



Historic Site Preservation Board Memo

Date: June 9, 2009

Case No.: 3.3352 Demo of a Class 3 Historic Site

Application Type: Demolition

Location: 823 Avenida Palos Verdes

Applicant: Kirvin Sattershite Trust, Owner

Zone: R-1-B (Residential zone, 15,000 sf lots minimum)

General Plan: L4 (Low density residential, 4 dwelling units per acre)

APN: 507-162-003

From: Glenn Mlaker, Assistant Planner *de*

The Planning Department has received an application for the demolition of a single-family home located at 823 Avenida Palos Verdes in the Movie Colony neighborhood. The house was constructed in 1928 and can be described as a Mediterranean/ Spanish revival home characteristic of early Spanish homes in California. The house is situated on a 31,492 square foot landscaped lot with a pool and tennis court. The owners of the property are seeking approval to completely demolish the existing structure and construct a new home on the site.

The architect for the project has stated that the foundation of the current structure is insufficient by today's building standards as it is cracked in many places. In addition, the HVAC system is insufficient and sections of the exterior walls are riddled with dry rot and termite damage.

Staff is recommending that a committee of more than three Board members be appointed in order to conduct a site visit and report back to HSPB at their July meeting. The Board will determine if the permit should be approved or if a stay of demolition should be enacted in accordance with the City Municipal Code Section 8.05.125. This ordinance states that a class 3 structure (those constructed prior to 1945) may be subject to a 6 month stay of demolition and possible action by the HSBP to reclassify.

ATTACHMENTS

1. Letter from Sanders Architects
2. Survey Form
3. Photographs

HSPB Agenda Item #8.A

sander architects, LLC

2434 Lincoln Boulevard; Venice, CA 90291 310 822 0300 310 822 0900 (fax) www.sander-architects.com

RECEIVED

MAY 26 2009

Palm Springs Planning Commission/
Historic Site Preservation Board
3200 East Tahquitz Canyon Way
Palm Sprngs, CA 92262

PLANNING SERVICES
DEPARTMENT

21 May 2008

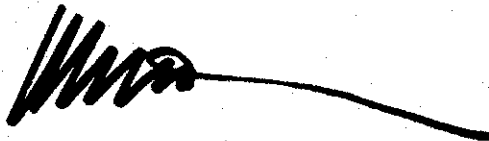
To Whom it May Concern:

We respectfully apply herewith for a demolition permit for the residence at 823 Avenida Palos Verdes. I have carefully reviewed the design and condition of the present structure, and believe that it is better for the owner to demolish the present structure than to try to fix it. There are two main areas of concern with the present struture.

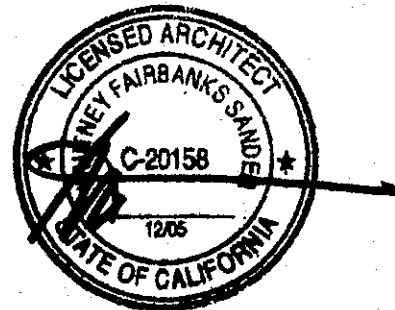
1. Aesthetic Condition: The building is a combination of older and newer sections, and is not, therefore, an intact old structure. This fact is demonstrated by the roof, which is composed of a number of flat sections, quite unlike authentic Mission style roofs. There are a number of other additions to the building which are inconsistent with Mission style, including sliding doors, new windows, flat roof (mentioned above), etc.
2. Structural / Health Concerns: The foundation is substantially insufficient by today's building stanards, and is cracked in many places. All the HVAC systems are insufficient. There are substantial sections of the exterior walls that are riddled with dry rot and termites. Most importantly, the client is experiencing respiratory problems relating directly to the mold that she has found in a number of places.

Please feel free to contact me with any questions at 310 822 0300.

Sincerely,



Whitney Sander



ARCHITECTURA SURVEY FORM

Address/Location: 823 Avenida Pabos Verde

City/Town Area & ZIP: PS

Common name: Paul de Amico

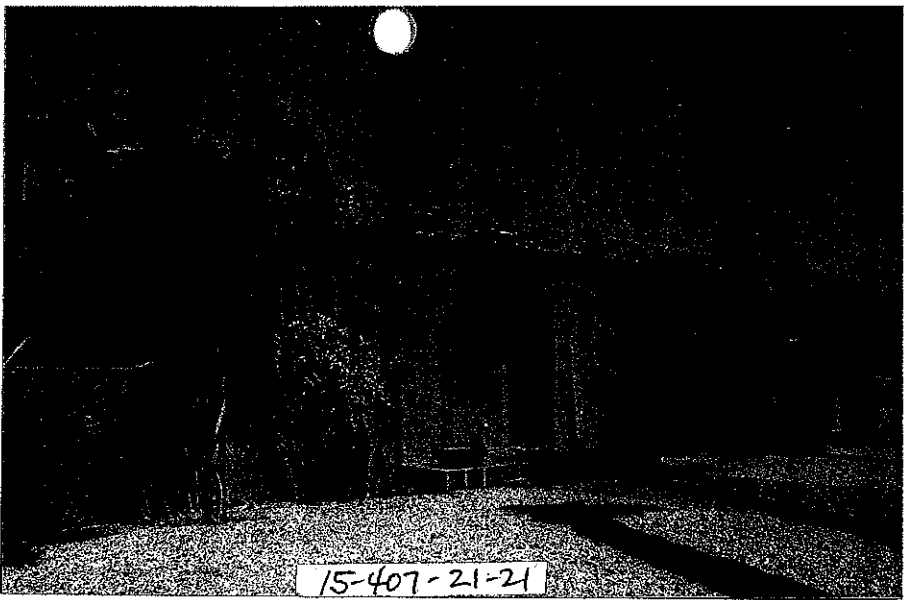
Historic name: None

Photo date: 1/31/82 Roll # 115 Neg. # 30

Photographer's name: J Weiss

Surveyor's name(s): J Weiss

Survey date: 1/31/82 Survey district # 15













ARCHITECTURAL STYLE:

