



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: JUNE 7, 2022

PUBLIC HEARING

SUBJECT: AN APPLICATION BY THE VILLA ROMA HOMEOWNERS ASSOCIATION, FOR HISTORIC DISTRICT DESIGNATION OF "THE VILLA ROMA GARDEN HOMES" LOCATED AT 2500 SOUTH SIERRA MADRE DRIVE, (MASTER APN #512-120-070), CASE HSPB #140 (KL).

FROM: Department of Planning Services

SUMMARY

A group of property owners are seeking historic district designation for a residential condominium complex known as "Villa Roma" built in 1964.

If designated as a historic district the properties therein would be subject to the regulations outlined in Section 8.05 of the Palm Springs Municipal Code.

RECOMMENDATION:

1. Open the public hearing and receive public testimony.
2. Close the public hearing and adopt Resolution HSPB #140, "A RESOLUTION OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, FINDING THAT THE PROPOSED VILLA ROMA GARDEN HOMES DISTRICT LOCATED AT 2500 SOUTH SIERRA MADRE DRIVE DOES NOT MEET THE ELIGIBILITY REQUIREMENTS NECESSARY FOR HISTORIC DESIGNATION."

BACKGROUND AND SETTING:

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
October 2, 2021	Three Community meetings conducted remotely via Zoom with property owners within the proposed HD and City Staff pursuant PSMC 8.05.090 (B,1).
December 4, 2021	
February 5, 2022	
May, 2022	Site inspection by members of the HSPB and City Staff.

A historic resources report prepared by the Palm Springs Preservation Foundation ("PSPF") dated August 2021 ("the report") and site visits are the basis of this staff report.

Villa Roma is a 69-unit condominium complex located on 5.09¹ acres at the southeast corner of South Sierra Madre and East Avenida Granada. It was developed in 1964. The complex was developed by Orange County developer Dominick Sfregola and designed by architect James K. Schuler.

The proposed district is in the R-2 zone and the medium density residential land use designation of the City's General Plan, which permits density up to 15 dwelling units per acre (du/ac). Villa Roma's density is 14 du/ac.

Proposed District Boundaries. The report does not identify the boundaries of the proposed historic district but notes on page 10 that the Villa Roma complex is comprised of 3.92 acres bounded by Avenida Granada on the north, Sierra Madre Drive on the west and property lines along the east and south that comprise the limits of the original development. Thus staff would assert that these would be the boundaries of a proposed Villa Roma historic district.

BELOW AN AERIAL VIEW OF THE PROPOSED HISTORIC DISTRICT.



¹ According to the County database. The report notes the proposed district is 3.92 acres.

List of potentially contributing resources, APN's, addresses and ownership. The report asserts that all 20 buildings (19 residential plus the clubhouse building) are believed to be contributing to the historic significance of the proposed district. The list of APN's, addresses and ownership at the time of the report is provided in the report.

Period of Significance. The report does not identify a period of significance for the proposed historic district. On page 42 the report characterizes the context of the proposed historic district as "The Modern Period (1925 – 1960's)". Staff would assert a more specific context would be Post World War II (1945 – 1969) as identified in the Citywide Historic Context Statement report prepared by Historic Resources Group dated December 2018. The report notes that the entire complex was constructed at one time, beginning in 1963 and completed in the fall of 1964. Thus, the period of significance could be proposed to be 1964-65.

Proposed Historic District Design Guidelines. Historic District design guidelines are required to include, but not be limited to: development standards, aesthetic standards, and approval criteria in preserving the character of the district and contributing structures therein.

The application materials include a document titled "Villa Roma Owners Association Architectural Guidelines (Rules & Regulations" dated October 2018) which has been submitted presumably as the proposed historic district design guidelines. The following sections of the guidelines may allow modifications to the exterior of the units that may materially impair the architectural integrity of the structures in the proposed district and warrant revision:

- Section J-1 allows for surface mounted air conditioning lines, conduit, electrical boxes and covers as long as they are painted the building color. This may lead to excessive extraneous surface mounted clutter.
- Section J,5 of the guidelines allows for replacement of patio door frames to be either white or brushed aluminum in color. This results in disparate frame colors throughout the complex which do not reflect the original window frame color.
- Section J,8 allows for gutters and downspouts to be installed "*with (HOA) board approval*", which again could lead to excessive extraneous surface mounted clutter.
- Section J,9 allows for existing exterior light fixtures to be replaced with fixtures that "should be compatible with the architectural design of the unit." This provides no guidance in terms of historically appropriate fixtures.
- Section J,11 allows for roll-up shades and awnings on individual unit patios. Again potentially impairing the historic integrity of various units.
- Section J,13 allows the installation of satellite equipment and antennas with

approval of the HOA Board of Directors. This raises concerns about visual clutter, again diminishing the integrity of the properties in the proposed district.

- Section J,17 allows replacement windows with frames of aluminum, vinyl or fiberglass in colors of white or brushed aluminum. Again, disparate frame materials and colors may not reflect the original window frame color or the original sliding window style.

The application also includes in Appendix “V” the “Villa Roma Historic Preservation Program”. It is noted that this document is intended to help guide future improvements.

If recommended for designation, it is recommended as a condition of approval that the proposed design guidelines be amended to include reference to the City’s Historic Preservation ordinance regarding Certificate of Appropriateness application processing, to incorporate the preservation plan items in appendix “V” and that the HSPB require the guidelines to be further revised given the concerns listed above.

Property Owner Support. The application includes letters of support for the creation of the proposed historic district from 56 of the 69 property owners which meets the Historic Preservation ordinance requirement that no less than 51% of property owners support the proposed district designation.

Character-defining features. The report provides two lists of character-defining features of the proposed historic district, one on page 19 and another on page 41. Although the report does not list it in the bibliography, the list on page 19 is a nearly direct quotation from pages 3 and 4 of a report titled “Historic Context Statement on Garden Apartments of Los Angeles”, produced in 2012 by the firm Architectural Resources Group for the Los Angeles Conservancy. The report should be identifying the specific character-defining features of Villa Roma not of a generic development typology.

Character-defining features from page 19 of the report:

- Three acres in size or greater.
- Low-slung buildings, rarely exceeding two stories in height.
- Elimination of common interior corridors.
- Repetition of nearly identical building models throughout the plan.
- Primary building entrances face common courtyards rather than the street.
- Parking at the perimeter of the site plan.
- One or more large open spaces, or greens, located at the interior of the site plan, around which buildings are arranged.
- Recreational amenities planned to help foster gathering and a sense of community.
- Variety of landscape (low shrubs) used to delineate outdoor “rooms”.

Additionally the following features are listed on page 41 of the report under the heading “Character-defining features of Villa Roma”:

Contributing Elements:

- Classic midcentury modern design emphasizing horizontal massing, flat rooflines, overhanging eaves, minimal exterior detailing, cost-efficient construction materials including concrete block (e.g. split face block, slumpstone and screen block), aluminum and glass.
- 19 residential buildings composed of 2, 3, and 4 dwelling units per building.
- Original Roman-themed architectural elements, most notably a “Temple of Venus”, ringed by ionic columns and surmounted by a circular roof pierced by a large oculus and fronted by a semi-circular reflecting pool with fountains (Excluding the 2013 replacement Venus statue).
- Temple “ruins” with ionic columns located at the northeast and southwest portion of the Temple of Venus lawn area.
- Original statuary (at swimming pool and in front of 447 Avenida Granada).
- Original benches.
- Original planters.
- Original monument sign (not including the plastic signage).
- Club house and club house colonnade.
- Original swimming pool and spa.
- Extensive garden spaces and pathways including mature olive and palm trees and original hedging.
- Carports.
- Elevated rooflines above recessed entries, double-paneled slab doors, and clerestory windows.

Non-contributing Elements:

- Pool fencing.
- Desert landscaping.
- Glass block windows (on 6 of the 69 units).
- Steel security doors.
- Non-original entry light fixtures.

Lost Elements:

- Shuffleboard Court.
- Putting Green.

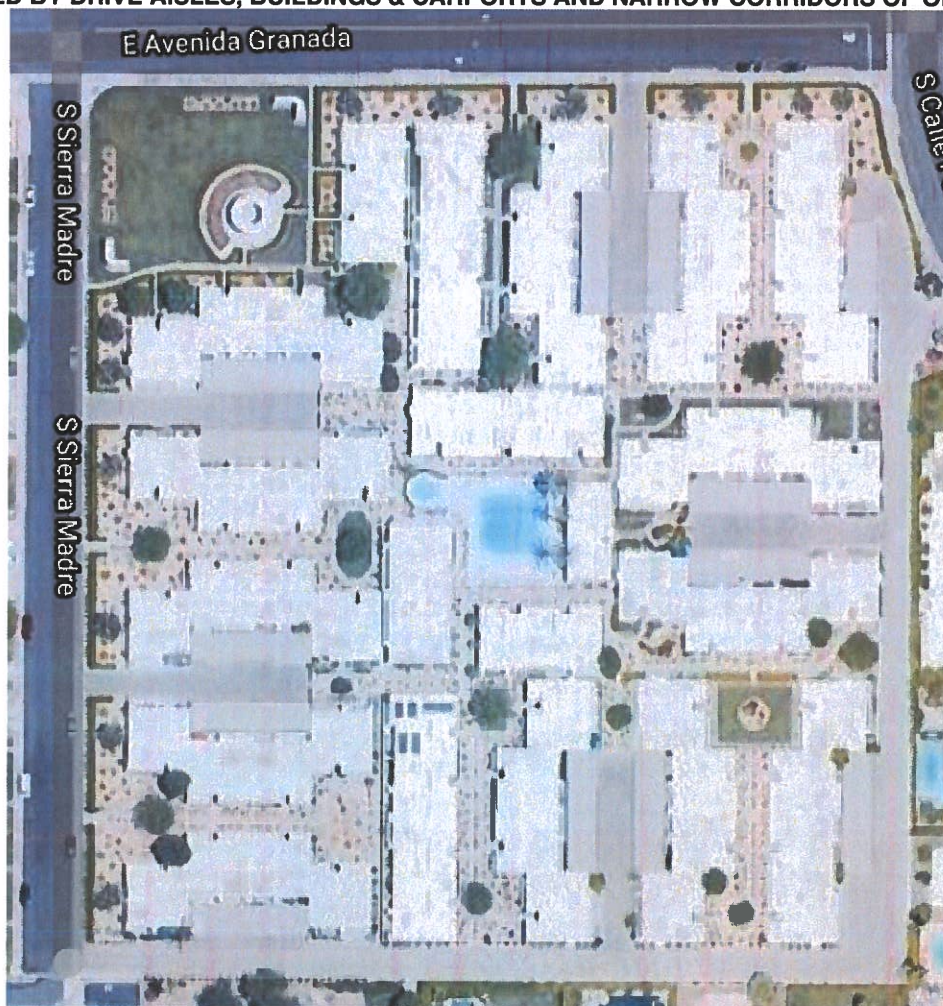
Staff notes that several units have corrugated fiberglass panels and other materials mounted over the rear patios that do not appear to be original. Unit 445 has a utility closet added to the back patio that is not original (per Planning Case number 3.1982). Solar panels and related concealment screens on any of the units would also be deemed “non-contributing” elements as is the ground mounted pool equipment and equipment enclosure.

Although the report on page 16 suggests the architect (Schuler) “...avoided the feel of

uniformity...” staff’s impression of the complex is of visual repetitiveness and units that are virtually indistinguishable from one another.

The report also asserts that Villa Roma is a fine example of the garden apartment building type, however staff finds the lack of general open space, tightly-packed buildings with carports and drive aisles in between and narrow corridors of open space with sparse landscape do not exemplify the garden apartment type of site planning which typically features expansive amounts of grassy open space, playgrounds, relatively low density and parking on the perimeter of the complex. Staff observed that parking areas are often placed between groups of units, not on the perimeter.

BELOW AERIAL PHOTO - VILLA ROMA HAS VIRTUALLY NO GARDEN-LIKE OPEN SPACE. THE SITE IS DOMINATED BY DRIVE AISLES, BUILDINGS & CARPORTS AND NARROW CORRIDORS OF OPEN SPACE.



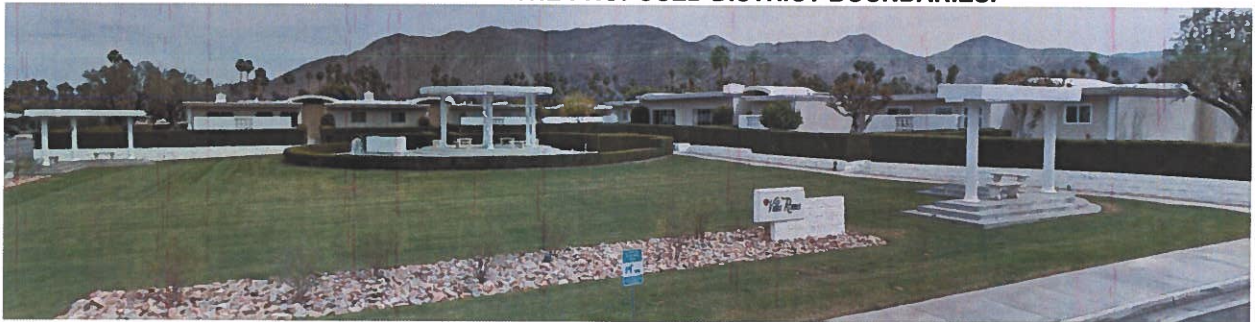
A typical feature of garden apartment complexes is the arrangement of parking lots at the perimeter. At Villa Roma parking “alleys” with carports sited tightly against small outdoor patios bring the parking into the site and are not consistent with the open, park-like setting typical of garden apartment complexes.

BELOW: IMAGES OF THE TYPICAL COURTYARD AND VEHICULAR ALLEYS.



Furthermore, other than the open space at the northwest corner of the complex, the narrowness of many of the outdoor spaces provide for little more than sidewalks and narrow strips of desertscape. Circuitous walkways in narrow strips of open space and repetitive architecture makes it difficult to find one's way around the complex.

STREET VIEW OF THE CORNER OF SIERRA MADRE AND AVENIDA GRANADA - THE ONLY SIGNIFICANT OPEN SPACE WITHIN THE PROPOSED DISTRICT BOUNDARIES.



BELOW TYPICAL VIEW OF TWO ATTACHED DWELLING UNITS AT VILLA ROMA



In observing the structures in the proposed district, although all the buildings are designed in the same boxy style with a scattering of kitschy Roman details, one immediately notices the many disparate styles, colors, materials and mullion patterns in the windows. There are also a number of different masonry patio enclosures including several areas with split-face concrete block that does not appear to be from the period of significance, although no building permit history on these walls was provided in the application.

BELOW 3-D AERIAL VIEW OF VILLA ROMA



Historic District Application Requirements:

Requirement:	Response	Complete?
Application made by authorized representative of the district under consideration	Aug 30, 2021 letter from VR Owners Association	Yes
Pre-application conference with HPO prior to submittal	HPO (Lyon) met with Steven Vaught author of the HRR in December 2020	Yes
Provide list of all persons with an ownership interest in the proposed district	See HRR page 52.	Yes
City Application Complete	See HRR page 7.	Yes
Map of proposed district boundaries identifying all potentially contributing resources	See Map page 51 of HRR and list of contributing resources on page 41	Yes, boundaries implied.
Photos of all sites within the proposed district boundaries	See attachments	Yes.

Info about the architect / developer / builder of potentially contributing resources	See HRR	Yes.
Dates / Methods of construction as applicable	See HRR	Yes
Identify Period of Significance	No response; staff report provides suggested Period	No.
List character defining features, landscape features, architectural style	See HRR	Yes
Information sources	See HRR	Yes
Evaluation of each potentially contributing resource relative to findings in 8.05.090 (C)	HRR does not evaluate individual resources; provides blanket analysis of all buildings.	No
Proposed HD design guidelines (Development standards, aesthetic standards, approval criteria necessary to preserve character of district and contributing resources)	HOA Architectural Guidelines provided	Not adequate. See analysis in staff report and recommendation for further requirements.
Letters/forms showing at least 51% approval by property owners	Signatures provided.	Yes, see attachments.
Three neighborhood outreach meetings with HPO	Yes, via zoom, Oct 2, 2021, Dec 4, 2021, Feb 5, 2021	Yes, see attachment for list of participants at each meeting.
Contributing resources shall be evaluated for eligibility and integrity under PSMC 8.05.090 (C)	Since the HRR asserts that all buildings are contributing, the analysis has been made generally for all bldgs. in the proposed HD.	

ANALYSIS:

Historic Preservation activities in Palm Springs are regulated under Municipal Code Section 8.05 (“*Historic Preservation*”). The purpose of the Historic Preservation Ordinance is:

“...to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of historic resources for the education and welfare of the citizens.”

Standard Conditions that apply to Historic Resources

The following shall apply to a Class 1 or 2 Historic Site or Resource:

1. It shall meet the definition of a Historic District as outlined in Municipal Code Section 8.05.020 including the findings outlined in Section 8.05.090 (C).
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as ‘historic’ at the federal, state, and/or county level.
4. A marker explaining the historic nature of the district may be installed at the site in a location viewable from the public way.
5. Compliance with all rules and regulations for Historic Resources and Historic Districts under Chapter 8.05 of the Municipal Code.
6. If designated, the findings in support of designation shall be stated in a resolution of the City Council that shall be recorded with the County Recorders’ office within 90 days of the effective date of the Council’s resolution.

Evaluation of the Application. Pursuant to Municipal Code Section 8.05.090 (C),”*In considering an application for designation of a historic district, the HSPB and City Council shall evaluate the application and make findings for conformance with the following criteria and a district may be designated provided the following findings are met:*”

PSMC 8.05.090 (C, 1) Analysis of Eligibility: *The proposed district and the contributing resources located therein exhibit exceptional historic significance and meet one or more of the criteria listed below:*

The report asserts that Villa Roma is an exceptional example of midcentury design for which Palm Springs has become widely known, to which staff takes exception. Its kitschy Roman motif is quirky and unique but does not exhibit exceptional historic significance nor exemplify.

(Criterion i) The resource is associated with events that have made a meaningful contribution to the nation, state or community;

The report does not identify any events associated with the proposed district; thus it does not qualify under Criterion “i”.

(Criterion ii) The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history;

The report does not identify any persons associated with the district; thus it does not qualify as a historic resource under Criterion “ii”.

