SIDE	SIZE	REAR						
	<b>10.4</b>	<b>10.4</b>						

**This Permit Must Bear  
City Treasurer's Validation**

DESCRIPTION OF WORK  
**Remove frame and stone walls  
and install concrete comp. roof**

RELATES A CONDITION OF PERMIT

PERMISSION TO CONSTRUCT THE HEREIN DESCRIBED BUILDING IS HEREBY  
 GRANTED PROVIDED THAT THE BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGU-  
 LATIONS OF THE CITY OF PALM SPRINGS. NO WORK TO BE COVERED WITH-  
 OUT INSPECTION.

AREA <b>1228 sq. ft. lot 846 sq. ft. cp.</b>	TOTAL VALUE OF WORK \$ <b>11,000</b> TOTAL FEE \$ <b>47.00</b>
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BY OR FOR CONTRACTOR  
*Alexander Const Co*  
*Chiff Christy*

BUILDING DEPT.  
**HAROLD DEW**

DATE  
**7-16-35**

NO. **809**













Google