(dates are a loose guide)

<input type="checkbox"/>	Vernacular Adobe	1800-1950
<input type="checkbox"/>	Vernacular Wood Frame	1850-1950
<input type="checkbox"/>	Vernacular Brick	1850-1950
<input type="checkbox"/>	Vernacular Ranch House	1850-1950
<input type="checkbox"/>	Vernacular (other)	1850-1950
<input type="checkbox"/>	Gothic Revival	1850-1910
<input type="checkbox"/>	Italianate	1860-1880
<input type="checkbox"/>	French Second Empire	1860-1890
<input type="checkbox"/>	Eastlake	1870-1890
<input type="checkbox"/>	Victorian (mixed style)	1870-1900
<input type="checkbox"/>	Colonial Revival	1870-1920
<input type="checkbox"/>	Queen Anne	1880-1900
<input type="checkbox"/>	Classical Revival	1890-1920
<input type="checkbox"/>	Mission Revival	1890-1920
<input type="checkbox"/>	Craftsman Bungalow	1895-1920
<input type="checkbox"/>	Bungalow	1895-1930
<input type="checkbox"/>	Prairie Style	1905-1930
<input type="checkbox"/>	Pueblo Revival	1905-1940
<input type="checkbox"/>	Egyptian Revival	1915-1940
<input checked="" type="checkbox"/>	Mediterranean/Spanish Rv.	1915-1940
<input type="checkbox"/>	Provincial Revival	1915-1940
<input type="checkbox"/>	Tudor Revival	1915-1940
<input type="checkbox"/>	Moderne/Art Deco	1920-1940
<input type="checkbox"/>	International Style	1925-1950
<input type="checkbox"/>	California Ranch House	Post-1945
<input type="checkbox"/>	Commercial	
<input type="checkbox"/>	Other:	

ROOF TYPE:

<input checked="" type="checkbox"/>  Gable	<input type="checkbox"/>  Hip	<input type="checkbox"/>  Half-Hipped	<input type="checkbox"/>  Gabled	<input type="checkbox"/>  Shed
<input type="checkbox"/>  Gambrel	<input type="checkbox"/>  Flat	<input type="checkbox"/>  Mansard	<input type="checkbox"/>  Hipped Gable	<input type="checkbox"/>  Other

PRESENT CONDITION:

<input checked="" type="checkbox"/>	Excellent
<input type="checkbox"/>	Good
<input type="checkbox"/>	Fair
<input type="checkbox"/>	Deteriorated
<input type="checkbox"/>	Destroyed

ALTERATIONS:

<input type="checkbox"/>	Major
<input checked="" type="checkbox"/>	Minor
<input type="checkbox"/>	Unaltered

Describe: _____

RELATED FEATURES:

<input type="checkbox"/>	Barn
<input type="checkbox"/>	Carriage house
<input type="checkbox"/>	Garage
<input type="checkbox"/>	Shed
<input type="checkbox"/>	Outhouse
<input type="checkbox"/>	Windmill
<input type="checkbox"/>	Water tower
<input type="checkbox"/>	Tankhouse
<input type="checkbox"/>	Hitching post
<input type="checkbox"/>	Fence
<input type="checkbox"/>	Wall
<input type="checkbox"/>	Unusual curb
<input type="checkbox"/>	Unusual sidewalk
<input type="checkbox"/>	Formal gardens
<input type="checkbox"/>	Unusual trees
<input type="checkbox"/>	Expansive lawns
<input type="checkbox"/>	Other

PRESENT USE:

Residence

ORIGINAL USE:

SIGNIFICANT DECORATIVE ELEMENTS (describe)

True Spanish house w/ thick walls, true arches & plank floors

TALKED TO RESIDENT: Name: Enel

Address/Info: _____

PRIMARY BUILDING MATERIAL:

<input checked="" type="checkbox"/>	Wood frame
<input type="checkbox"/>	Log
<input type="checkbox"/>	Adobe brick
<input type="checkbox"/>	Brick
<input type="checkbox"/>	Stone
<input checked="" type="checkbox"/>	Stucco
<input type="checkbox"/>	Concrete
<input type="checkbox"/>	Metal
<input type="checkbox"/>	Other

SURROUNDINGS:

<input type="checkbox"/>	Open Land
<input checked="" type="checkbox"/>	Scattered Buildings
<input type="checkbox"/>	Densely built-up
<input checked="" type="checkbox"/>	USE: Residential
<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Agricultural
<input type="checkbox"/>	Other

Construction date: <u>#25/35</u> <u>pre 1932</u>	<input type="checkbox"/> Estimated <input type="checkbox"/> Factual	SOURCES: <u>John Clark</u>
ARCHITECT: <u>Unknown</u>		
BUILDER: <u> </u>		
ORIGINAL OWNER:		
IMPORTANT OWNERS:		
OTHER HISTORIC ASSOCIATIONS:		
IS THE STRUCTURE ... <input checked="" type="checkbox"/> On the original site? <input type="checkbox"/> Moved? <input type="checkbox"/> Unsure		Original Address:
IS THE PROPERTY ... <input type="checkbox"/> In public ownership? <input checked="" type="checkbox"/> In private ownership?		Parcel Number: <u>507</u> <u>505-162-003-8</u>
PRESENT OWNER (if known): <input type="checkbox"/> same as address on front		
Name: _____ Address: _____		