(Criterion iii) The resource reflects or exemplifies a particular period of national, state or local history;

On page 43 the report evaluates the proposed district for eligibility under Criterion 3. It

asserts that the Villa Roma complex exemplifies the post-World War II Modern period of development in Palm Springs (1945 – 1969). The report asserts that Villa Roma is a prime and largely intact example of a particular building type and the significant modernist architecture for which Palm Springs is widely known. Staff would assert that Villa Roma is not a noteworthy example of the garden apartment typology because it lacks many key characteristics of garden apartments, namely large expanses of open space, relatively low-density, and perimeter parking. The architecture of the buildings at Villa Roma is plain, utilitarian and undistinguished; and not a noteworthy example of Modernist or “Desert Modern” architecture from the mid-twentieth century for which Palm Springs has become internationally known. Desert Modern, which is characterized by an expansive use of glass and sliding doors that blur the line between indoors and outdoors, is not exhibited at Villa Roma, nor are there deep generous cantilevered eaves to protect the glazing from the intense desert sun which is also a common design detail. Desert Modern is also characterized by the use of common materials such as corrugated metal panels and exposed masonry units, thin fascias that stress the horizontality of the buildings, and architectural screens or “bris soliel” panels over windows that allow ventilation while screening the sun and creating privacy. These key components of Desert Modernism are not present at Villa Roma. The Villa Roma complex is comprised of undistinguished, boxy, repetitive architecture in a tightly packed site plan with conventional windows, and virtually no solar control on the buildings. Its Roman statuary, benches, planters and ionic columns are kitschy but not architecturally or historically significant. As such staff would assert that the complex does not qualify as a historic district under Criterion “iii”.

(Criterion iv) The resource embodies the distinctive characteristics of a type, period or method of construction;

The report asserts on page 43 that the buildings at Villa Roma are historically significant because they embody distinctive construction characteristics and represent “...a fine example of the garden apartment type of multi-family dwelling..”. Staff would assert however, that the buildings in the proposed district are merely of conventional wood frame and stucco and do not embody distinctive or noteworthy construction characteristics.

The closely-packed buildings at Villa Roma exist in stark contrast to images of garden apartments found in the Historic Context Statement report titled “Garden Apartments of Los Angeles” authored by Architectural Resources Group for the LA Conservancy. That report shows images (see below) of noteworthy examples of garden apartments from the mid-twentieth period with vast expanses of open space in relative low-density developments.



The boxy buildings at Villa Roma are constructed of standard dimension lumber typically found in residential construction throughout the United States during the twentieth (and twenty-first century). The quality of the construction is also rather unimpressive with wide, flat metal roof flashings that do not align well with the wall surfaces.

The discussion in the report about the buildings reflecting the Modernist period in architectural development was evaluated in terms of being reflective of a particular period (Criterion iii), not Criterion iv. Staff would assert that the buildings in the proposed district are of conventional frame and stucco construction and are not historically significant because of their construction characteristics.

(Criterion v) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value;

The report on page 44 evaluates the historic significance of the proposed district in terms of the architect James K. Schuler, who is credited with its design. Although the report notes that Schuler was prolific in terms of the quantity of residential dwellings that were built, it fails to make the case that Schuler achieved significance as a “master” architect. Furthermore, to qualify under Criterion “v”, it must be demonstrated that the architect’s “individual genius influenced his age”. Schuler appears to be credited with the design for thousands of conventional tract homes, especially in Hawaii, but the report does not provide evidence that his design talent was that of a master architect nor that his talent influenced others in the profession of architecture or in the field of residential construction.

Staff would also assert for the reasons mentioned earlier in this report that the rather plain boxy buildings in the proposed historic district do not possess high artistic value. As such the proposed complex does not qualify as a historic district under Criterion “v”

(Criterion vi) The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or

The report does not assert that the complex qualifies under Criterion vi.

(Criterion vii) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.

No information has been provided in the historic resources report on any pre-historic significance of the site.

PSMC 8.095.090 (C,2) Analysis of Integrity. *The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior’s Standards: integrity of design, materials, workmanship, location, setting, feeling, or association.*

The application concludes that the site retains a high degree of integrity and is further analyzed below:

1. Location:

The buildings at Villa Roma remain in their original locations.

2. Design:

The design integrity of many of the structures at Villa Roma suffers from a wide assortment of replacement windows, doors, and surface mounted conduit, security gates, corrugated plastic patio covers, and non-original gutters and downspouts, door hardware, and exterior light fixtures. As such the uniform design character of the dwellings has been diminished.

3. Setting:

The Villa Roma complex is located in a fully developed part of the City surrounded by other fairly dense multi-family residential developments in close proximity to the San Jacinto mountains. The southern part of the City in which Villa Roma is located, which was still relatively open and undeveloped in the early 1960’s, is now mostly built out, leaving little of the open setting in which Villa Roma was built.

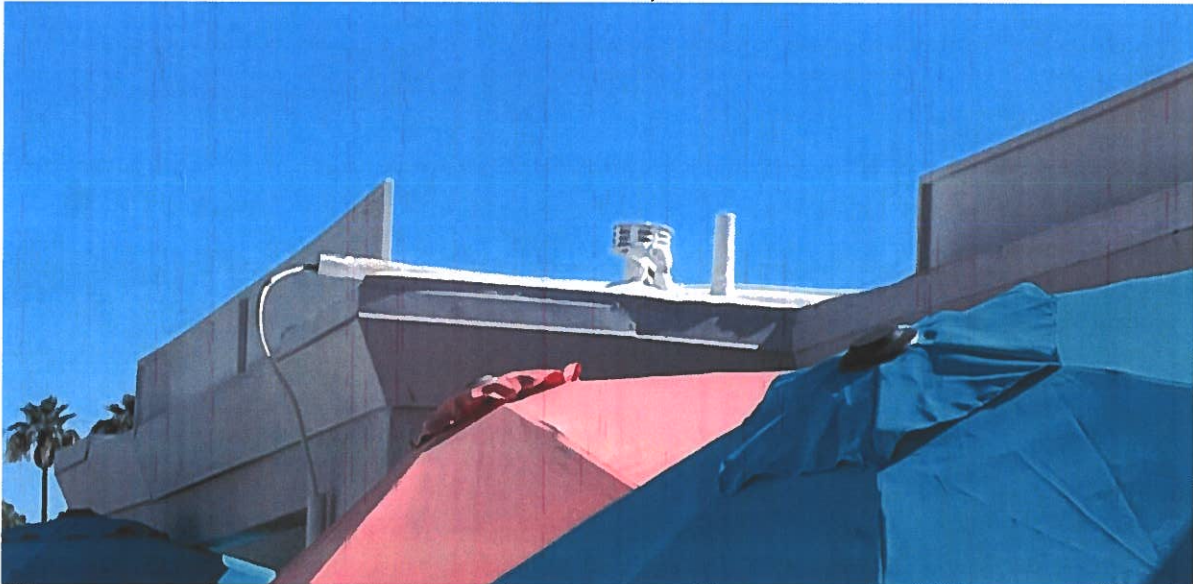
4. Materials:

The structures at Villa Roma were built using conventional frame and stucco materials which are still evident today.

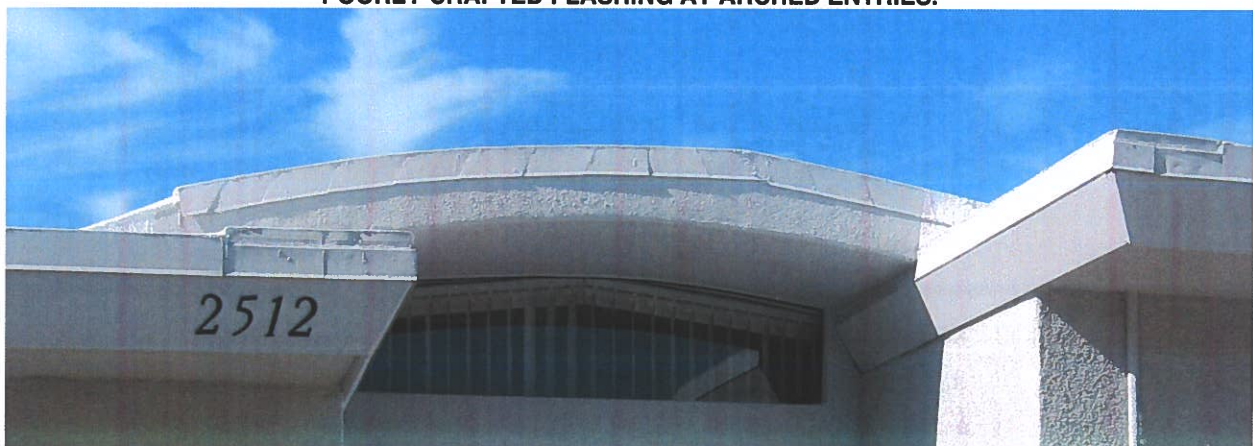
5. Workmanship:

The workmanship of the structures at Villa Roma is of average quality typically found in similar multi-family developments from the 1960's. Workmanship appears somewhat poor in the irregular alignment and finish of roof flashing, flashing at chimneys, and the intersection of varying materials and textures at corners and intersecting planes that are not particularly well-detailed.

BLOCKY METAL FASCIAS, NOT ALIGNED WELL WITH THE WALLS; ROOF FLASHING NOT LEVEL AND ALIGNED,



POORLY CRAFTED FLASHING AT ARCHED ENTRIES.



DISPARATE FLASHING, NOT ALIGNED WITH WALL BELOW, SURFACE-MOUNTED CONDUIT, MECHANICAL SCREENS ON ROOF THAT DO NOT REFLECT THE ARCHITECTURE OF THE BUILDING



POORLY INSTALLED FLASHING AT WALL, CONDUIT NOT CONCEALED, DISPARATE EDGE FLASHING



6. Feeling:

Much of the original turf has been converted to open desertscape with relatively sparse plantings. The complex has lost its feeling of simple buildings surrounded by panels of grass. The turf conversion has left the outdoor areas of the complex feeling dry and barren.

7. Association:

The proposed historic district has scattered pre-cast concrete benches, urns, columns and statuary in a Roman-style theme. Several key statuary were lost or damaged over time and are not original. Most of the statuary and cast concrete elements are of a type that is commercially available from many garden or landscape stores or yards.

In conclusion, the proposed historic district does not exhibit a high degree of historic integrity.

PSMC 8.05.090 (C,3): Analysis of Contributing and Non-contributing properties.

DEFINING HISTORIC CHARACTERISTICS

In considering a recommendation for historic resource designation it is important to distinguish those physical elements that are original or from the period of significance that contribute to the resource's historic significance from alterations, additions or features that were added at a later time that may be sympathetic to the original character, but which may create a false sense of historicity. Distinguishing original character-defining features from non-original elements aids the HSPB when it is tasked with evaluating future alterations to the historic resource.

As noted earlier, the report lists on pages 19 and 41 those elements that the author asserts are the physical character-defining historic features and resources that justify the creation of a historic district encompassing the Villa Roma complex. However based on the analysis in this staff report, staff does not believe the complex meets the criteria, nor possesses characteristics necessary for historic district designation. If the board finds to the contrary, it would need to identify what it believes to be the specific character-defining features that distinguish this as a historically significant collection of buildings.

ENVIRONMENTAL ASSESSMENT

The proposed historic district designation is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, all residents within five hundred (500) feet of the proposed historic district boundaries as well as all residents within the proposed historic district boundaries have been notified and notice was published in a newspaper of general circulation.

CONCLUSION:

Staff was unable to make affirmative findings in support of a recommendation for historic district designation of the Villa Roma condominium complex based on the criteria in the

City's Historic Preservation ordinance and found many aspects of the proposed district lacking in integrity.



Ken Lyon, RA, Associate Planner
Historic Preservation Officer



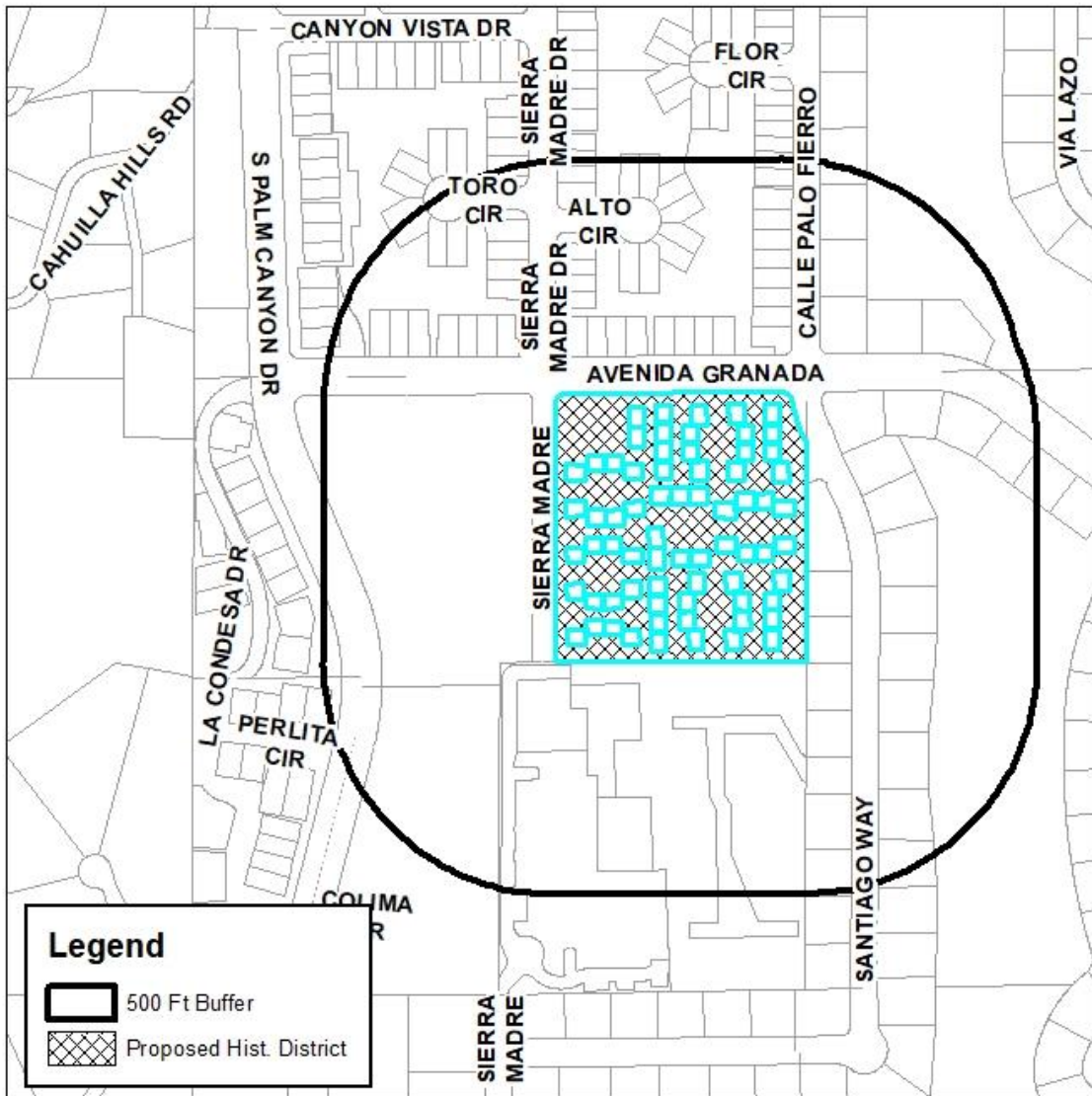
David Newell, AICP
Assistant Planning Director

Attachments:

1. Vicinity Map
2. Draft Resolution
3. Application, related background materials, photos (under separate cover).



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
HSPB #140 Villa Roma Historic District
2500 S. Sierra Madre

June 7, 2022

Re: Case HSPB 140 – Villa Roma Historic District Application

List of Attachments

1. Historic Resources Report, dated August 2021.
2. Authorization to submit letter dated August 30, 2021.
3. Three required meetings with HPO minutes Oct. 2, 2021, Dec 4, 2021, Feb 5, 2022.
4. Other HOA meeting minutes Feb 20, 2020, Aug 8, 2020, Oct 3, 2020, Dec 12, 2020.
5. Excerpt from “Garden Apartments of Los Angeles” a historic context statement dated October 12, 2012 by Architectural Resources Group.
6. Villa Roma Owners Association Architectural Guidelines (October, 2018).
7. Letters of support from property owners within the proposed historic district.
8. Thumbnail photos of each building (large format photos available in case file.)

VILLA ROMA GARDEN HOMES

(NOW KNOWN AS VILLA ROMA)

2500 SOUTH SIERRA
MADRE
PALM SPRINGS, CA 92264

NOMINATION APPLICATION
FOR CITY OF PALM SPRINGS
HISTORIC DISTRICT



Prepared by
Steve Vaught
For the
Palm Springs
Preservation Foundation
August 2021

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the following individuals/organizations for
their professional expertise and/or editing assistance:

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And a special thank you to Philip Parks for his invaluable assistance.



Front cover: Villa Roma pool and club house, 1960s, taken from an early sales brochure.
(Courtesy Jesse McManus)

Above: A Marilyn Visel model strikes a stylish pose at Villa Roma. November 20, 1966.
(Courtesy Palm Springs Historical Society)

VILLA ROMA

Historic District Nomination

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INTRODUCTION

The Palm Springs Preservation Foundation (PSPF) is a non-profit organization whose mission is “to educate and promote public awareness of the importance of preserving the historical resources and architecture of the city of Palm Springs and the Coachella Valley area.” Starting in 2008, PSPF has actively lobbied local governments throughout the Coachella Valley to support the creation of historic districts in accordance with their local ordinances. However, due to the foundation’s limited resources, PSPF can only support efforts to create historic districts if there is strong homeowner interest and enthusiasm for such an undertaking. On March 1, 2021, PSPF was notified by the Villa Roma Homeowners Association (HOA) that they had voted to pursue historic district designation. PSPF was provided letters of support indicating that a majority of owners (56 of 69) supported pursuing historic district designation. Copies of these documents (and the photographic survey of the Villa Roma complex) have been provided to the city’s Director of Planning Services on a thumb drive.