OFFICE USE

Recorder _____

Date 1 / 1 /

MAIN THEME: <input checked="" type="checkbox"/> Architecture <input type="checkbox"/> Arts & Leisure <input type="checkbox"/> Economic/Industrial <input type="checkbox"/> Exploration/Settlement <input type="checkbox"/> Government <input type="checkbox"/> Military <input type="checkbox"/> Religion <input type="checkbox"/> Social/Education		HISTORIC RESOURCE AND LANDMARK STATUS: <table border="1"> <tr> <th>YES</th> <th>NO</th> <th>YES</th> <th>NO</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> Recommended by district review committee Recommended by County Hist. Commission Included by State Office of Hist. Presv. UTM: <u>A11542300/3743840B</u> <input type="checkbox"/> Individual nomination <input type="checkbox"/> District nomination		YES	NO	YES	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
YES	NO	YES	NO																				
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																				
TREATS TO SITE: <input checked="" type="checkbox"/> None known <input type="checkbox"/> Private development <input type="checkbox"/> Zoning <input type="checkbox"/> Vandalism <input type="checkbox"/> Public works project <input type="checkbox"/> Deterioration <input type="checkbox"/> Other: _____		ADDITIONAL SOURCES: (books, documents, records, personal interviews; include dates) _____ _____ _____ _____ _____																					
Approx. property size (ft.) Frontage <u>219</u> Depth <u>150</u> Or approx. acreage _____																							

D: This Mediterranean/Spanish Revival home has thick walls and plank floors characteristic of early Spanish homes in California. The house is constructed on a wood frame with a stucco finish. There have been few changes to the exterior. The gable roof is covered with tile, the doorways are all arched, the masonry chimney is capped with tile. Iron work light fixtures, ~~and~~ door and window hardware are original to the house. The house has been painted a canteloupe color.

more traditional

S: This is a good example of the Spanish style, and is part of the most common style in Palm Springs for the 1920s-1940s. It is now owned by a well known Palm Springs restaurateur, Paul di Arico.

MASTER FILE

HISTORIC RESOURCES DATA ENCODING SHEET

NOTE: The numbers in parentheses indicate either the number of characters (letters, numbers, punctuation marks, spaces) that may be entered or the number of lines that may be checked.

1. Ser. No. 2262 - 373 - _____
City Zip (4) Form No. (1-4) Prop. No. (0-4)

USGS Quad Map No. (4) 0834

2. UTM Zone (2) Easting (6) Northing (7)
A 11 542300 3743840
B _____
C _____
D _____

3. Property Name:
Common Name (30): _____

Historic Name (40): _____

Parcel No. (0-17) 507-162-003-8

4. Address:
823 Avenida Palos Verde
Number (0-5) Street Name (4-20)

Nearest Cross Street (0-20)
Palm Springs
City/Town (3-20)
92262
Zip code (5) Vicinity of City/Town (✓) _____

County 3-letter designator (3) _____

5. Type of Ownership (1-7):
___ 1) unknown ___ 4) private (✓)
___ 2) federal ___ 5) county
___ 3) state ___ 6) city
___ 7) special district

6. Present Use (1-6):
___ 1) unknown ___ 4) private non-comm.
___ 2) commercial ___ 5) public
(✓) 3) residential ___ 6) none

7. Year of Initial Construction:
Individual Property (4) _____
District (8) _____

8. Architect(s) (0-25): _____
Builder(s) (0-25): _____

9. Year of Survey (2): 84

10. Registration Status (1):
___ 1) listed - date (6) / / ___ 4) may become eligible
___ 2) determined eligible - ___ 5) eligible local listing
year (2) _____ ___ 6) ineligible for above
(✓) 3) appears eligible ___ 7) undetermined

11. Property Given Registration Status as (1):
___ 1) part of district
(✓) 2) individual property
___ 3) both of above

12. NR Class Category (1):
___ 1) district - No. of properties (0-3) _____
___ 2) site
(✓) 3) building
___ 4) structure
___ 5) object

13. Other Registration (0-9)
___ 1) Historic Am. Blg. Survey ___ 6) Cal. Historical Landmark
___ 2) Historic Am. Eng. Rec. ___ 7) County Pt. of Hist. Interest
___ 3) National Hist. Landmark ___ 8) Local Listing
___ 4) State Historic Park ___ 9) County/Regional Park
___ 5) other

14. Property Attributes:
___ 1) unknown ___ 22) lake/river/reservoir
(✓) 2) sing. family prop. ___ 23) ship
___ 3) mult. family prop. ___ 24) lighthouse
___ 4) ancillary blg. ___ 25) amusement park
___ 5) hotel/motel ___ 26) monument/mural/gravestone
___ 6) comm. blg. 1-3 st. ___ 27) folk art.
___ 7) comm. blg. over 3 st. ___ 28) street furniture
___ 8) industrial blg. ___ 29) landscape archit.
___ 9) public utility blg. ___ 30) trees/vegetation
___ 10) theatre ___ 31) urban open space
___ 11) engineering struct. ___ 32) rural open space
___ 12) civic auditorium ___ 33) farm/ranch
___ 13) cmnty cntr/soc. hall ___ 34) military property
___ 14) government blg. ___ 35) CCC/WPA structure
___ 15) educational blg. ___ 36) ethnic minority property
___ 16) religious blg. ethnic group (5-20) _____
___ 17) R/R depot
___ 18) train ___ 37) highway/trail
___ 19) bridge ___ 38) women's property
___ 20) canal/aqueduct ___ 40) cemetery
___ 21) dam ___ 39) other