Villa Roma has long been known for its community spirit.
(Courtesy Dan Ary)

Prepared by Steve Vaught on behalf of:
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EXECUTIVE SUMMARY

SIGNIFICANCE:

Villa Roma Garden Homes (hereinafter referred to as “Villa Roma”) is a 69-unit condominium complex located in south Palm Springs. From the time of its completion in 1964, Villa Roma has stood as one of the area’s best-known landmarks owing to its unique and highly visible Roman-themed design. Behind the over-the-top theatricality of its exterior embellishments, however, lies a skillfully thought-out and well executed modernist condominium community based on the “Garden City” model as adapted to its desert environment. The unusual architectural style of Villa Roma sets it apart from most of its contemporaries, making it a rare Palm Springs symbol of what had been an international fascination with Ancient Rome that reached its peak in the years leading up to Villa Roma’s construction. Additionally, Villa Roma is a significant and largely intact representative of the “leisure lifestyle” type of multi-family dwelling that gained popularity in Palm Springs during the 1960s, and which today embodies the spirit of desert living. Nearly 60 years after its construction, Villa Roma retains the exact same charm and atmosphere which drew its initial residents in the 1960s.

Villa Roma is a fine example of the significant modernist architecture for which Palm Springs is internationally known and should be viewed as a component of the historic trends that define the city’s image as a center of important midcentury architecture (i.e., an historic trend that exemplifies “a particular period of the national, state or local history”).

DESIGNATION CRITERIA:

Villa Roma has been identified as a potential historic resource in the Palm Springs Historic Resource Survey Inventory and Context Statement of 2015 (Final Draft 2018). A brief summary of the evaluation contained in this nomination is as follows: Palm Springs Municipal Code (PSMC) 8.05.020 (a) paragraphs 3, 4 & 5 - Design/Construction: Villa Roma is eligible under the theme of Modern architecture because it possesses numerous distinctive characteristics that make up the modernist style including post-and beam construction, overall horizontality, flat roofs, use of inexpensive mass-produced materials (like concrete block) and man-made materials suitable to the harsh desert environment (including aluminum, glass and concrete), deep eaves (to moderate the solar heat) and an architectural design that blurs the line between the indoors and outdoors. Therefore, for its distinctive characteristics and high artistic values, Villa Roma qualifies as a Historic District under Criteria 3, 4 and 5.

SUMMARY:

This evaluation finds Villa Roma eligible for listing as a Palm Springs Historic District under PSMC 8.05.020 (a) paragraphs 3, 4 & 5 of the local ordinance’s seven criteria (criteria 6 is deemed inapplicable as the various buildings in Villa Roma possess “individual distinction”). Additionally, the buildings in the proposed historic district retain a high degree of architectural integrity.



James K. Schuler (1938-)
(Via [Honolulu Star-Bulletin](#))



CITY OF PALM SPRINGS

Department of Planning Services
3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262
Tel 760-323-8245 – FAX 760-322-8360

<i>For Staff Use Only</i>
Case Number: _____
In-Take Planner: _____
Date: _____

HISTORIC RESOURCE DESIGNATION PLANNING / ZONING GENERAL INFORMATION FORM

TO THE APPLICANT: Complete all parts of this application. Denote "NA" for lines that are not applicable.

Project Information:

Applicant's Name: Palm Springs Preservation Foundation

Applicant's Address: 1775 East Palm Canyon Drive, Suite 110-195, Palm Springs, CA 92264

Site Address: 2500 South Sierra Madre Drive, Palm Springs, CA 92264 APN: 512-120-070-6 (overall)

Phone #: 760-837-7117 Email: info@pspreservationfoundation.org

Zone: _____ GP: _____ Section/Township/Range: Por NE ¼ NW ¼ NW ¼ of Sec 35 / TS4/ R4E

Description of Project:

Villa Roma is a significant, largely intact and very rare Palm Springs example of midcentury modern residential design that was combined with classical Roman-themed elements to create a feeling of historical association. An outstanding model of "garden apartment" design, Villa Roma is significant as one of the early condominium projects that became an important phase in the history and development of Palm Springs.

Note: For Historic District applications: on a separate page provide a list of all sites/parcels within the proposed historic district boundaries with the same information listed above.

Is the project located on the Agua Caliente Band of Cahuilla Indians Reservation? Yes/No: No
(Refer to the Land Status Map under Tribal Resources on the Planning Department home page)

Construction Date: 1964 Estimated Actual (denote source, i.e. building permits)

Architect: James K. Schuler & Associates

Original Owner: Villa Roma Development Co. (Dominick Sfregola)

Common/Historic Name of Property: Villa Roma/Villa Roma Garden Homes

Other historic associations: Villa Roma Prestige Garden Homes/Villa Roma Garden Condominiums

Attach to this application any information, photos, drawings, newspaper articles, reports, studies, or other materials to fully describe the characteristics or conditions that support this application for historic designation.

Architectural Style: Midcentury modern with classical Roman embellishments

Refer to the Architectural Styles chapter of Citywide Historic Context Statement, under Historic Resources on the Planning Department Home Page: www.palmspringsca.gov.

HISTORIC RESOURCE DESIGNATION APPLICATION (CONT.)

Criteria for the Designation of a Class 1 Historic Resource:

Pursuant to the Palm Springs Municipal Code (PSMC) Section 8.05.070(C,1): A site, structure, building, or object may be designated as a Class 1 historic resource or a Contributing Resource in a proposed historic district by the Palm Springs City Council, provided both of the following findings are met. Refer to the US Department of the Interior National Register Bulletin "How to Apply the National Register Criteria for Evaluation" of potentially historic resources for further information.

Provide a written description of how the site qualifies as a historic resource per the following Findings. Please provide answers on a separate sheet or report.

FINDING 1: The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:

- a. The resource is associated with events that have made a meaningful contribution to the nation, state, or community. 1
- b. The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history.
- c. The resource reflects or exemplifies a particular period of national, state or local history.
- d. The resource embodies the distinctive characteristics of a type, period, or method of construction.
- e. The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possess high artistic value.
- f. The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists.

FINDING 2: The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards. Provide a written description for each element as listed: Design; Materials; Workmanship; Location; Setting; Feeling; and Association. 2

Criteria for the Designation of a Class 2 Historic Resource:

Pursuant to the Palm Springs Municipal Code (PSMC) Section 8.05.070(C,1): A site, structure, building, or object may be designated as a Class 2 historic resource or a Contributing Resource in a proposed historic district by the Palm Springs City Council, provided the site, structure, building, or object exhibits significance and meets one or more of the criteria listed in Finding 1 above. A Class 2 historic resource is not required to meet the findings for integrity as described in Finding 2.

Criteria and Findings for Designation of Historic Districts:

In addition to the criteria listed in Finding 1, to be considered for designation as a Historic District, a defined area must:

- a. Contain contributing resources on a majority of the sites within the proposed district which individually meet the criteria in Finding 1. The defined area may include other structures, buildings, or archaeological sites which contribute generally to the overall distinctive character of the area and are related historically or visually by plan or physical development. *Provide a separate list by address and Assessor Parcel Number (APN) for each site/parcel that meets the criteria outlined in Finding 1.*
- b. Identify non-contributing properties or vacant parcels to the extent necessary to establish appropriate, logical or convenient boundaries. *Provide a separate list by address and APN number for each site/parcel within the proposed historic district that is considered non-contributing to the overall historic significance of the historic district.*

¹ NOTE: Unlike the National Trust criteria, the City's criterion does not consider "patterns of events". For consideration of "patterns of events", use Criterion "C", reflecting a particular period.

² NOTE: Refer to the U.S. Department of the Interior Bulletin for "How to Evaluate the Integrity of a Property".

CITY OF PALM SPRINGS
PLANNING DEPARTMENT APPLICATION
HISTORIC RESOURCE DESIGNATION
HISTORIC DISTRICT APPLICATIONS

APPLICANT'S REQUIRED MATERIAL CHECKLIST

The following items must be submitted before a **Historic District** application will be accepted. Please check off each item to assure completeness. Provide twelve (12) hard copies and one (1) PDF copy of the following materials unless otherwise noted:

	Applicant Only	City Use Only
Application Information:		
• General Information form listing main contact person. (1 copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• A map of the proposed district boundaries, identifying all potentially contributing resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• A list of all Assessor Parcel Numbers (APN), addresses, and ownership within the proposed district boundaries. (1 copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Formal Historic District Designation Report:		
The following items shall be included in a Historic Resource Report describing how the district is eligible and appropriate for designation per PSMC 8.05.090.		
• Photographs of all sites within the proposed district boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Aerial photo of the proposed historic district (from Google Maps or equal).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Information on the architect, designer, and/or developer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Date and method of construction. Provide copies of building permits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Identify the period of significance of the proposed district which the contributing resources collectively represent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• A detailed assessment of the character defining features describing materials, architectural details/style, landscape elements, or other relevant descriptors of each site believed to be contributing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Proposed historic district design guidelines, which includes development, and aesthetic standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Ownership and address history: ("Chain of Title") for each potentially contributing resource within the proposed district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Evaluation of the site relative to the Criteria and Findings for Designation of Historic Districts for each potentially contributing resource within the proposed historic district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional Information:		
• Letters demonstrating written support of the proposed historic district from no less than fifty-one (51%) of all property owners within the boundaries of the proposed historic district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Public Hearing labels per PSZC Section 94.09.00.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Any documentation or research deemed necessary to determine the qualifications of the site, structure, building, or objects within the proposed historic district.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicants are encouraged to review the helpful bulletin from the U.S. Department of the Interior titled "How to Apply the National Register Criteria for Evaluation". (National Register Bulletin 15 (<http://www.nps.gov/history/nr/publications/bulletins/nrb15/>)).

Statement of Significance

Summary

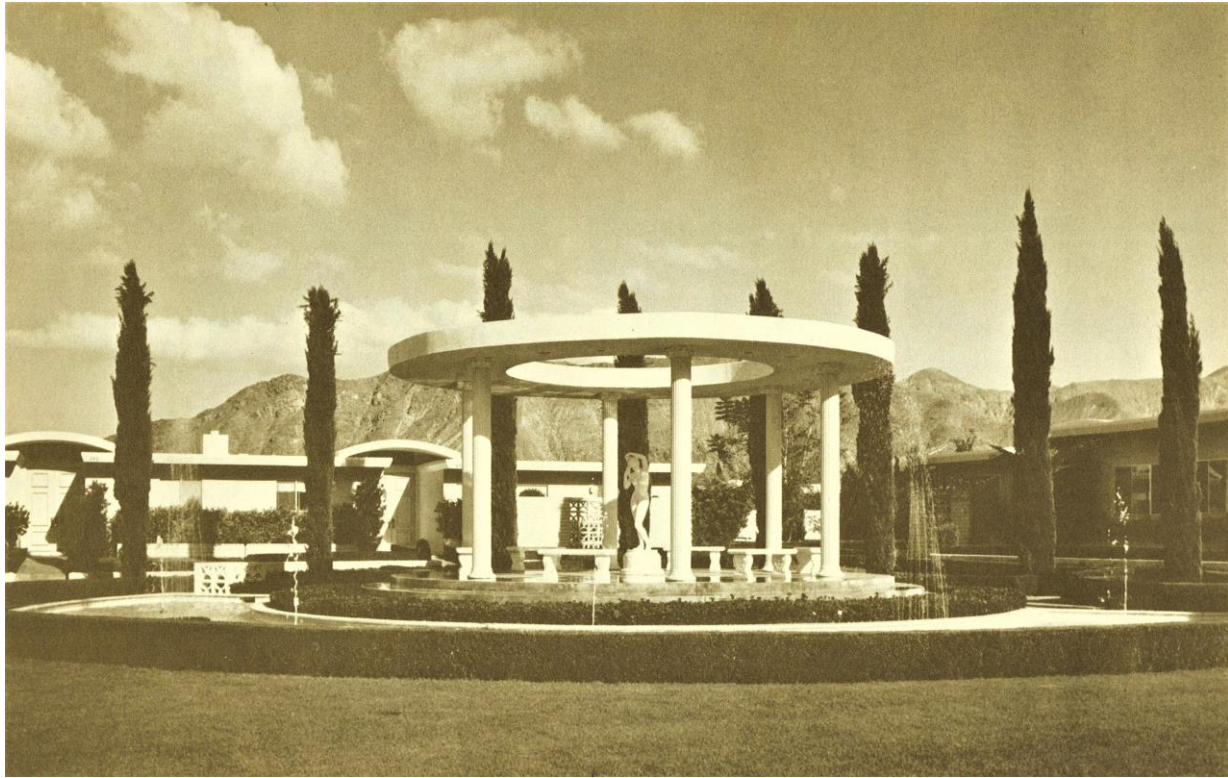
Villa Roma is a 69-unit condominium complex located in south Palm Springs on a 3.92-acre parcel fronted by East Avenida Granada on the north and South Sierra Madre Drive on the west. The southern and eastern boundaries are alleyways. Villa Roma is composed of 20 separate structures, 19 of which are residential. The 20th is given over for community use as the complex's club house. While each of the residential units have their own individual addresses, the general address for Villa Roma is 2500 South Sierra Madre Drive. The Riverside County Assessor gives the build date of 1966, however, the actual completion date appears to be fall 1964 based on advertisements/photographs in *Palm Springs Life*.

Villa Roma is located on Lot 70 of Tract 3048. Each of the units have been assigned their own APNs, however, the overall APN for Villa Roma is 512-120-070-6. Villa Roma is sited on fee-simple land and is located within the boundaries of the Canyon Corridor Neighborhood Association.



(Author Photo. December 2020)

History



Villa Roma's "Temple of Venus," 1960s, with its original Venus.
(Courtesy Jesse McManus)

Villa Roma's origins can be traced back to the Palm Springs General Plan of 1959 and the population boom it sought to address. While the village had been renowned for decades as a haven for relaxation and leisure activities, it was largely a playground for the well-to-do who could either afford private homes of their own or extended stays in luxury resorts. Multi-family dwellings made up only a fraction of residential structures. In fact, as late as 1959, the General Plan noted that only 5.6% of the City's population lived in multi-family residences.

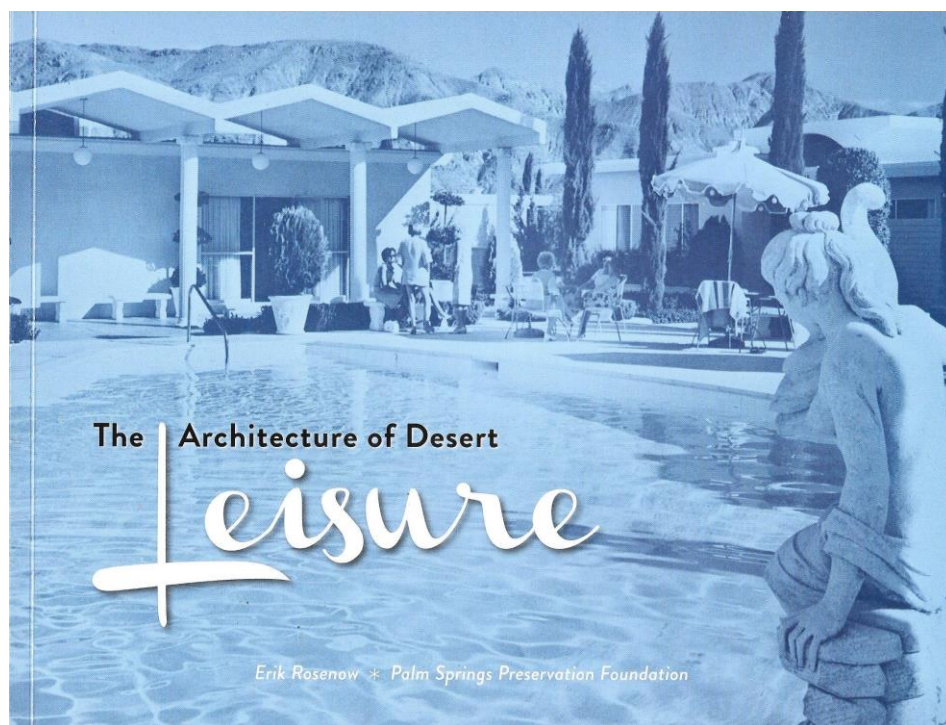
During the 1950s, this was becoming a serious problem as the city struggled to keep up with its growing popularity. According to the General Plan, between the years of 1950 and 1956 alone, the full-time population had jumped a startling 60%, with future growth expected to rise at a rate of 4-5% per annum.

During the booming post-war years, Palm Springs saw itself growing well beyond its original reputation as a vacation resort with an ever-increasing number looking to the village as a permanent or semi-permanent home. Many were empty nesters who wanted to enjoy the benefits a home offered without the responsibilities and expenses that came with it. Others desired low maintenance part time residences, either for a season, or as a weekend getaway. The fact that Palm Springs was easily accessible by

car from the major metropolitan areas of Los Angeles and San Diego made it particularly desirable to those seeking this type of arrangement. Yet, few were currently available.

The City's 1959 General Plan attempted to address this issue by an increase in medium-density zoning in areas where it might be of benefit. Particular focus for this growth was given to the heretofore largely undeveloped area of south Palm Springs. South Palm Springs, noted the report, "is endowed with a beautiful natural environment and a spectacular view which would make it a most unusual and desirable location for apartments, with excellent access to the rest of the City."

The change in zoning had the desired effect and within a year, new multi-family developments were underway or in the planning stages throughout the city. As envisioned, a major area for this development was south Palm Springs, which had the added incentive of the planned Canyon Country Club (1961-65). What followed over the next decade was a remarkable series of modernistic condominiums that have come to embody the "leisure lifestyle" of Palm Springs. The first was the Polynesian-themed Royal Hawaiian Estates (Wexler & Harrison. 1960); followed by Park Imperial South (Barry A. Berkus. 1960); Sandcliff Garden Homes (Sherwin L. Barton. 1960); Canyon View Estates (Palmer & Krisel. 1962); Canyon Country Club Colony (Harry Kelso. 1964); Villa Roma Garden Homes (James K. Schuler. 1964); Country Club Estates (Jones & Emmons. 1965); and Kings Point (William Krisel. 1969).



**The historic "leisure lifestyle" condominiums of south Palm Springs were featured in the 2013 PSPF tribute journal *The Architecture of Desert Leisure* by Erik Rosenow. Villa Roma was chosen to grace the cover.
(Courtesy Palm Springs Preservation Foundation)**

These developments helped to reduce the multi-family housing crunch of the day, but they were not produced in a stopgap manner simply to fill a void quickly and maximize a profit. To the contrary, Villa Roma and its fellow leisure lifestyle condominiums were created efficiently, but with great thought, care and talent. Their developers and designers, which included some of the desert's most notable modernists, sought to produce something that would make noteworthy and lasting additions to the architectural legacy of Palm Springs. Their foresight has withstood the test of time and, to date, three of the developments, Royal Hawaiian Estates; Sandcliff Garden Homes; and Park Imperial South have been honored as Palm Springs' Historic Districts #2, 5 and 6, respectively.