15. Architectural Plans and Specifications: Yes (✓) No

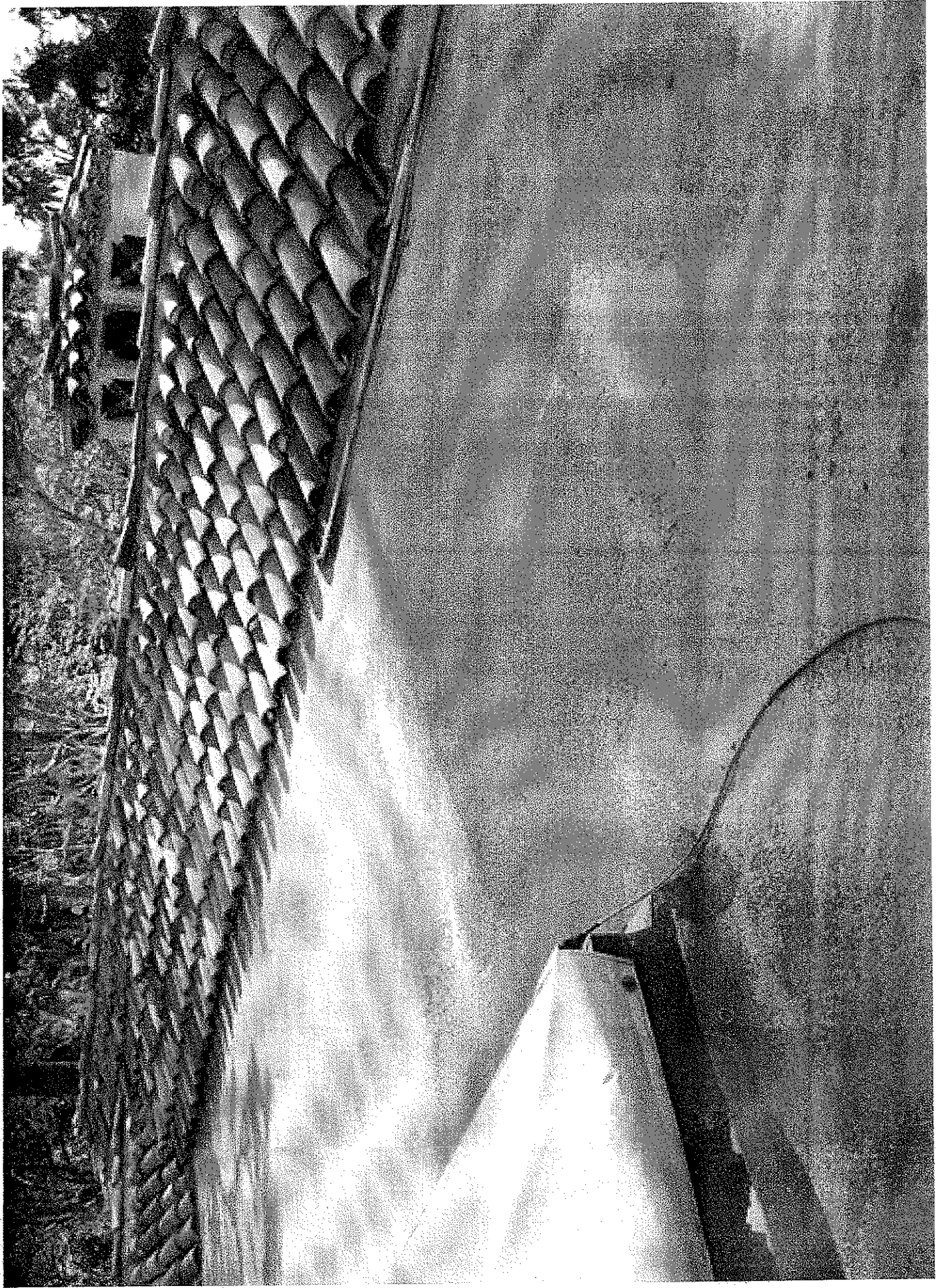


PHOTO 1:
A new tile roof, and a new foam roof were installed as part of a 1996 renovation.