While condominiums are quite common in the Palm Springs of today, Villa Roma and its 1960s contemporaries were part of a vanguard of new multi-family residential construction representing an historic trend in the growth and development of Palm Springs. As author and historian Lawrence Culver noted in his book, *The Frontier of Leisure* (Oxford University Press. 2010), Palm Springs was the first in the state and one of the first resorts in the nation to legalize condominiums as a new form of vacation housing. In fact, its early successes in this vein helped to pave the way for other resorts to follow suit such as Vail and Aspen.

Villa Roma Construction

Plans for Villa Roma Garden Homes were first announced in November of 1963, with an accompanying building permit (B-6281), calling for the construction of 69 2- and 3-bedroom apartments at a cost of \$1,050,000. As the Desert Sun was later to note, Villa Roma proved to be the largest single permit valuation of 1963. Construction appears to have been underway throughout much of 1964 with completion by the fall.

Villa Roma's Developer – Dominick Sfregola

Villa Roma was developed out of Orange County, California under the aegis of the Villa Roma Development Co., Inc., a Santa Ana-based entity controlled by prominent Orange County builder/developer Dominick Sfregola (1922-2008). Sfregola was active throughout Southern California and responsible for numerous commercial buildings and shopping centers from Oxnard to San Diego. One of his best-known developments was the Villa Marina "Boatel" in Oceanside Harbor (1966), a novel enterprise that catered to both motorists and boaters.

In 1965, after successful completion of Villa Roma, Sfregola announced plans to build a sister condominium development on the adjacent property at Avenida Granada and South Palm Canyon Drive. But unlike the low-rise Villa Roma, Sfregola's new venture was to be 10 stories high (later reduced to seven), making it the city's first high rise condominium. The announcement generated a torrent of protest from both local homeowners and others opposed to any kind of high rise in Palm Springs. However, in spite of the vociferous opposition, the project was approved by both the Planning Commission and the City Council. The venture was ultimately undone, not by city or

community action, but rather on problems related to its financing. Had it succeeded, the high rise would have changed the skyline, not just in the immediate area, but would likely have led to others throughout the city. In 1985, the site became the low-rise Canyon Granada condominiums at 255 East Avenida Granada.



Developer Dominick Sfregola proudly stands at the newly-completed Villa Roma. October 1964.
(Courtesy Palm Springs Historical Society)

Villa Roma's Architect – James K. Schuler



A young James K. Schuler from around the time he designed Villa Roma.
([Honolulu Star-Bulletin](#) via newspapers.com)

Although not as well known to Palm Springs, James K. Schuler (1938-) became a major figure in architecture and development in another vacation paradise – Hawaii. Born in Kimberly, British Columbia, Schuler first came to Hawaii with his family while still a child. His father Carl was a successful home builder, later becoming president of the Hawaii Home Builders Association. While it would not be a surprise that Schuler would follow his father into building and design, the route he chose was unusual, causing him to straddle the Pacific throughout much of the 1960s.

After studying at the University of Hawaii where he won an award from the American Institute of Architect's Hawaii chapter, Schuler went to the mainland, completing his architectural training at the University of Utah. Upon graduation, he settled in the Buena Park area of Orange County. Within a few years, he had established his own architectural firm, James K. Schuler & Associates, which specialized in apartment and condominium construction. One of his first known commissions was the Jolly Roger Apartments in Paramount (1964). While the Jolly Roger was a fairly straightforward midcentury modern design, Schuler's subsequent Southern California work explored the possibilities of combining period styles with modern architecture. His best-known effort in this vein was the Roman-themed Villa Roma (1964), but he also worked in a Hawaiian feel at the Arches Apartments in Anaheim (1967), as well as variations of Spanish as with the Newport Plaza commercial center in Tustin (1967), and the Belinda Apartments (1967) and Villa Arms (1971), both located in Anaheim. His largest known Southern California design was 1971's Parkside development in Fullerton (today known as Uptown Fullerton Apartment Homes), a 403-unit apartment complex stretched out over 19.5 acres. As he had with Villa Roma and elsewhere, Schuler arranged the units into separate structures, surrounded by greenery and pathways, allowing the apartments to have a more open feeling. A centrally placed swimming pool (or as in Parkside's case, 4 pools) was always a feature of Schuler's designs.

Yet, all the while Schuler was making a name for himself as an architect in Southern California, he was also rising to prominence in the building and development industry 2,500 miles away, in Hawaii. How he managed to accomplish this simultaneous feat is not clear, but in 1967 he was appointed manager of Drafting and Design for the venerable Honolulu-based building firm of Lewers & Cooke. In 1970, he was named Vice President and General Manager of the Shelter Corp., another builder/developer, and within two years he was its president. By 1973, Schuler had closed up his offices in California and reopened James K. Schuler & Associates in Hawaii, where it would focus on larger-scale home and multi-family developments.

Schuler & Associates specialized in quality affordable housing, which proved to be a successful formula. In 1988, Schuler incorporated a second company, Schuler Homes, Inc., which, by 2001, had grown to become one of Hawaii's largest residential developers of both single family and multi-family dwellings. Schuler Homes was responsible for thousands of homes and condominium projects across Oahu, Maui, Kauai, and the Big Island. Although principally focused on Hawaii, Schuler Homes expanded its range after going public in 1992 with operations in California, Colorado, Arizona, Washington and Oregon. In 2001, Schuler Homes was acquired by Texas-based D.B. Horton, Inc., for \$1.2 billion, creating the nation's second-largest home builder.

Schuler retired from active business in the early 2000s, but has remained a powerful force in philanthropy, donating millions to various worthy causes through the Schuler Family Foundation.

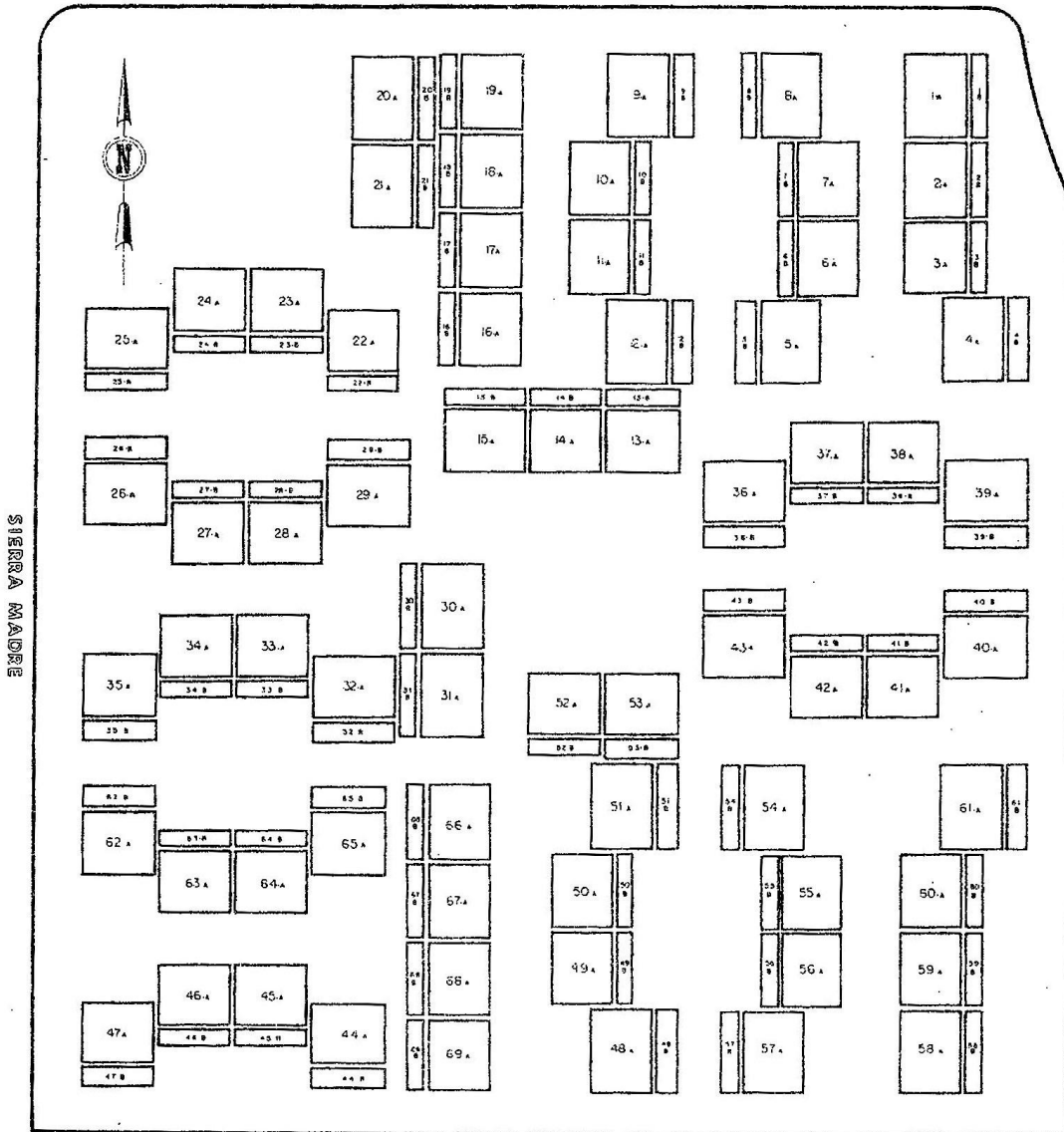
Villa Roma Architecture – Classic Garden Apartment Design

Schuler's first challenge in the planning and design of Villa Roma was to balance the developer's desire for maximum profitability with as much open space as possible, allowing each unit to be in a garden setting. After a careful study of the lot, Schuler calculated that he could create a compound of 69 residential units, which would be broken up into 19 separate structures, (plus a separate club house), ranging from 2-4 units each. The vast majority of these, 15, would be 4-unit structures, with three configured as duplexes and one as a triplex.

Schuler avoided the feel of uniformity by splitting the orientation of the structures roughly in half between those on north-south axes and those running east-west. On most of the 4-unit structures, Schuler staggered the end units to not only visually break up the monotony of the massing, but to add to the open feeling both inside and out. Schuler used the structures' asymmetrical placements and the staggered setbacks as an opportunity to create small courtyards, each with their own focal point, usually a mature olive tree or other large planting.

VILLA ROMA

AVENIDA GRANADA



A vintage plan of Villa Roma (minus the club house) showing how Schuler arranged the different structures/units. Note how the architect staggered some of the end units to create courtyards. (Courtesy Jesse McManus)

Schuler further sought to create privacy and a sheltering atmosphere by ensuring residence entrances faced inward and not onto the street. The only exception to this were the units on the northwest portion of the property, but even these were buffered by the extensive green space of the Temple Garden and the stunning mountain backdrop beyond.



A view of Villa Roma units arranged around a garden court.
(Author photo. December 2020)

Schuler carefully arranged for the complex's parking to be convenient yet discreetly hidden behind the units through a series of motor courts. In the very center of Villa Roma, Schuler created the "heart" of the complex with its swimming pool, spa and community building.

While the plan is ordered with everything solidly in either north-south or east-west axes, the overall feeling from within is that of a small village that developed in stages rather than a modern condominium complex. The asymmetrically placed structures, pathways, and the different courtyards, allows the Villa Roma to unfold a little at a time, enhancing its charm and highlighting the cleverness of its design.

In producing his plans for Villa Roma, Schuler created a classic garden apartment design of the type that had gained popularity across the country, and in Southern California in particular, in the years leading up to and following World War II. The philosophy behind such apartments had its origins in the 19th century "Garden City" movement, which sought to harmonize the relationship between indoor and outdoor spaces.

Schuler's design is a textbook of the style including most all of its character defining features such as:

- Three acres in size or greater
- Low-slung buildings, rarely exceeding two stories in height
- Elimination of common interior corridors
- Repetition of nearly identical building models throughout the plan
- Primary building entrances face common courtyards rather than the street
- Parking at the perimeter of the site plan
- Recreational amenities planned to help foster community
- Variety of landscape used to delineate outdoor "rooms"
- One or more large open spaces, or greens, located at the interior of the site plan, around which buildings are arranged

Villa Roma Architecture – Midcentury Modern with a Roman Accent

During the 1950s and 1960s, there was a notable fascination with Ancient Rome, its history, culture and architecture, particularly in the years immediately leading up to Villa Roma's construction. A number of factors influenced this interest beginning with American servicemen who fought in the Italian campaign during World War II and who saw the beauty of Italy and its Roman-era antiquities firsthand. There was also the resumption of archeological digs at Pompeii and Herculaneum, which continually sparked the collective imagination with each new discovery. And there were the 1960 Summer Olympic Games held in the Eternal City, the very first to be televised in North America. The broadcasts were a huge ratings success and only added to the appeal and interest in Rome and its incomparable history.

But the most important influence on the public's imagination for Ancient Rome came from Hollywood. During the 1950s and early 1960s, Hollywood produced a series of films and television programs that highlighted and romanticized the glory of Ancient Rome for an enthusiastic public in what were dubbed colloquially as "Sword and Sandal" epics. A sample includes *Quo Vadis* (1951); *The Robe* (1953); *Julius Caesar* (1953); *The Silver Chalice* (1954); *Ben-Hur* (1959); *The Last Days of Pompeii* (1959); *Spartacus* (1960); *Barabbas* (1961); *Cleopatra* (1963) and *The Fall of the Roman Empire* (1964); among numerous others. Ancient Rome was such a popular subject during the period it even got the comedy treatment with *A Funny Thing Happened on the Way to the Forum* (1966).



Mt. San Jacinto as seen from the Villa Roma Club House.
(Author photo. December 2020)

By the time of Villa Roma's planning, a romanticized image of all things Ancient Roman was firmly implanted in the public psyche, with its associations of glamour, glory, timeless architecture, and opulence. Therefore, it seemed a natural progression that this fascination would spill over into architecture and interior design. Throughout the country, examples of Roman-themed structures began to spring up in a variety of types from apartments, hotels, motels, theaters, restaurants, bars and health clubs. This trend even reached Palm Springs with at least two noteworthy pre-Villa Roma examples being the Morrill/Hearst Residence (James H. McNaughton. 1962) in Little Tuscany, and the Pompeii de Las Palmas apartments (1964), which today has been honored as Palm Springs Historic District #4.

Yet, there was almost no attempt to actually recreate authentic Roman building styles as had been the case with other period revivals. Rather, this was a "Hollywood" type of phenomenon with Roman-inspired elements such as columns and statuary attached superficially to otherwise contemporary designs. No better example of this could be found than Caesars Palace hotel and casino in Las Vegas, Nevada which began construction in 1962 and went on to become one of the most important and best-known casinos in the world.

In describing the style of Caesars, architectural historian and author Alan Hess stated "Caesars Palace needed only a sumptuous array of Classical statuary and a host of marble-white columns to establish its theme. The visitor's imagination, in league with well-placed publicity, filled in the opulence." Hess' description perfectly sums up the style not only of Caesars itself, but of other Hollywood Roman designs including Villa Roma.

In approaching his design for Villa Roma, Schuler used the same type of superficial embellishments as others were doing to create a suggestion in the viewer's mind of Rome and its positive associations. Nowhere is this more in evidence than in the showy and theatrical Temple Garden used to set the tone for the entire development with its pseudo-Roman temple bookended on the northeast and southwest portion by columned "ruins" with steps and marble benches.



Dominick Sfregola (R) shows off the Villa Roma's original Venus. October 1964.
(Courtesy Palm Springs Historical Society)

The eye-catching Temple of Venus is not only the architectural highlight of the garden, it is the most overtly impressive visual feature of the entire complex. While no serious attempt was made to authentically replicate any actual Roman precedents, Schuler's ersatz Temple of Venus is composed of readily identifiable Roman imagery including ionic columns, benches, decorative pool and fountains, and, of course, Venus herself. While the original statue was stolen in the 1970s and never recovered, vintage images show a thoroughly modern-looking goddess updated for 1960s standards, a midcentury modern Venus if there could be such a thing. The current replacement, a copy after the Canova Venus, makes a more traditional statement.



Today's Venus.
(Author photo. December 2020)

The expansive Temple Garden provided not only visual interest it also served as a functional part of the complex, giving residents their own park with a large grassy pad, cooling fountains and multiple benches from which to contemplate the beautiful mountain vistas.

Villa Roma Architecture – the Individual Units



**A typical Villa Roma unit showing original windows, double door, and light fixture. Note the variation in roof height, one of a number of ways Schuler minimized a box-like appearance.
(Author photo. December 2020)**

Schuler may have felt that the over-the-top iconography of the Temple Garden had well enough established the complex's Roman theme so he need not hammer the point home any further in the design of the individual units. In fact, Schuler barely references classical precedents in the exteriors of the units themselves other than a pair of ionic pilasters discreetly, if not somewhat self-consciously, bracketing the ends of each structure. If the pilasters were to be deleted from the equation, what remains is a well-planned, thoroughly modern midcentury residential design, which exhibits virtually all the hallmarks of Desert Modern architecture.

While Villa Roma's overall construction budget of \$1,050,000 made it the largest Palm Springs permit valuation of 1963, it left Schuler with a tight margin with which to work when broken down on a per-unit basis. Midcentury garden apartments, however, were by their very concept, intended to be produced using inexpensive materials, minimal ornamentation, and efficiency of design. It is how an architect or builder worked within these confines that determines the success or failure of its final design. Therefore, considering the limited parameters he had to work with, it is interesting to note how much Schuler was able to achieve in his design of Villa Roma.

Massing

Schuler began with the most basic of architectural forms, the cube, which comprised the shape of each of the individual units, whether they be of 2- or 3-bedroom configurations. As noted earlier, the architect arranged these cubes into 19 semi-detached structures of two, three, and four units each. And, as noted earlier, he broke up the monolithic massing of most of the 4-unit structures by staggering the end units either forward or back from the central two, which opened up space and gave more room for windows. This also created small courtyards when matching structures were mirrored with each other. Structures were divided almost evenly between those on a north-south axis and those on an east-west axis.