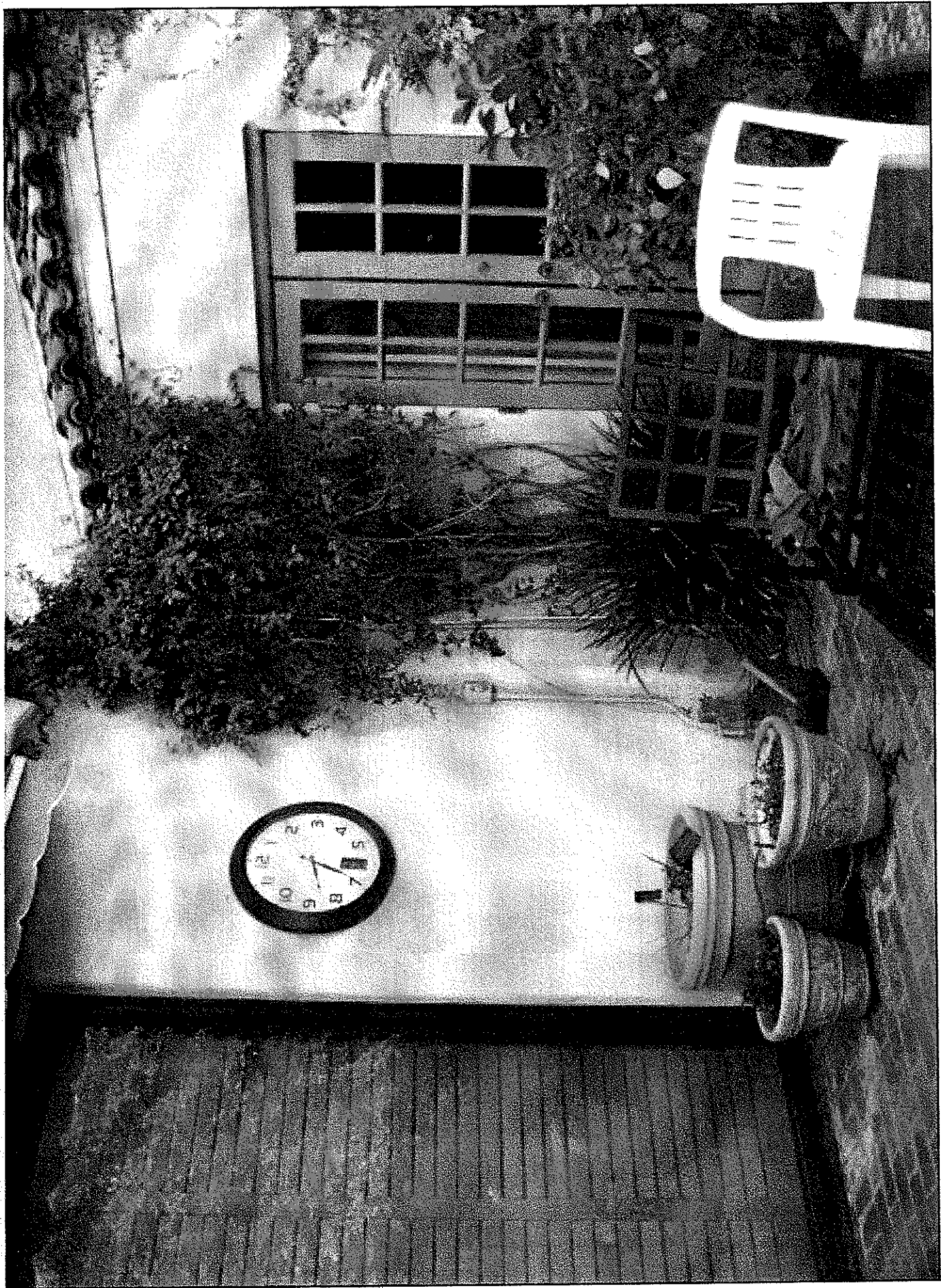


PHOTO 2:
Aluminum sliding doors at left, wooden french doors at right. Neither set of doors is original.



PHOTO 3:
New sliding doors. The original house's outdoor patio has been enclosed with these doors.