Typical Villa Roma court arrangement. Note rooflines and differences in entry roofs.
(Author Photo. December 2020)

Rooflines and Entries

Although the roofs were flat, Schuler variegated their heights and further broke up the appearance of a cube by creating recessed entryways for each unit. This achieved the effect of creating both a psychological as well as physical progression from the outside world into the privacy of the unit itself. On the inside, Schuler raised the height of the

entry to increase the feeling of spaciousness as one entered the unit and filled it with light through the use of large clerestory windows placed above the doorframe. Schuler sought to further individualize each structure in the design of the roof placed over the raised entryways. On some, he used a convex form, gracefully curving over the clerestory, or he placed a low peak over the entry. On still others, he chose a bold platform, curving outwards to form the base of the rooftop “pedestal.” With each style, Schuler made certain that the designs projected forward to create sun-shading eaves for the clerestory windows.



Villa Roma unit showing raised “platform” style of roof above entry. Note eaves, variegated roof heights, recessed entry, clerestory windows, carriage entry light and “Sprite” screen block wall, all typical original design features. Windows are vinyl-type replacements.
(Author Photo. April 2021)

Eaves

Eaves were added to both the front and rear of each unit as sun protection. At the rear, the eaves extend 5-feet to serve as roofs for the private patios, which were a feature of all Villa Roma units. Beyond the solid portions, Schuler added slatted sections to prevent the patios from becoming too dark.

Walls

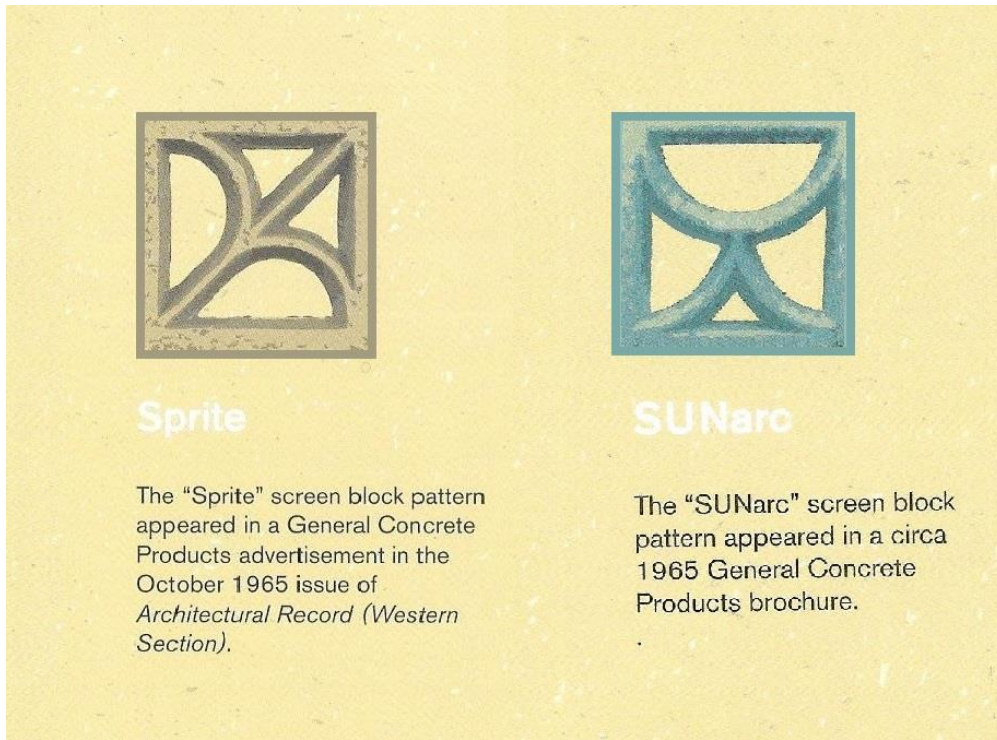
The Villa Roma's residential units were frame constructed and sheathed in plain stucco. Schuler added interest and variety by sheathing the side walls in textured slump stone blocks. Care was taken in that the vertical block lines were only lightly visible while the horizontal lines were more deeply scored. The same effect was used on the fireplace chimneys, all of which was intended to emphasize the horizontality of the design.



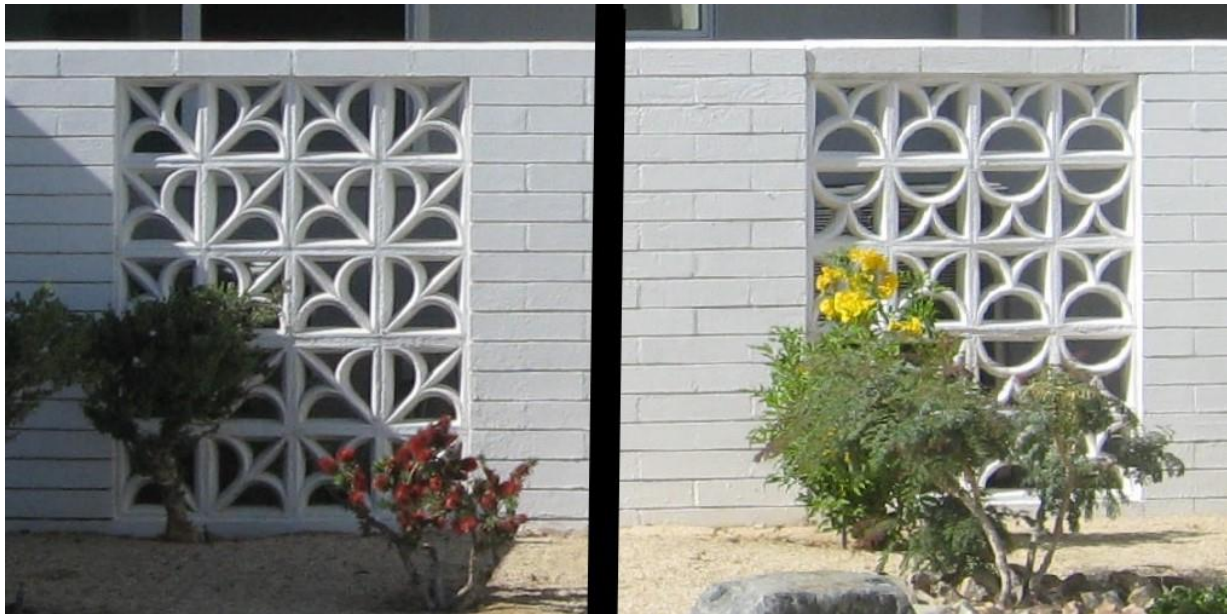
View demonstrating how Schuler used concrete block to achieve different visual effects.
(Author Photo. December 2020)

Concrete and Screen Block

Schuler used this same type of horizontally-scored block in the creation of low planting beds in front of the units as well as for the free-standing walls used to conceal the complex's individual air conditioning systems. Schuler brought an artistic touch to these otherwise utilitarian walls by piercing them in the center with screens of either "SUNarc" or "Sprite" pattern concrete blocks produced by General Concrete Products, Inc. As was the case on other elements, there were different iterations of the concrete walls and the block additions to ensure variety.



**The Sprite and SUNarc patterns as seen in the 2018 book *Concrete Screen Block: The Power of Pattern* by Ron and Barbara Marshall.
(Courtesy Palm Springs Preservation Foundation)**



**Examples of Sprite and SUNarc blocks in use at Villa Roma.
(Author photo. December 2020)**

However, this was only one of three different types of concrete walls employed by the architect at Villa Roma. He also used smooth-surfaced square block walls in certain areas, particularly for the carports and for some of the patios. Lastly, he used split-face blocks as patio walls and as perimeter walls around the edges of the property as well as anchors for the signage at the front of the complex.



Note the four types of blocks used by Schuler to inexpensively yet effectively give variety using the same base material.
(Author Photo. December 2020)

Doors and Windows

Schuler wanted the entry to each unit to set the tone for what was to come so he created a grand entrance with oversized wood-slab double paneled doors surmounted by clerestory windows and artistic roof covering. The recessed step-up entryways were paved in terrazzo and illuminated by one of several different decorative lamps that ranged from amber crackle-glazed globes to nickel-plated carriage lamps. On the rear patios, sliding glass “Glide” brand doors were utilized.

Windows were chosen with narrow aluminum frames to give as much of an uninterrupted view as possible. Schuler appears to have intentionally avoided giving the windows any special treatment that might draw attention to them, preferring the simple expanse of the glass panes to avoid distracting from the views.

Patios

Each Villa Roma unit had its own private patio, walled on the exterior by concrete blocks and shaded by eaves. Schuler chose simple circular metal poles to support the patio roofs. A gate was added in the outer walls to allow access to and from the adjacent carports. Originally, these gates were in the same style as the front doors, wooden core with paneled accents. Over time, most of these have been replaced by metal security gates. An original feature of each patio was its own built-in gas grill with permanent briquettes.



Example of a typical Villa Roma patio. Note gate accessing adjacent carport.
(Courtesy Jesse McManus)



Carports



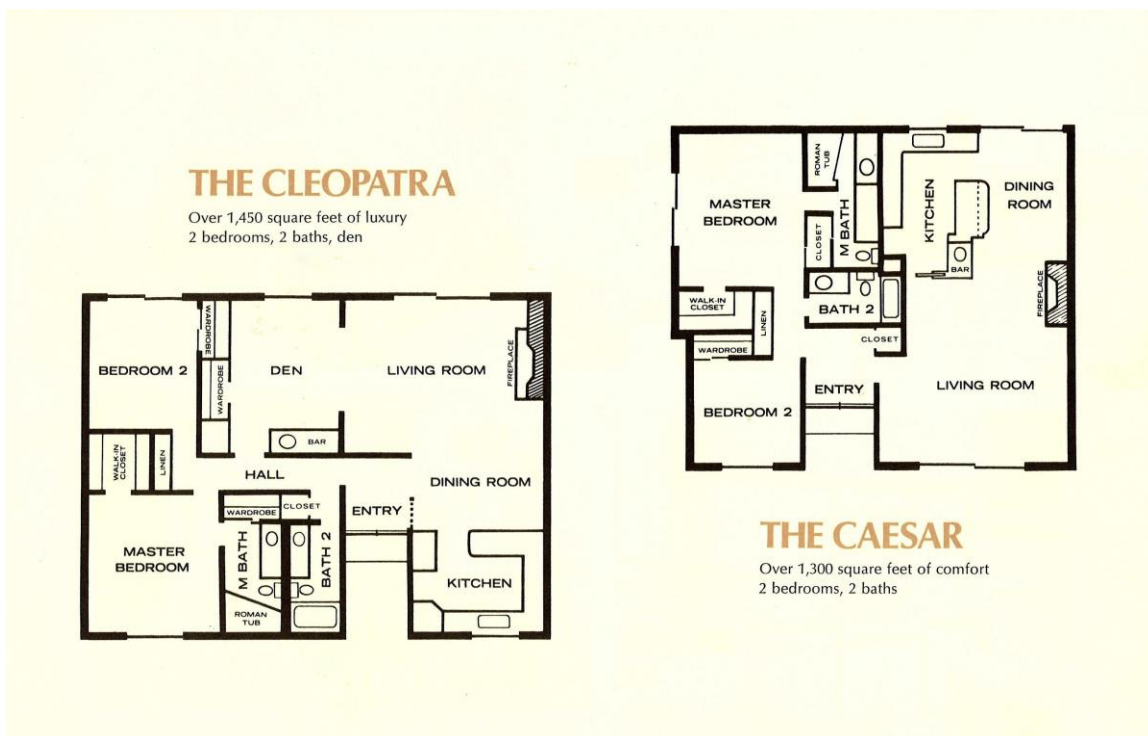
Example of a Villa Roma carport. Note treatment of patio walls and carport roof details. Pavers visible in lower-left were added in 2016, replacing original asphalt.
(Author Photo. December 2020)

Adhering to classic garden apartment design, Schuler arranged for parking at Villa Roma to be discreetly hidden away yet readily accessible to each unit. He achieved this by arranging parking to be accessed either through alleyways running behind the complex or five motor courts positioned at the rear of certain structural groupings. While the carports were purely utilitarian, Schuler nonetheless gave them careful treatment, tying them visually to the main structures by using the same style of circular pipe supporting pillars as he had with the patio roofs. Carport area walls were made of simple but attractive smooth concrete block squares, which made a pleasing contrast against the rougher look of the slump stone patio wall blocks. While the carport motor courts all had ready pedestrian access to and from the main complex, Schuler screened them from view with concrete block walls. It should be noted that none of the carports at Villa Roma have been converted to garages, which is a rarity in complexes of similar vintage.

Interior Design



**Views showing some of Villa Roma's original 1964
interior decoration by W & J Sloane.
(Courtesy Jesse McManus)**



Floor plans of Villa Roma showing the two types of available units – the “Caesar” and the “Cleopatra.”
(Courtesy Jesse McManus)

For Villa Roma, Schuler created two types of residential units from which buyers could choose. These were whimsically dubbed “Caesar” and “Cleopatra” units, no doubt a very timely reference to the recent Elizabeth Taylor/Richard Burton mega-production still in the news and still playing in some outlying theaters. The majority of Villa Roma’s units were Caesars with two bedrooms and two baths. Per the Riverside County Assessor, there were 39 Caesar units with 1,379 sq. ft. of space, and a further two that comprised 1,339 sq. ft. The 28 Cleopatra units were larger, with two bedrooms and two baths, but also had the addition of a convertible den space that could be used as a third bedroom. The Cleopatra units were 1,542 sq. ft.

From a structural standpoint, Schuler provided a double wall between the units to aid in soundproofing. But beyond the technical, the units were fitted out with all the latest features the discriminating 1960s desert dweller could ask for. Not only was each unit provided with its own wood-burning fireplace, they were all dramatically faced in imported marble slabs running from hearth to ceiling. And in a nod to the Roman theme, each master bath was fitted out with a sunken tiled “Roman tub.” The kitchens were equipped with the latest G.E. appliances with black walnut cabinets and Formica counter tops.

Community Features

To the 19 residential units of Villa Roma, Schuler added a 20th – a community club house, which was appropriately built at the center of the complex and facing the enormous pool, which had been built and designed by Tahitian Pools of Santa Ana at a cost of \$12,000. Also included was a Swirlpool[®] spa tub just west of the main pool.



Club House colonnade with its Caesar-Meets-Wexler look.
(Author Photo. December 2020)

Schuler's design of the community building was intended to be complementary yet distinctive from the residential structures. And distinctive it was. Perhaps nowhere else in the world could be found the singularly-unique community building colonnade, which combined a midcentury modern folded plate roof with classic ionic columns, a bizarre juxtaposition of styles that somehow works in the context of the overall development.

Advertisements from the 1960s also state that Villa Roma's amenities included a putting green and shuffleboard court. The precise location of these lost features has not been determined.



Aerial of pool showing its unique mid-century shape.
(Courtesy Jesse McManus)



Overview of pool and Swirlpool tub.
(Courtesy Jesse McManus)

Landscape Architecture and Design

As noted elsewhere, Villa Roma was created in a classic garden apartment design with multiple structures placed across landscaped grounds. As with the buildings themselves, the landscape design appears to have been carefully considered and laid out to provide the maximum appeal for Villa Roma residents. The expansive Temple Garden, which takes up the northwestern portion of the development, may provide the most overt visual cues to the complex's Roman theme, but it is continued elsewhere, albeit more subtly in the placement of statuary, benches and a series of decorative planters, some of which are emblazoned in Roman motifs and a large "VR." Early promotional brochures touted that the statuary and other architectural elements had been "culled from the distant corners of the earth." While those distant corners may have actually been somewhere in Orange County, the romantic illusion they provided was all that was necessary to establish the desired feeling. Today, there are numerous vintage benches and planters on the Villa Roma grounds.



Villa Roma's landscaping reflects a blend of original and later plantings.
(Author Photo. December 2020)

The landscape itself added to the effect with the placement of mature olive trees, hedges, Italian cypresses, palm trees and other Mediterranean-type plantings, at various points throughout the property. The cypress trees have not survived but the olive and palm trees have. As for the original grass lawns surrounding Villa Roma, the current program has been to swap out the water-intensive grass for more desert appropriate plantings. This is a process that is ongoing. However, certain sections will retain the original grass lawn.

Post Construction

Although Villa Roma was originally announced as a condominium project, it initially opened as apartments, offering leases to Palm Springs' "finest homes at the desert's most exclusive address." The leasing terms were intended to be attractive to both seasonal and full-time residents who were looking for "luxurious carefree" living that was "secluded" yet "close to everything." Renters could also choose to have their units furnished or unfurnished and "with or without complete services." Rental rates started at \$400 a month and up for what was declared to be "PALM SPRINGS' GREATEST VALUE!!!"

Available
For The
First Time!

The most prestigious address
in Palm Springs
(Two blocks from Canyon Country Club)

Villa Roma GARDEN
CONDOMINIUMS

Fee Land - You Receive Deed and Title
6 1/4% Financing / 25-Year Loans
from **\$29,950**

Sales Representative: Gordon S. Brown
Phones: Los Angeles (213) 655-5130
Palm Springs (714) 327-3586

South Palm Canyon Dr. Palm Springs >
Sierra Madre AVENIDA GRANADA
VILLA ROMA N

South Palm Canyon Dr. to Avenida Granada
(near Canyon Country Club). Left on Ave-
nida Granada to Sierra Madre and models.

One of the many advertisements used to market Villa Roma in the Desert Sun during the 1960s.
(Desert Sun via newspapers.com)

Villa Roma's media blitz included advertisements and press releases to Southern California newspapers, magazine and television outlets. Naturally, the hometown Desert Sun was the most engaged, printing alluring photos, both exterior and interior of the complex, and gushing that it was a "Roman Holiday Everyday" at Villa Roma. Special attention was given to descriptions of the interiors, which had been decorated by the venerable firm of W & J Sloane, along with the ultra-modern kitchen facilities, wet bars, Italian marble fireplaces, Roman master baths, built-in patio barbeques, and, of course, the unique architectural and landscape design. "Our lovely garden condominiums ringed by rich Romanesque landscaping," stated Villa Roma's marketing

director Gordon Brown, “reflects the decision of many people – not only in Southern California – but from various parts of the United States, to make this architectural landmark their permanent home.”

While the initial advertisements were pushing it as a rental property, just a few months later, in April 1965, there began appearing new ads describing Villa Roma as condominiums with prices starting at \$32,500. Yet, simultaneously, ads continued running for rentals. This may have been the developer’s strategy all along, to start with rentals and gradually phase them out as units were sold. By the end of 1966, all lease ads had ended and Villa Roma was now being marketed exclusively as condos for \$29,500 and up. Ads were clear to emphasize that Villa Roma was on fee-simple land and not part of any Indian leasehold.



Two elegantly dressed ladies pose by the Villa Roma pool. 1966.
(Courtesy Palm Springs Historical Society)

Villa Roma was marketed during this time as part of the “Villa Series” of three condominium projects. The others were the Villa Riviera at East Ramon Road and Sunrise Way and the Garden Villa (Sandcliff Garden Homes) at 1800 Barona Road. The three properties do not appear to have any connection from an architectural or developer standpoint other than the shared “Villa” names. Villa Roma was marketed throughout the late 1960s as part of this series.

Villa Roma’s mass marketing appears to have worked with the Desert Sun reporting the complex was enjoying a “sales boom” in early 1967. The newspaper also reported the complex’s occupants hailed from such diverse spots as “Canada, Wisconsin, Michigan, Illinois, Utah, Missouri, Holland, Ohio and all parts of California.” Swank social events at Villa Roma began appearing in the local society columns including one 1967 “almost” attended by Joan Crawford. Unfortunately, she had to pull out to fly to New York and film an episode of *The Man From U.N.C.L.E.*

Over the ensuing decades, Villa Roma has remained remarkably intact, both in its physical attributes and in the community spirit of its residents who consider themselves all to be, in the words of one longtime resident, “part of the Villa Roma family.” From the very beginning, the Villa Roma club house has been the site of regular gatherings for holidays, birthdays, family reunions, anniversaries, and community meetings. Villa Roma has had a high ratio of longtime residents. One such resident, Tracy Tracton, has been at the complex since the 1960s. “It’s still just the same,” she states, “You can’t find this atmosphere anywhere else. It’s truly a special place.”



Villa Roma residents enjoy a party at the Temple of Venus. 2017.
(Courtesy Dan Ary)

A tangible example of the spirit of Villa Roma among its residents was the restoration of “Venus” in the Temple Garden. Once the signature of the complex, the original Venus statue was stolen during the 1970s and not recovered. In 2013, the Villa Roma HOA, with the help of a grant from the Palm Springs Preservation Foundation, was able to purchase a new Venus and place her in the temple structure where her lost predecessor once stood. The unveiling was attended by more than 100 people, both Villa Roma residents as well as guests of PSPF’s Leisure Life Weekend event of which Villa Roma was a featured property.



A modest Venus awaits her elevation to stardom at Villa Roma. 2013.
(Courtesy Palm Springs Preservation Foundation)

Even more recently, in 2021, Villa Roma residents again banded together to restore another statue, this one by the pool, which had been vandalized. Through the efforts of the HOA, the statue, an original 1964 feature of Villa Roma, has been restored to its original condition.

Changes and Alterations at Villa Roma

After nearly 60 years of continual use, Villa Roma has managed to maintain a remarkably high degree of integrity, appearing much as it has when it first opened in 1964. Inevitably, some alterations have occurred, mostly in the windows, which have been swapped out by later homeowners for more energy efficient designs. New windows have been placed within the dimensions of the original window openings, be they aluminum-framed, fiberglass or vinyl type, the three types of replacement windows allowed by Villa Roma’s architectural guidelines.

The most notable outlier has been the addition of a panel of glass block windows on the facades of six of the 69 units. While largely hidden behind the concrete block walls in front of the units or on the back patios, these windows do not appear to be an original feature, and are of more recent vintage.

There also appear to have been some changes to the entryway lamps on some of the units. While it has not been possible to verify with complete certainty, it appears there were at least three lamp styles used to give added variety to the various units by James K. Schuler in 1964. One verifiable type is an amber-glass globe type, while another appears to be brushed nickel.

As earlier noted, certain changes are underway with the overall landscaping scheme to allow for more sustainable plantings. Certain sections of the original grass, however, will remain. Based on comparisons with period photographs, the main landscaping features of olive, palm trees and hedges remain. Cypress trees, however, have not survived.

Permit History

A full accounting of permits related to Villa Roma was not conducted owing to the extensive nature of the various permits generated over the course of six decades. However, the Palm Springs Department of Building & Safety was able to pull permits related to the complex’s initial construction and a few of a later date:

Permit #	Date	Description
B-6281	11/21/1963	Overall complex construction/69 units
B-6379	12/21/1963	Grade/level site
B-3895	01/03/1964	Plumbing
A-66	01/09/1964	Electrical
A-4113	01/17/1964	Sewer
A-4151	01/31/1964	Sewer
A-123	02/14/1964	Electrical
B-6726	04/06/1964	Carports
B-6845	05/08/1964	Swimming pool/Spa
A-1071	03/02/1965	Electrical
A-7783	05/28/1975	Electrical
B-0884	08/03/1979	Re-roofing
B-22044	12/02/1991	Re-roofing
B-22084	01/10/1992	Re-roofing

Character Defining Features of Villa Roma

Villa Roma is an exceptional example of midcentury modern design and a very rare example of modern design integrated with classical elements.

Contributing Elements

- Classic midcentury modern design emphasizing horizontal massing, flat rooflines, overhanging eaves, minimal exterior detailing, cost-efficient construction materials including concrete blocks (e.g., split-face block, slump stone, and screen block), aluminum, and glass.
- 19 residential unit structures composed of combinations of 2-, 3-, and 4-unit versions.
- Original Roman-themed architectural elements, most notably a Temple of Venus (at East Avenida Granada and South Sierra Madre), ringed by ionic columns and surmounted by a circular roof pierced by a large oculus, and fronted by a semi-circular reflecting pool with fountains (excluding the 2013 replacement Venus at the Temple of Venus).
- Temple “ruins” with ionic columns located at the northeast and southwest portion of the Temple of Venus lawn area.
- Original statuary (at swimming pool and in front of 447 Avenida Granada. It is recommended the statuary be considered Contributing Elements under the category of "objects."
- Original benches. Over time, a few bench seats (i.e., tops) appear to have been replaced with a simpler design. It is recommended the benches be considered Contributing Elements under the category of "objects."
- Original planters which came in two designs (i.e., "VR" and chariot). It is recommended the planters be considered Contributing Elements under the category of "objects."
- Original neighborhood monument signs at South Sierra Madre Drive and Avenida Granada. (Concrete block base and metal surround are original. Plastic signage appears to be a later vintage.)
- Club house and club house colonnade with singularly-unique folded-plate roof supported by ionic columns.
- Original 1964 swimming pool and adjacent “Swirlpool” spa.
- Extensive garden spaces and pathways including original landscape features of mature olive and palm trees, original hedging
- Original carports
- Unique elevated rooflines above recessed entries, double paneled slab doors, and clerestory windows

Non-Contributing Elements

- Pool fencing, which has been required by law for safety purposes.
- Recent desert landscaping
- Glass block windows on six of the 69 units
- Steel security doors placed in front of entry doors on some of the units
- Non-original entry light fixtures (We are unable to determine exactly which types are original and which are replacements due to lack of historic documentation.)

Lost Elements

- Shuffleboard court
- Putting green

While overall the Villa Roma complex is largely intact, an “Historic Preservation Plan” is provided at Appendix V to help guide future improvements to the Villa Roma Historic District and to expedite Certificates of Appropriateness.

HISTORIC CONTEXT

To qualify as a Palm Springs Historic District, the contributing structures must be significant; that is, they must represent a significant part of the history, architecture, or archeology of an area and they must have the characteristics that make them a good representative of properties associated with that aspect of the past. The significance of an historic district can be properly understood when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific district is understood and its meaning (and ultimately its significance) within history is made clear. In order to decide whether a district’s contributing properties are significant within their historic context, it must be determined which facet of history the district represents; the significance of that facet of history; whether the subject district has relevance in illustrating the historic context; how the district illustrates that history; and an analysis of the physical features the contributing properties in the district possess to determine if they convey the aspect or history with which they are associated. If the subject district represents an important aspect of the area’s history (under any of the seven criteria recognized by the Municipal Code) and possesses the requisite quality of integrity, then it qualifies as a historic district.

BACKGROUND / HISTORIC CONTEXT

The relatively short history of Palm Springs can be organized into three more or less distinct periods that include Prehistory, the Settlement Period, and the Modern Period. It is within the context of the last period that Villa Roma will be evaluated.

The Modern Period (1925-1960s): This period can be considered to have begun with the construction of the area’s first “modern” structure, Rudolph Schindler’s Paul and Betty Popenoe Cabin in 1922. During the post-WWII era, Palm Springs’ economy prospered through tourism. Hollywood celebrities discovered the desert oasis and patronized its hotels, inns, nightclubs and restaurants; celebrity-seeking tourists soon followed, transforming Palm Springs from a sleepy village into an increasingly cosmopolitan environment. In the 1960s-1970s, multi-family residential development played an important role in transforming Palm Springs from a resort

town to a residential community. By the late 1960s the vacation home trend was in full swing. By 1967, Palm Springs was growing from a population of 20,000 in the off-season to 50,000 during the winter tourist season. The City of Palm Springs was the first in the state and one of the first resort communities in the nation to legalize condominiums as a new form of vacation housing. The popularity of the condominium in Palm Springs hinged on an aging population of empty nesters and retirees who liberated themselves from single-family residences in the suburbs. They vacationed or took up residency in condos where upkeep and maintenance were low and amenities were built-in. Amenities included tennis courts, pools, and/or country club membership. The rise in popularity of timeshare arrangements (where a property could be shared across a consortium of “owners” lowering costs even more) contributed to the growth of condominiums in Palm Springs.

EVALUATION:

ARCHITECTURE (Criteria 3 – 6)

Criterion 3: (That reflects or exemplifies a particular period of the national, state or local history)

The buildings of the Villa Roma historic district represent a specific building-type and exhibit stylistic markers which place them directly in the historic context of Palm Springs’ Modern Period. One of the city’s better-known condominium complexes, by virtue of its highly visible location and the unique Roman elements of its design, Villa Roma is a prime and largely intact example of a particular building-type and the significant modernist architecture for which Palm Springs is widely known. As such, the contributing properties in the district may be viewed as an important component of the historic trends that have come to define Palm Springs’ image as a vacation resort destination and the center of important midcentury architecture, i.e., an historic trend that exemplifies a particular period of the national, state or local history. **The contributing properties within Villa Roma qualify for listing as a Historic District on the local registry under Criterion 3.**

Criterion 4: (That embodies the distinctive characteristics of a type, period or method of construction)

"Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. To be eligible under this Criterion, a property must clearly illustrate, through "distinctive characteristics" a pattern of features common to a particular class of resources. "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible under this criterion, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The contributing properties in the district are eligible under this criterion as they represent a fine example of a particular building-type (specifically, the “garden apartment” type of multi-family dwelling, particularly as a condominium) that established itself in the resort community of Palm Springs from the start of the 1960s onwards. Villa Roma’s buildings also qualify under the theme of Modern architecture because they possess distinctive characteristics that make up the many qualities of the style, such as overall horizontality, expression of structure (i.e., post-and-beam construction), expansive amounts of glass, use of inexpensive, machine-produced materials (i.e., concrete block), etc. The contributing properties in the district are eligible because, in total,

they represent an important example of building practices in Palm Springs from 1920-1965 and at “midcentury.” **The contributing properties at Villa Roma qualify as a Historic District on the local registry under Criterion 4.**

Criterion 5: (That (a): represents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or (b): that possesses high artistic value)

5a: Work of a Master:

Although his work in Palm Springs was limited, James K. Schuler has left an impressive legacy of design excellence that ranges from midcentury modern apartments/condominiums in Orange County, California, to thousands of homes and multi-family dwellings across the state of Hawaii and on the U.S. Mainland that spans from the 1960s-2000s.

5b: Properties possessing high artistic values: High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. As an example of the maturing modernist movement, Villa Roma expresses those modernist ideals to a level of excellence and confidence that, in total, could easily be considered an aesthetic ideal. **For its high artistic values, Villa Roma qualifies for listing as a Historic District on the local registry under Criterion 5.**

7. Integrity Analysis (using U.S. Secretary of Interior Standards)

INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the local registry, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. The definition of integrity includes seven aspects or qualities. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

LOCATION

Location is the place where an historic property was constructed or the place where an historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. ***Villa Roma remains in its original location and therefore fully meets this criterion.***

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning

of a property and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing. ***The essential characteristics of form, plan, space, structure, and style have survived largely intact at Villa Roma. Similarly, the structural system; massing; arrangement of spaces; pattern of fenestration; and the type, amount, and style of detailing, have largely survived intact. While the majority of the original aluminum-framed windows have been replaced, their replacements have been fitted into the parameters of the original openings. The vinyl replacement types, which make up approximately 40% of the windows, have a wider trim than the originals, but this may be detachable. Additionally, certain of the original entry light fixtures have been replaced and unsympathetic glass block windows were added to six of the 69 units. Fortunately, all of these conditions are reversible and the historic designation will curtail future unsympathetic changes. Additionally, the Historic Preservation Plan (provided at Appendix V) creates a framework to eventually reverse the few current integrity issues.***

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. ***The setting of Villa Roma continues to reflect the master architect's original design relationship of site and structure. The most important original elements of Villa Roma are intact and in place as originally designed.***

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of particular types of materials and technologies. ***Villa Roma exhibits a high level of design in part due to the choice of materials and a sophisticated effect is accomplished by the cohesive and striking combination of those materials.***

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of

both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. ***The workmanship evident at Villa Roma represents a high level of design expression. Villa Roma also exhibits high construction standards that can be expected to be associated with an “upscale” apartment/condominium complex. Therefore, the property continues to express a high degree of contemporary period workmanship.***

FEELING

Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property’s historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. ***When constructed, Villa Roma catered to an aspiring middle class of both seasonal and full-time desert residents who were looking for both comfortable amenities, but also with a certain flair of sophistication, glamour and escapism. The theatricality of Villa Roma’s unique Roman-themed design appealed to those seeking this type of home. Today, that same feeling is still expressed in the design of the complex. Accordingly, Villa Roma retains the same integrity of feeling as it did when first built in 1964.***

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. For example, a Revolutionary War battlefield whose natural and man-made elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register. ***Villa Roma is an important example of the type of multi-family dwelling complex that became an important part of the development of Palm Springs during the 1960s and 1970s. Further, its singularly unique Roman-themed style visibly reflect the same type of associations it was intended to convey in the 1960s. Accordingly, Villa Roma continues its association with a pattern of events that have made a meaningful contribution to the community.***

INTEGRITY SUMMARY

Villa Roma appears to be in excellent condition partially due to the use of construction materials suitable for the harsh desert environment. This integrity analysis confirms that the buildings and site of Villa Roma still possess all seven aspects of integrity. The buildings of Villa Roma have undergone very few changes since construction and while some secondary recreational amenities have been lost (i.e., shuffleboard courts and putting green), all of the character-defining features survive as originally designed. The buildings and site retain a high degree of integrity sufficient to qualify them for designation as an historic district. Included in this nomination is a “Historic Preservation Plan” at Appendix V. The plan is intended to serve as a road map for the Villa Roma HOA to further improve the integrity of the complex.

Bibliography

Attached is a list of books, articles, and other sources cited or used in preparing this application and other documentation that may be relevant.

Books

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- Cygelman, Adele. *Palm Springs Modern: Houses in the California Desert*.
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- Harris, Cyril M., ed. *Illustrated Dictionary of Historic Architecture*.
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- Marshall, Ron & Barbara. *Concrete Screen Block: The Power of Pattern*.
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- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York, NY; Alfred A. Knopf. 1998.
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- Rosenow, Erik. *The Architecture of Desert Leisure*.
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- Ward-Perkins, John. *Roman Architecture*.
New York, NY; Rizzoli Publications, Inc., 1988.

Magazines

Palm Springs Life

Newspapers

Various issues of:

Desert Sun
Honolulu Advertiser
Honolulu Star-Bulletin
Long Beach Press-Telegram
Los Angeles Herald-Examiner

Los Angeles Times
Tustin News

Internet Resources

Accessingthepast.org
Ancestry.com
Findagrave.com
Imdb.com (Internet Movie Database)
Newspapers.com
Pspreservationfoundation.org
Realtor.com
Usmodernist.org
Moderndesign.org