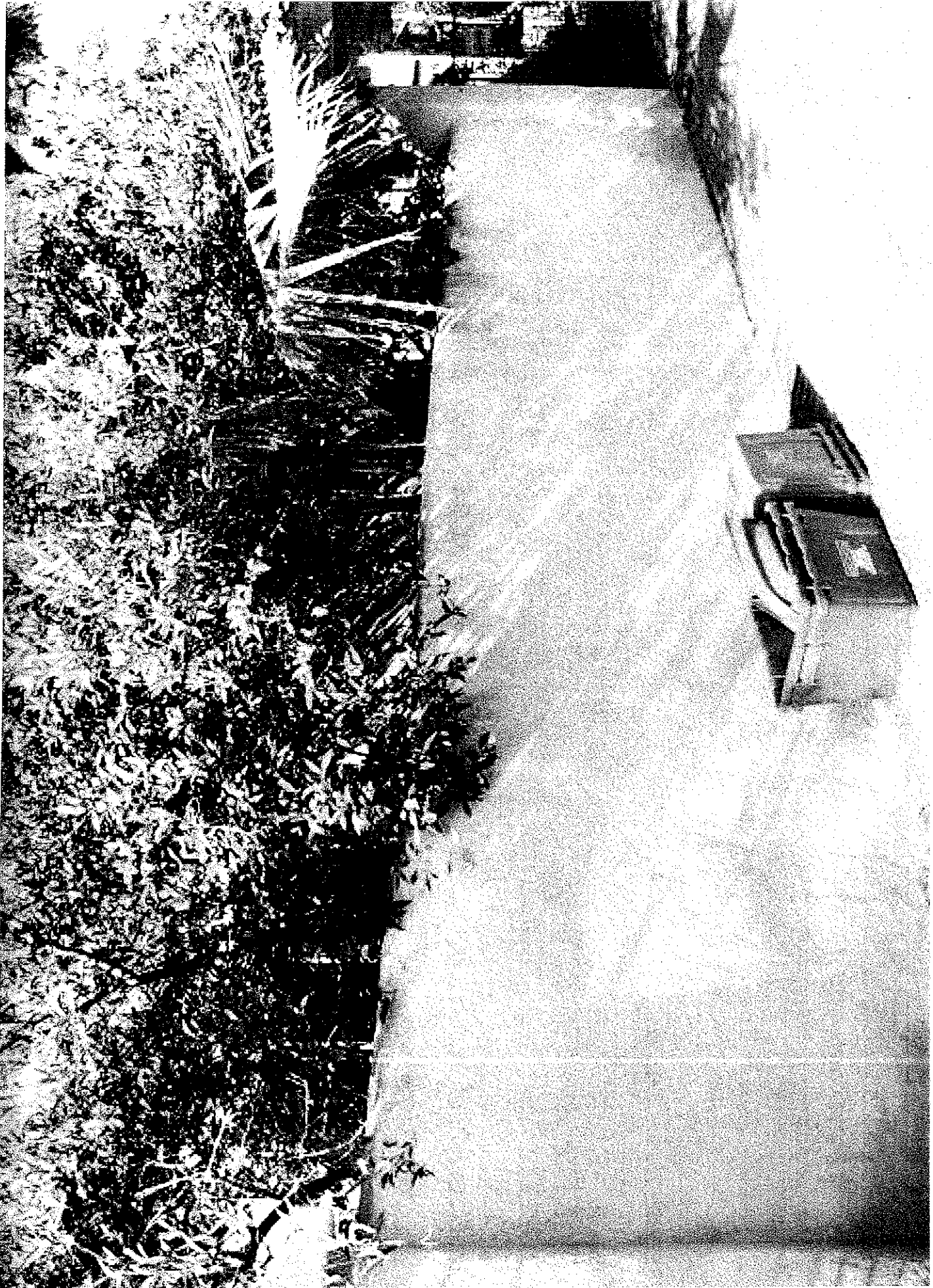


PHOTO 4:
New exterior wall. One of several exterior walls that have been added to the original house.

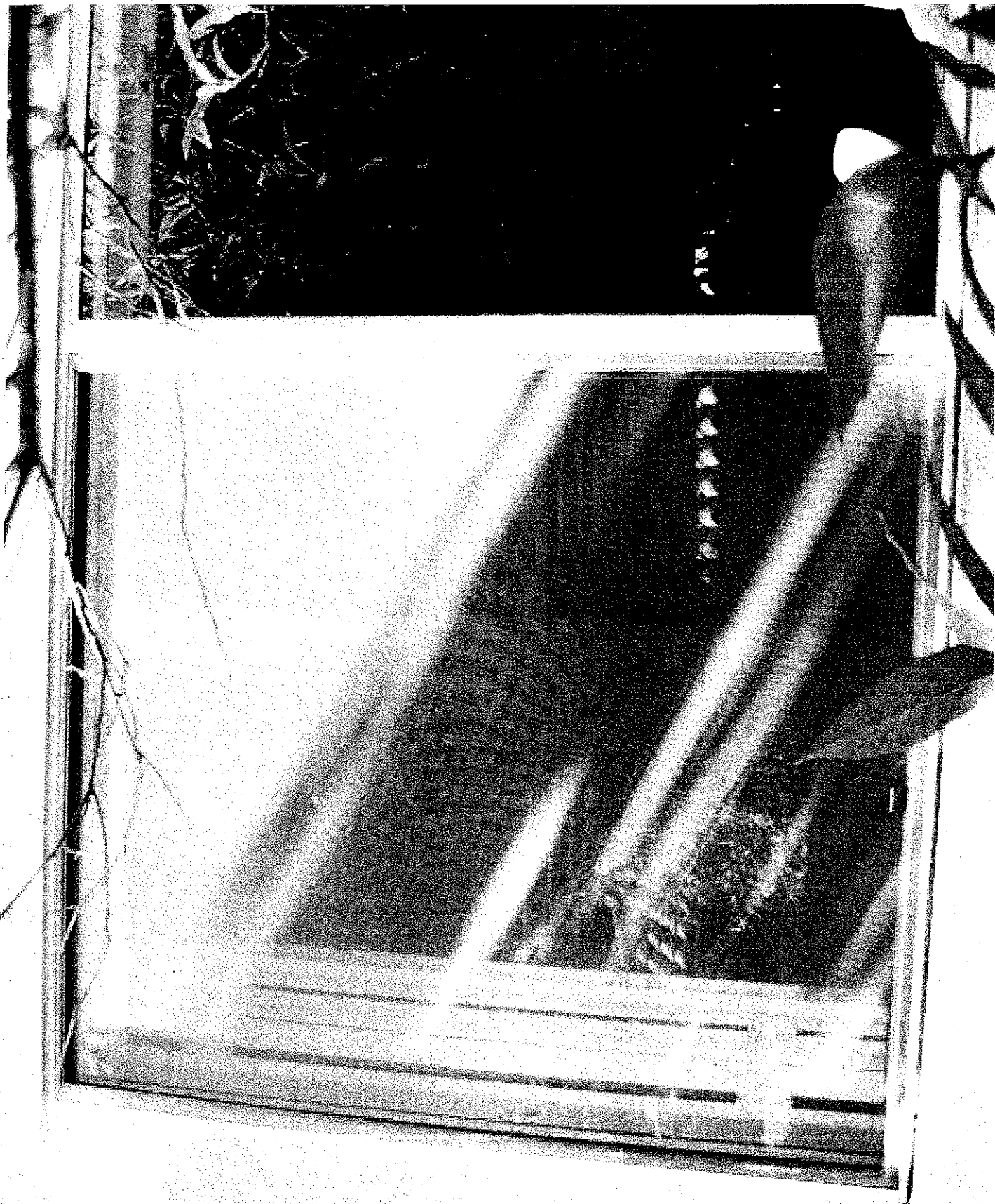


PHOTO 5 - A:
New window framing. Located on the North side of the house.



PHOTO 5 - B:
Original window framing. Located on the North side of the house.