Interviews

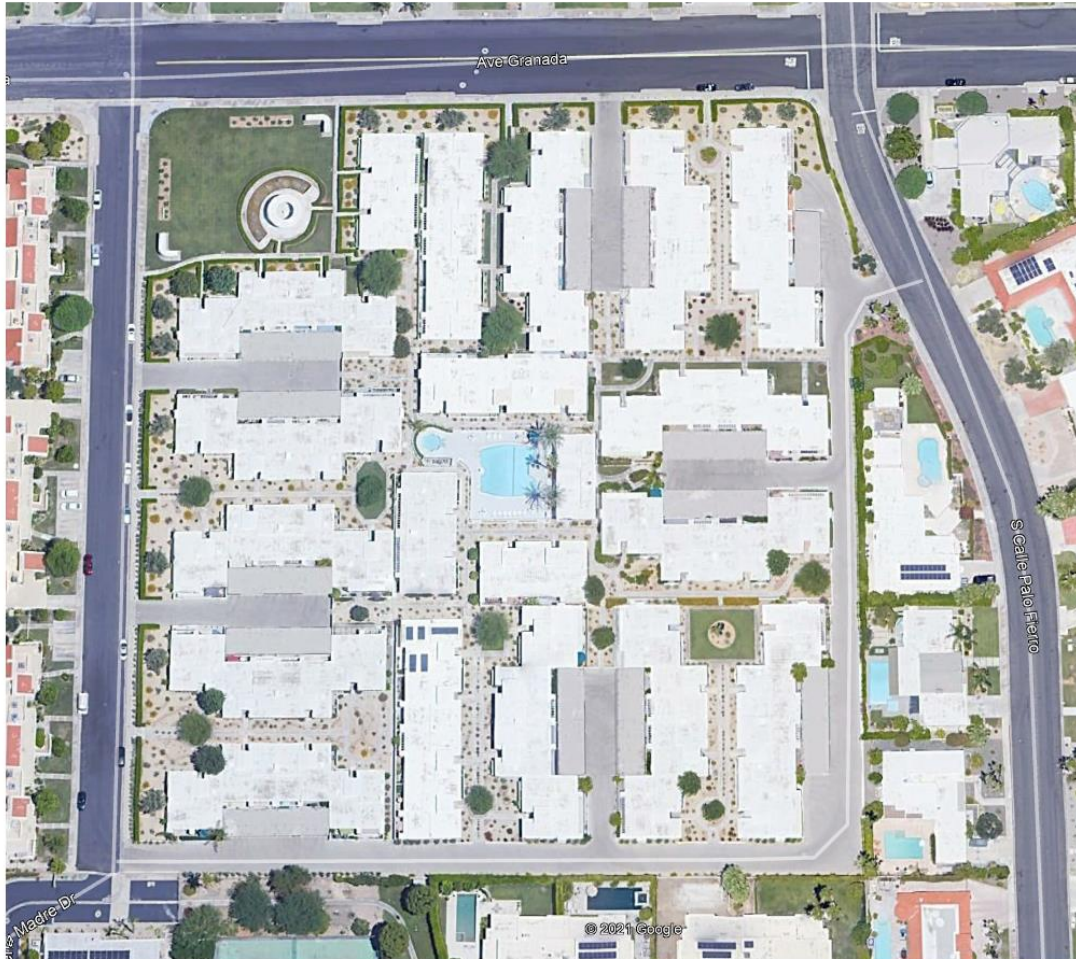
Tracy Tracton
Dan Ary
Jesse McManus

Other Sources Consulted

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City of Palm Springs (Planning and Building Departments)
Harlan, James R. *Pompeii de Las Palmas Nomination Application for Palm Springs Historic District*, Palm Springs, CA; Palm Springs Preservation Foundation, 2015.
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Riche, Melissa. *Sandcliff Garden Apartment Homes Nomination Application for Palm Springs Historic District*, Palm Springs, CA; Palm Springs Preservation Foundation, March 2015.
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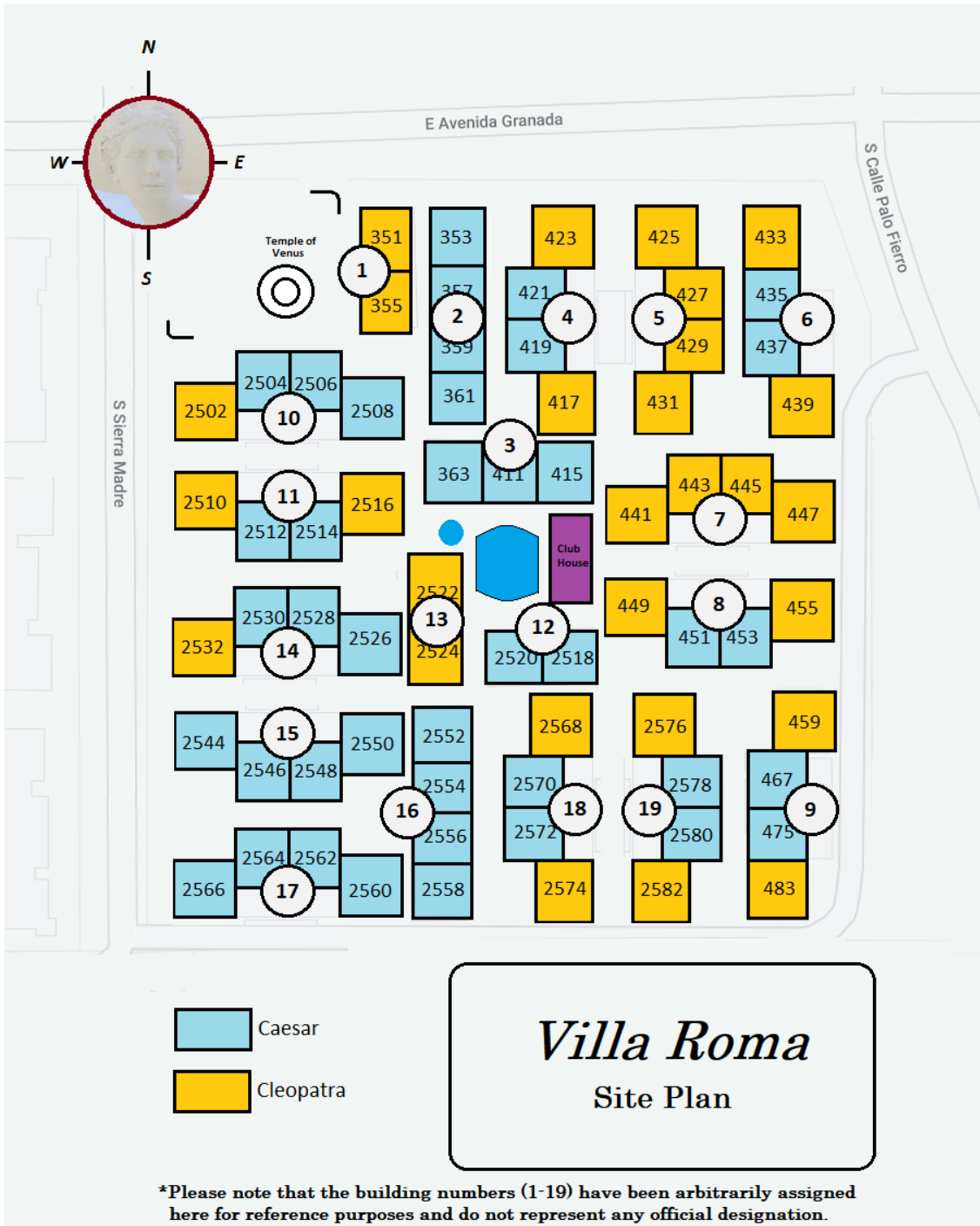
APPENDIX II

Villa Roma Google Earth View



APPENDIX III

Villa Roma Site Plan



APPENDIX IV

Villa Roma Units/APNs

(All addresses are within Palm Springs, CA 92264) (Building numbers are assigned for reference purposes only)
Includes field survey on status of front doors, entry lights and windows. "O" indicates original; "R" for replacement; and "UC" for unclear. Certain doors could not be verified as they are covered by metal security doors.

EAST AVENIDA GRANADA								
Building #1								
Unit #	APN#	Sq. Ft	Bedrooms	Bathrooms	Style	Door	Entry Light	Windows
351	512-120-001	1,542	2+	2	Cleopatra	O	UC	R
355	512-120-002	1,542	2+	2	Cleopatra	O	R	R
Building #2								
353	512-120-003	1,379	2	2	Caesar	O	UC	O
357	512-120-004	1,379	2	2	Caesar	O	O	R
359	512-120-005	1,379	2	2	Caesar	O	O	O
361	512-120-006	1,379	2	2	Caesar	O	O	O
Building #3								
363	512-120-027	1,379	2	2	Caesar	O	O	O
411	512-120-028	1,379	2	2	Caesar	SECURITY DOOR	UC	O
415	512-120-029	1,379	2	2	Caesar	O	R	R
Building #4								
417	512-120-010	1,542	2+	2	Cleopatra	SECURITY DOOR	O	O
419	512-120-009	1,379	2	2	Caesar	O	R	R
421	512-120-008	1,379	2	2	Caesar	O	UC	R
423	512-120-007	1,542	2+	2	Cleopatra	O	UC	R
Building #5								
425	512-120-011	1,542	2+	2	Cleopatra	O	R	O
427	512-120-012	1,542	2+	2	Cleopatra	O	O	R
429	512-120-013	1,542	2+	2	Cleopatra	O	O	R
431	512-120-014	1,542	2+	2	Cleopatra	O	UC	R
Building #6								
433	512-120-015	1,542	2+	2	Cleopatra	SECURITY DOOR	O	O
435	512-120-016	1,379	2	2	Caesar	SECURITY DOOR	O	R
437	512-120-017	1,379	2	2	Caesar	SECURITY DOOR	O	O
439	512-120-018	1,542	2+	2	Cleopatra	O	O	R

Building #7								
441	512-120-030	1,542	2+	2	Cleopatra	SECURITY DOOR	O	R
443	512-120-071	1,542	2+	2	Cleopatra	O	R	R
445	512-120-072	1,542	2+	2	Cleopatra	O	UC	R
447	512-120-033	1,542	2+	2	Cleopatra	O	O	O
Building #8								
449	512-120-042	1,542	2+	2	Cleopatra	O	R	R
451	512-120-043	1,379	2	2	Caesar	O	R	R
453	512-120-044	1,379	2	2	Caesar	SECURITY DOOR	O	R
455	512-120-045	1,542	2+	2	Cleopatra	O	UC	R
Building #9								
459	512-120-066	1,542	2+	2	Cleopatra	SECURITY DOOR	O	O
467	512-120-067	1,379	2	2	Caesar	SECURITY DOOR	R	R
475	512-120-068	1,379	2	2	Caesar	O	O	R
483	512-120-069	1,542	2+	2	Cleopatra	O	O	O
SOUTH SIERRA MADRE DRIVE								
Building #10								
Unit #	APN#	Sq. Ft	Bedrooms	Bathrooms	Style	Door	Entry Light	Windows
2502	512-120-019	1,542	2+	2	Cleopatra	O	O	R
2504	512-120-020	1,379	2	2	Caesar	SECURITY DOOR	O	O
2506	512-120-021	1,379	2	2	Caesar	O	R	O
2508	512-120-022	1,379	2	2	Caesar	SECURITY DOOR	R	O
Building #11								
2510	512-120-023	1,542	2+	2	Cleopatra	O	O	R
2512	512-120-024	1,339	2	2	Caesar	O	O	O
2514	512-120-025	1,379	2	2	Caesar	SECURITY DOOR	O	R
2516	512-120-026	1,542	2+	2	Cleopatra	SECURITY DOOR	UC	R
Building #12								
2518	512-120-041	1,379	2	2	Caesar	O	O	R
2520	512-120-040	1,379	2	2	Caesar	SECURITY DOOR	O	O

Building #13								
2522	512-120-038	1,542	2+	2	Cleopatra	O	UC	R
2524	512-120-039	1,542	2+	2	Cleopatra	SECURITY DOOR	O	R
Building #14								
2526	512-120-037	1,379	2	2	Caesar	SECURITY DOOR	R	R
2528	512-120-036	1,379	2	2	Caesar	SECURITY DOOR	O	R
2530	512-120-035	1,339	2	2	Caesar	O	R	O
2532	512-120-034	1,542	2+	2	Cleopatra	O	R	R
Building #15								
2544	512-120-046	1,379	2	2	Caesar	O	O	O
2546	512-120-047	1,379	2	2	Caesar	O	O	O
2548	512-120-048	1,379	2	2	Caesar	O	O	O
2550	512-120-049	1,379	2	2	Caesar	O	O	R
Building #16								
2552	512-120-054	1,379	2	2	Caesar	O	O	O
2554	512-120-055	1,379	2	2	Caesar	O	UC	R
2556	512-120-056	1,379	2	2	Caesar	O	O	O
2558	512-120-057	1,379	2	2	Caesar	O	O	R
Building #17								
2560	512-120-053	1,379	2	2	Caesar	O	O	O
2562	512-120-052	1,379	2	2	Caesar	O	R	R
2564	512-120-051	1,379	2	2	Caesar	O	R	O
2566	512-120-050	1,379	2	2	Caesar	O	O	O
Building #18								
2568	512-120-058	1,542	2+	2	Cleopatra	O	O	R
2570	512-120-059	1,379	2	2	Caesar	O	UC	R
2572	512-120-060	1,379	2	2	Caesar	O	O	O
2574	512-120-061	1,542	2+	2	Cleopatra	SECURITY DOOR	R	R
Building #19								
2576	512-120-062	1,542	2+	2	Cleopatra	O	UC	R
2578	512-120-063	1,379	2	2	Caesar	O	O	R
2580	512-120-064	1,379	2	2	Caesar	SECURITY DOOR	R	R
2582	512-120-065	1,542	2+	2	Cleopatra	O	R	R

APPENDIX V

Villa Roma Historic Preservation Plan

The following historic preservation plan is intended to help guide future improvements to Villa Roma and to expedite Certificates of Appropriateness. To that end, these specific improvements at Villa Roma are recommended and should be coordinated with the city's Historic Preservation Officer:

1. Selection of a single style of replacement window to closely replicate original framing. (Note: Currently, the HOA allows for three types of replacement windows – aluminum, vinyl and fiberglass.)
2. Unoriginal glass block windows should be addressed with a separate remediation strategy.
3. Set standards for entry light types with recommendations to replace unsympathetic designs.
4. Selection of a single standard style for replacement rear patio gates.
5. Selection of a single design of replacement entryway flatwork where original terrazzo has been replaced.
6. Selection of a single design of replacement front door hardware.

APPENDIX VI

Various Views/Architectural Elements



Above: Unit with original door, vinyl replacement windows, and added glass block. Note custom Villa Roma planter. Below: Small courtyard.
(Author photos. December 2020)





Above: Unit with steel replacement windows. Below: Original olive trees along Sierra Madre.
(Author photos. December 2020)





**Above: Unit with original windows, doors and light fixture. Below: Unit with security door, replacement windows and light fixture.
(Author photos. December 2020)**



APPENDIX VII

Grant Deed

Grant Deed documenting developer Dominick Sfragola's acquisition of the Villa Roma property. Note that one of the grantors was Frank Bogert, a major figure in the history of Palm Springs.

5.

RECORDING REQUESTED BY
Security Title Insurance Company

AND WHEN RECORDED MAIL TO
Dominick Sfragola
1902 North Main Street
Santa Ana, California

101344
NAME
STREET ADDRESS
CITY & STATE

RECEIVED FOR RECORD
SEP 26 1963
AT 9:45 O'CLOCK A.M.
AT REQUEST OF
SECURITY TITLE INSURANCE CO.
Recorded in Official Records

BOOK 3495 PAGE 553
3495 553
Et. Sec. Records of Riverside County, California
W. W. Bogert
FEES \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIX L.R.S. § 811 IN THIS SPACE

Grant Deed

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
NEIL WHITNEY

hereby GRANT(S) to DOMINICK SPREGOLA

an undivided 5% interest in and to
the following described real property in the
County of Riverside, State of California:
The Easterly 20 acres of the Northwest 1/4 of the Northwest 1/4 of Section 35,
and the most Northerly 10 acres of the remainder of the Northwest 1/4 of the
Northwest 1/4 of Section 35, T4S, R4E, S22&M, containing a total of 30 acres.

Dated August 21, 1963

Neil Whitney
Neil Whitney

STATE OF CALIFORNIA
COUNTY OF Orange
On August 27, 1963 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Neil Whitney

Known to me to be the person whose name he subscribed to the within instrument and acknowledged that he executed the same.

(Seal)
[Signature]
D. D. Stewart
Name (Typed or Printed)
Notary Public in and for said County and State

Title Order No. 310678
Escrow No. 49479-E

Order No. 310878
Escrow No. 49479-E

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ORRIN R. HOMME and CAMILLE A. HOMME, his wife, ROBERT K. FRUH and MARION FRUH, his wife, JOHAN ERIKSEN and BRITA ERIKSEN, his wife, ERNEST R. FLECK and JUSTINE FLECK, his wife, all of Bismarck, North Dakota, EMIL ERIKSON and MABEL ERIKSON, his wife, of Sioux Falls, South Dakota, FRED WILLIAMS of Indianapolis, Indiana and FRANK BOGERT and JANICE L. BOGERT, his wife, of Palm Springs, California, hereby GRANT to DOMINICK SPREGOLA, of Santa Ana, California, the following described real property in the City of Palm Springs, County of Riverside, State of California:

The Easterly 20 acres of the Northwest 1/4 of the Northwest 1/4 of Section 35, and the most Northerly 10 acres of the remainder of the Northwest 1/4 of the Northwest 1/4 of Section 35, T8S, R1E, S36N, containing a total of 30 acres.

Dated: April 30, 1963.

Johan Erikson
Johan Erikson

Brita Erikson
Brita Erikson

Fred Williams
Fred Williams

Frank Bogert
Frank Bogert

Janice L. Bogert
Janice L. Bogert

Orrin R. Homme
Orrin R. Homme

Camille A. Homme
Camille A. Homme

Robert K. Fruh
Robert K. Fruh

Marion Fruh
Marion Fruh

Emil Erickson
Emil Erickson

Mabel Erickson
Mabel Erickson

Ernest R. Fleck
Ernest R. Fleck

Justine Fleck
Justine Fleck

STATE OF NORTH DAKOTA)
County of Burleigh } SS.

On April 26, 1963 before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT K. FRUH, MARION FRUH, JOHAN ERIKSEN and BRITA ERIKSEN, ERNEST R. FLECK and JUSTINE FLECK, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

D. E. Stetson
Notary Public in and for said County and State

D. E. STETSON
Notary Public, BURLEIGH CO., N. DAK.
My Commission Expires Apr. 5, 1967.

STATE OF SOUTH DAKOTA)
County of Minnehaha } SS.

On April 27, 1963 before me, the undersigned, a Notary Public in and for said County and State, personally appeared EMIL ERICKSON and MABEL ERICKSON, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Martha Stetson
Notary Public in and for said County and State

STATE OF CALIFORNIA)
) SS.
County of Riverside)

On APR 30 1963 before me, the undersigned, a Notary Public in and for said County and State, personally appeared ORRIN R. HOMME and CAMILLE A. HOMME, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said County and State

My Commission Expires July 13, 1963

STATE OF CALIFORNIA)
) SS.
County of Riverside)

On MAY 30 1963 before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRANK BOGERT and JANICE L. BOGERT, known to me to be the persons whose names are subscribed to the within Instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said County and State

My Commission Expires July 13, 1963

STATE OF INDIANA)
County of *Marion*) SS.

On *April 25, 1963* before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRED WILLIAMS, known to me to be the person, whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Betty A. Bredahl
Notary Public in and for said County and State

My Commission expires 2-17-67



101345

RECEIVED FOR RECORD
SEP 26 1963
AT 9:00 O'CLOCK A.M.
At Request of
SECURITY TITLE INSURANCE CO
Reliance of Official Records
BOOK 3495 PAGE 560
W. B. Bredahl
Notary Public for Marion County, Indiana

440

Villa Roma Owners Association, Inc.

c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92262

August 30, 2021

To Whom It May Concern:

On behalf of Villa Roma Owners Association, and acting in my capacity as Managing Agent of the Association, I hereby certify that members of the Villa Roma Owners Association have agreed to pursue Historic District designation of the complex, pursuant to Palm Springs Municipal Code Chapter 8.05.

The Board of Directors of Villa Roma Owners Association has engaged the Palm Springs Preservation Foundation in the preparation of the Historic District nomination, and has appointed Villa Roma Association member Philip Parks to act on behalf of the Association regarding matters related to the application process. Mr. Parks' email address is pgparks@yahoo.com.