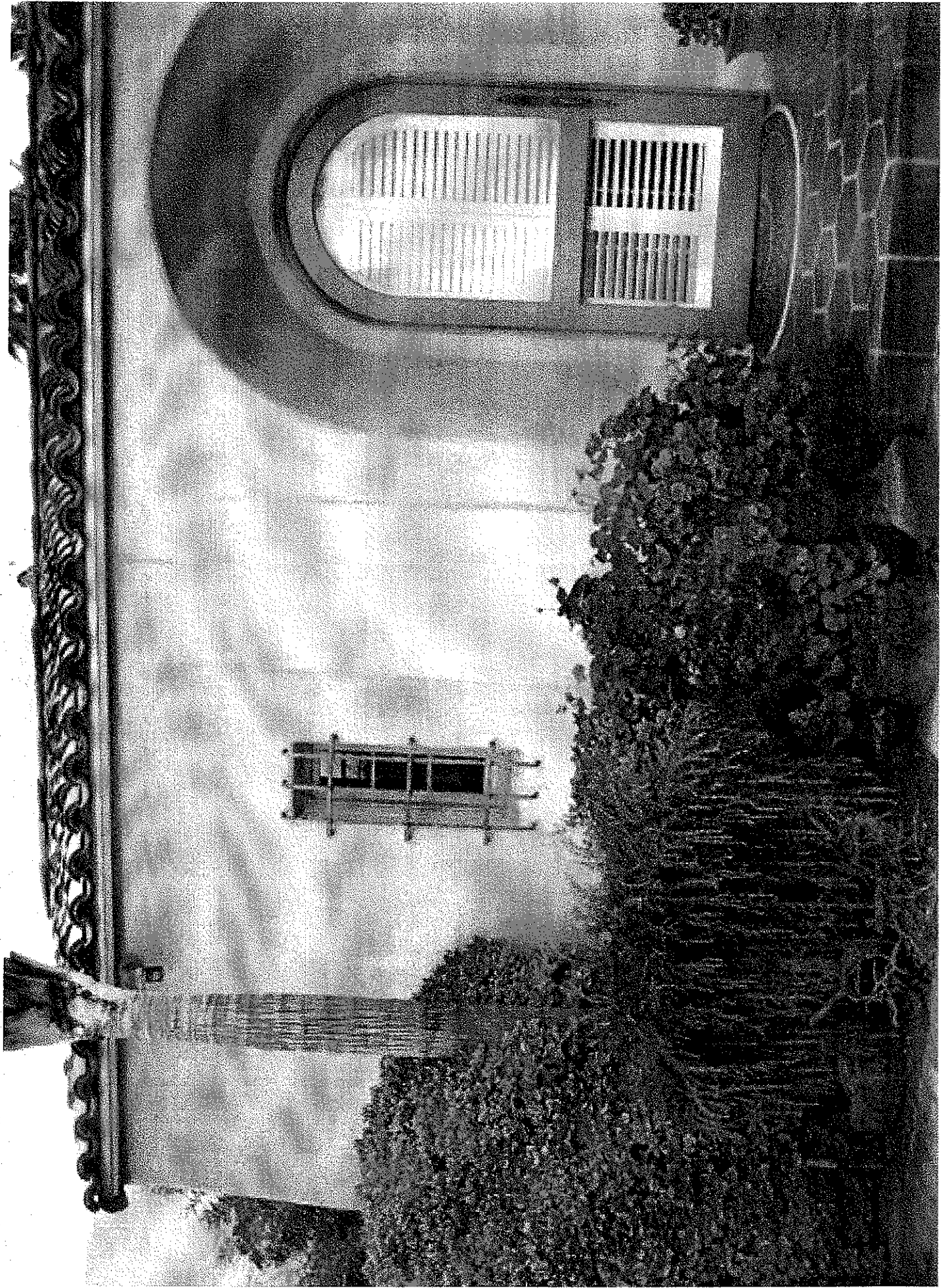


PHOTO 6:
Front exterior of existing house, facing east.

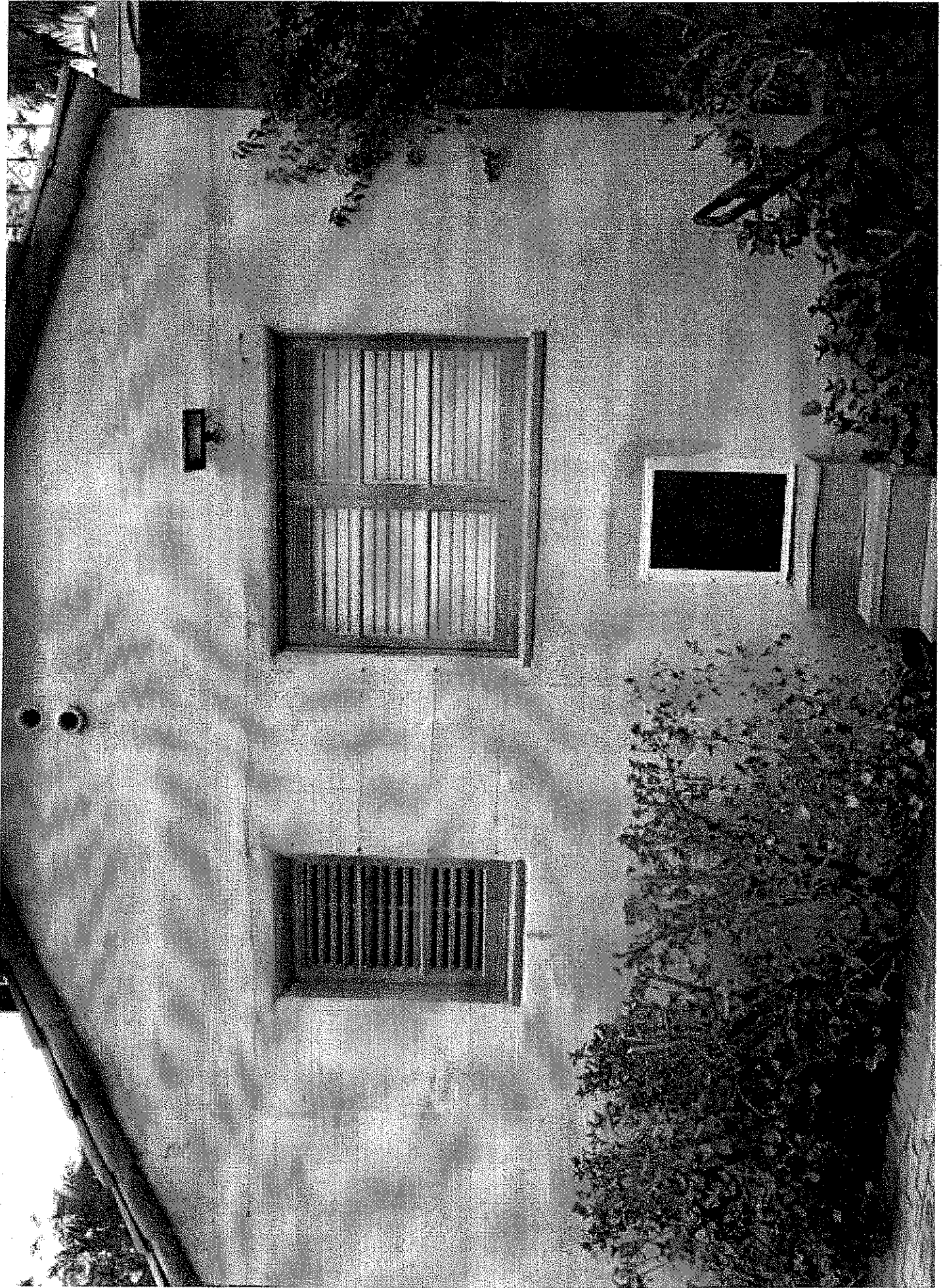


PHOTO 7:
Rear exterior of existing house, facing west.

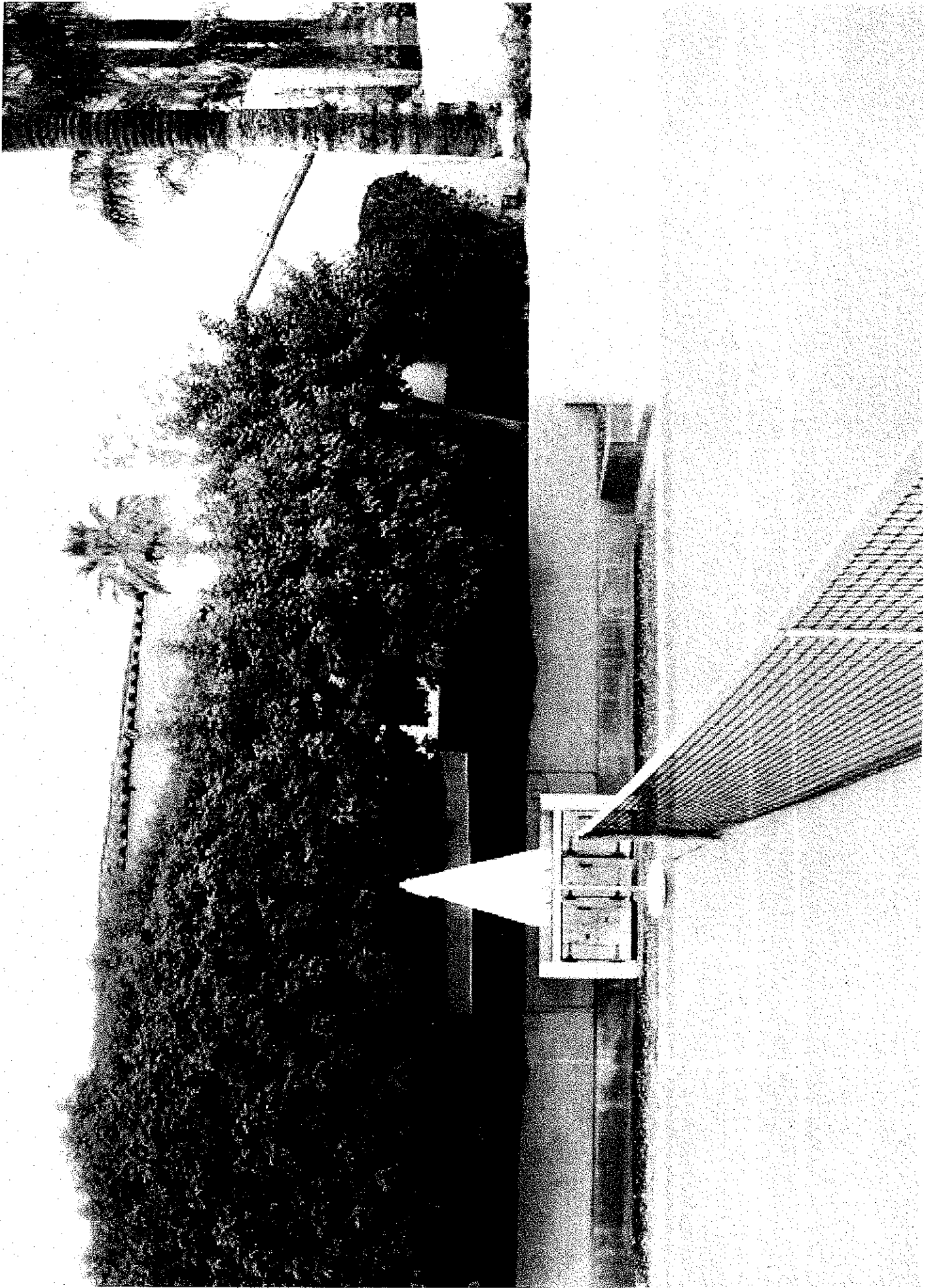


PHOTO 8:
Side exterior of existing house, facing south.