Sincerely,
Villa Roma Owners Association



Meaghan Gaffney-Howe, CMCA, AMS
Managing Agent

Villa Roma Owners Association

Owners in attendance at the following meetings where Historic Designation was on the agenda and Ken Lyon was a guest speaker:

October 2, 2021

Robert Graham, Tom Halligan, Joe Severiano and Steve DiCarlo, Barbra Matis, Adrienne Sardelli, Mark Larson, Eddy Kubota, Philip Parks, Steve Eden and Jon Tanaka, Mark Bourque, Nicholas Couscouris, Linda Rudolph, Carol Grant, Tom Glaser, Kelly McCoy, and Paul Pedrazas

December 4, 2021

Ethan Pruett, Linda Strotz, Adrienne Sardelli, Kyle Gunderson, Tom Glaser, Philip Parks, Carol Grant, Steve DiCarlo and Joe Severiano, and Marc Giroux

February 5, 2022

Adrienne Sardelli, John Klingemeier and Del Southard, Marc Giroux, Steve Eden and Jon Tanaka, Ethan Pruett, Tom Glaser, Andrew Gutierrez, Donald Grimm, Brett Bovee, and Carol Grant

VILLA ROMA OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
February 29, 2020

BOARD MEMBERS PRESENT: Dan Ary, President
Greg McGann, Vice President
Philip Parks, Treasurer
Frances Newman, Secretary
David Johnson, Director

OWNERS PRESENT: Kathy Macari, Letty Jo Randell, Mark Bourque, Rodolfo Cartas, and
Danny Mohr

Also present was Meaghan Gaffney-Howe, representing The Gaffney
Group

CALL TO ORDER

President Ary called the meeting to order at 10:01 A.M.

OWNER FORUM

There were no comments.

GUEST SPEAKER

Philip Parks introduced Erik Rosenow, a member of the Palm Springs Preservation Foundation and Historic Site Preservation Boards of Directors. Mr. Rosenow was invited to provide an overview of the Historic site designation process in Palm Springs, and to answer questions from the Board and members. Below are notes on the questions answered at the meeting (paraphrased; not quoted discussion):

Q: What is the Mills Act and how would it benefit owners living in a Historic District?

A: The Mills Act is a property tax incentive that would reduce the property taxes of residents within a Historic District by approximately 50%.

Q: Are proposed interior modifications made by owners subject to be review by the Historic Preservation Committee?

A: No – interiors of the units are not a consideration when obtaining or maintaining Historic Designation status.

Q: Does the Historic Designation status increase property values?

A: Yes – having the Historic Designation has been shown to increase property values in Palm Springs. DATA?

Q: How strict is the Commission when it comes to making exterior changes at the Association?

A: The focus is ensuring that the contributing factors for the Historic Designation will not be disturbed. The Commission recognizes several non-contributing elements, such as vinyl framed

✓ windows, new light fixtures, and desert landscape conversions, can be inevitable to promote conservation and energy efficiency.

X Q: Would the exterior modifications that have been made to date, including painting, installation of the pavers, vinyl windows, etc. prevent the Association from being approved for Historic Designation status?

A: No – again, this comes down to contributing and non-contributing factors that are analyzed when a property is reviewed for Historic Designation status. A major contributing factor would be the architecture and utilization of the materials used at the time of construction (stucco, roof type, etc.).

Q: The benefits of the Historic Designation have been discussed; are there downsides to having such a designation?

✓ A: The additional oversight is what comes to mind. Similar to Villa Roma's Architectural Committee overseeing individual modifications, the Association will need to have its modifications reviewed and approved by a third party prior to moving forward.

Q: How would an Association go about obtaining the Historic Designation?

✓ A: Completion of the Planning Department's Historic District application and preparation of a Historic Resource Report.

PRESIDENT'S REPORT

President Ary announced that since the last meeting, new gravel has been installed at the Palo Fierro entry, additional driveway mirrors have been installed and adjusted, the fountain plaster has begun, concrete trip hazards have been cut, and the Association's website, villaromaoa.net, was updated and is now up and running. He added that the sand cleaning of the pavers in the driveways will be taking place between March 9th and April 6th. It was noted that the Architectural and Landscape Committee has been charged with looking into options to address the staining on the alley wall caused by irrigation runoff from an elevated property. President Ary announced that the fourth phase of roof resealing will be taking place this year, and the clubhouse will be included in the list of buildings completed. The Board is currently reviewing options for the replacement of the clubhouse doors based on new information that was provided regarding the City's approval requirements.

APPROVAL OF MINUTES

A motion was made Greg McGann to approve the minutes from the January 18, 2020 meeting. The motion was seconded by Frances Newman and carried.

A motion was made by Paul Cartas to approve the proposal from Jelinek Construction in the amount of \$395. The motion was seconded by Greg McGann and carried.

Reserve Study Proposal

The Board reviewed the proposal from SCT Reserve Consultants for the 2021 Reserve Study, in the amount of \$500. It was noted that this year's study will consist of a financial update, with an on-site inspection scheduled for 2022. **A motion was made by Greg McGann to approve the proposal from SCT Reserve Consultants for the preparation of the 2021 Reserve Study. The motion was seconded by David Johnson and carried.**

Clubhouse Doors

It was noted that the Board is awaiting the Title-24 report for review; it is expected to be received within the next week.

Landscape Extras

DG Refresh

This item was tabled until 2021.

Desertscape Conversion

This item was tabled until 2021.

Lighting for Proposed Desertscape Conversion

This item was tabled until 2021.

Survey Results

Security, Lighting, and Historic Designation

It was noted that the Board has reviewed the responses and will be discussing security concerns in more detail at a later date.

Historic Designation

It was noted that of the handful of surveys received, owners were overwhelmingly in favor of pursuing a historic designation status. The historic commission will require a majority of the membership, however, and Management was instructed to send a follow up inquiry to owners in an effort to receive more responses.

Social Committee Charter/Appointments

The Board reviewed the draft Social Committee charter. Discussion ensued regarding allowing tenants to serve in addition to owners, provided only owners be permitted to expend funds on behalf of the

Villa Roma Owners Association
Meeting of the Board of Directors
October 3, 2020
Page 2

approval, a motion was made by Dan Ary to approve the noted applications as presented. The motion was seconded by Rodolfo Cartas and carried.

ACTION ITEMS

Historic Designation Feedback

Philip Parks announced that 60 owners responded to the most recent survey, with all but two in favor of the Association pursuing the historic designation. The surveys were relayed to Erik Rosenow from the Historic Commission; owner signatures are now required to move ahead. Management will be distributing a document to all owners that had responded to the survey once the necessary verbiage has been confirmed.

Social Committee Appointments

Upon motion made by Philip Parks, seconded by Greg McGann and carried, Mark Bourque, Greg McGann, Bill VanHemert, and Lisa Vicino were appointed to the Social Committee, as they had expressed interest following a request for volunteers.

Election Procedures

It was noted that draft amended Election Procedures have been distributed to the members for a 28-day review and comment period. No comments have been received to date. The Board may review any comments received and adopt the procedures after October 18th, the end of the review period.

Reserve Planning

The Board reviewed the 10-year reserve expense projection from the current reserve study. The Board will review the projection report further and will email requested changes to Management by the end of next week, to incorporate into the 2021 Reserve Study.

INFORMATION ITEMS

Handrail Repair

It was noted that the damaged handrail on the west side of the property is scheduled to be replaced the week of October 19th.

Pool Table and Pool Fence Painting

MC Painting is scheduled to paint the pool tables and pool fencing on October 9th.

Block Wall Painting

The southwest section of the block wall around the alley has been painted. It was suggested that a change to the color of the wall be considered, to hide dirt.

Villa Roma Owners Association
Meeting of the Board of Directors
December 12, 2020
Page 3

Election Procedures

The 28-day review and comment period for the proposed Election Procedures has lapsed, and no comments have been received. **A motion was made by Greg McGann to approve the Election Procedures as written. The motion was seconded by David Johnson and carried.**

Annual Calendar

The Board reviewed a draft Annual Calendar, featuring maintenance and administrative items that are to be addressed on a monthly basis.

Historic Designation

Philip Parks announced that he had met with Historic Commission representatives on property the day prior. He noted that the biggest concern that was raised pertained to the disparities in the vinyl windows. While the Association may not be eligible for a Class 1 Designation, a Class 2 designation may still be achievable. He explained some of the differences between the two Classes. No action was taken; window information will be collected and sent to the Commission as they have requested.

Desert Landscape and Lighting Renovation

This item is tabled until February.

Annual Meeting Schedule/Inspector of Election Items

The Annual Meeting of Members will be held on April 3, 2021.

SCHEDULE NEXT MEETING

The next meeting is scheduled to be held on February 6, 2021 at 10:00 A.M. via teleconference.

ADJOURNMENT

Upon motion made by Paul Cartas, seconded by Greg McGann and carried, the meeting adjourned at 10:39 A.M.

Respectfully submitted,

Philip Parks
Secretary

GARDEN APARTMENTS of LOS ANGELES

HISTORIC CONTEXT STATEMENT



Manuscript Collections, Cornell University Library

- Los Angeles Public Library collections, including the Photo Collection, the California Index, and Proquest Newsstand (Historic Los Angeles Times collection)
- Los Angeles Department of Building and Safety, Permit Center
- Housing Authority of the City of Los Angeles archives
- Housing Authority of the County of Los Angeles archives

Garden Apartments: Definition of the Property Type

Planned and constructed in Los Angeles between 1937 and approximately 1955, garden apartment complexes generally consist of concentrations of similar multi-unit buildings situated on a large – and often irregularly shaped – property. Complexes range in size from just a few acres to more than a hundred. Though some of Los Angeles’s preeminent architects designed garden apartments at mid-century, the buildings themselves are typically (and deliberately) architecturally modest. Emphasis is placed, rather, on site plan and landscape; the designers relied on color, texture, planting plan, light and shadow to create visual interest. Building entrances face landscaped courtyards rather than the street, and parking and vehicular circulation is relegated to the perimeter of the site plan or within garage courts separate from pedestrian areas. Large, expansive green space is common; typically there are one or two large courtyards or greens at the nucleus of the complexes available to all residents. Garden apartments vary in appearance, size and plan; however, the following character defining features epitomize the property type in its purest expression:

- Superblock site plan, which deviates from the rectilinear urban grid by combining multiple city blocks or parcels into a single property
- Three acres in size or greater



A c. 1948 aerial photograph of Baldwin Hills Village, showing its superblock site plan in contrast to the speculative development which grew around it (from Stein, *Toward New Towns...*)



Low-slung buildings at Pueblo Del Rio, c. 1942 (from *Homes for Heroes*)

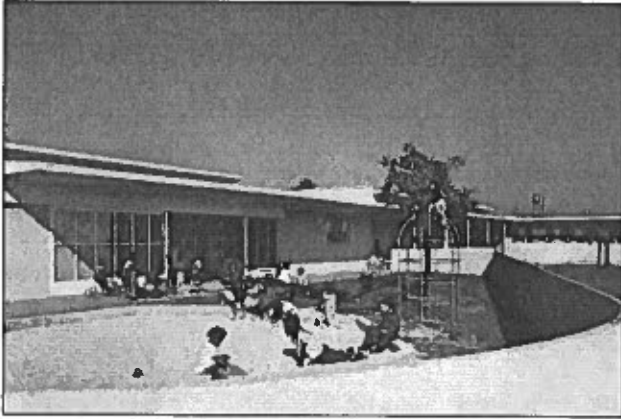


Garage court at Carmelitos, 1944 (from *A Review of the Activities of the Housing Authority of the County of Los Angeles, 1938-1943*)



GARDEN APARTMENTS of LOS ANGELES

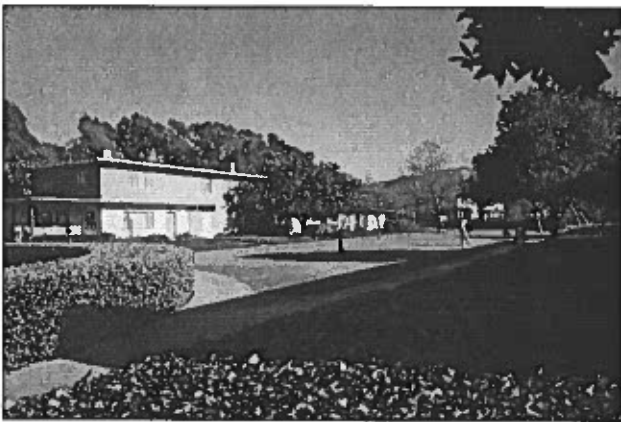
HISTORIC CONTEXT STATEMENT



Playground at Pueblo del Rio, adjacent to the nursery school, c. 1942 (from *Homes for Heroes*)



Buildings facing expansive, common green space at Wyvernwood, 1939 (USC Special Collections)



Variety of landscape at Baldwin Hills Village, 1958 (Getty Research Institute)

- Low-slung buildings, rarely exceeding two stories in height
- Elimination of common interior corridors
- Repetition of nearly identical building models throughout the plan
- Stylistic simplicity; buildings are usually minimal in appearance with a lack of stylistic details and ornament
- Primary building entrances face common courtyards rather than the street
- Parking at the perimeter of the site plan, typically in detached, enclosed garage buildings or garage courts
- One or more large open spaces, or greens, located at the interior of the site plan, around which buildings are arranged
- Recreational amenities planned to help foster community
- Variety of landscape, often native or drought tolerant; low shrubs used to delineate outdoor "rooms"; allées; mature trees and the use of climbing vines to add visual interest to buildings

Villa Roma Owners Association

Owners in attendance at the following meetings where Historic Designation was on the agenda and Ken Lyon was a guest speaker:

October 2, 2021

Robert Graham, Tom Halligan, Joe Severiano and Steve DiCarlo, Barbra Matis, Adrienne Sardelli, Mark Larson, Eddy Kubota, Philip Parks, Steve Eden and Jon Tanaka, Mark Bourque, Nicholas Couscouris, Linda Rudolph, Carol Grant, Tom Glaser, Kelly McCoy, and Paul Pedrazas

December 4, 2021

Ethan Pruett, Linda Strotz, Adrienne Sardelli, Kyle Gunderson, Tom Glaser, Philip Parks, Carol Grant, Steve DiCarlo and Joe Severiano, and Marc Giroux

February 5, 2022

Adrienne Sardelli, John Klingemeier and Del Southard, Marc Giroux, Steve Eden and Jon Tanaka, Ethan Pruett, Tom Glaser, Andrew Gutierrez, Donald Grimm, Brett Bovee, and Carol Grant

VILLA ROMA OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
October 2, 2021 Via Zoom Conferencing

BOARD MEMBERS PRESENT: Dan Ary, President
Greg McGann, Vice President
Wayne Curtis, Secretary
Paul Cartas, Treasurer
Bill VanHemert, Director

OWNERS PRESENT: Robert Graham, Tom Halligan, Joe Severiano and Steve DiCarlo, Barbrea Matis, Adrienne Sardelli, Mark Larson, Eddy Kubota, Philip Parks, Steve Eden and Jon Tanaka, Mark Bourque, Nicholas Couscouris, Linda Rudolph, Carol Grant, Tom Glaser, Kelly McCoy, and Paul Pedrazas

Also present were Meaghan Gaffney-Howe, representing The Gaffney Group, and Ken Lyon, representing the Palm Springs Historic Site Preservation Board

CALL TO ORDER

President Ary called the meeting to order at 10:05 A.M. At this time, he introduced Ken Lyon, Palm Springs Historic Site Preservation Officer, to present information to the members regarding the Historic Designation that Villa Roma is seeking to obtain.

INFORMATION ITEMS

Historic Designation

Mr. Lyon presented an overview of the following:

- What historic districts are, identifying city districts versus sites for condo complexes.
- The process to apply for a historic designation and criteria that need to be met, including completion of a specific report (which the Palm Springs Preservation Foundation has prepared for Villa Roma), community outreach meetings, public hearings following proper notice, and a recommendation to - and final decision by - the City Council.
- Contributing versus non-contributing factors that affect the historic integrity of the property. The Secretary of the Interior has established guidelines for Historic resources, and the City looks to ensure that the integrity of these guidelines are upheld.
- The application/approval process for exterior modifications within Historic sites (interior modification procedures are not governed by the Historic guidelines). This included discussion regarding landscaping and allowance for drought tolerant materials.
- The Mills Act – Legislation that recognizes that the owners of Historic sites have an additional financial burden to maintain property to Historic site standards. While introduced as a tax incentive for the individual owners within a Historic Association, there would be no guarantee that every owner will have a reduction in taxes. It is recommended that owners within a

Historic site confer with their accountant and tax assessor to determine if there is a benefit to the individual.

Following a brief question and answer forum with the owners, Mr. Lyon was thanked for his time and presentation and excused from the meeting.

OWNER FORUM

Topics included the status of the pool saltwater conversion, diverters on the roof of one of the buildings, the Security

VILLA ROMA OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
December 4, 2021 Via Zoom Conferencing

BOARD MEMBERS PRESENT: Dan Ary, President
Greg McGann, Vice President
Wayne Curtis, Secretary
Paul Cartas, Treasurer
Bill VanHemert, Director

OWNERS PRESENT: Ethan Pruett, Linda Strotz, Adrienne Sardelli, Kyle Gunderson, Tom Glaser, Philip Parks, Carol Grant, Steve DiCarlo and Joe Severiano, and Marc Giroux

Also present were Meaghan Gaffney-Howe, representing The Gaffney Group, and Ken Lyon, representing the Palm Springs Historic Site Preservation Board

CALL TO ORDER

President Ary called the meeting to order at 10:00 A.M. At this time, he introduced Ken Lyon, Palm Springs Historic Site Preservation Officer, to present information to the members regarding the Historic Designation that Villa Roma is seeking to obtain.

INFORMATION ITEMS

Historic Designation

Mr. Lyon presented a brief overview of the following, noting that it is the same information that was presented at the October 2021 Meeting:

- What historic districts are, identifying city districts versus sites for condo complexes.
- The process to apply for a historic designation and criteria that need to be met, including completion of a specific report (which the Palm Springs Preservation Foundation has prepared for Villa Roma), community outreach meetings, public hearings following proper notice, and a recommendation to - and final decision by - the City Council.
- Contributing versus non-contributing factors that affect the historic integrity of the property.
- The Mills Act – Legislation that recognizes that the owners of Historic sites have an additional financial burden to maintain property to Historic site standards. While introduced as a tax incentive for the individual owners within a Historic Association, there would be no guarantee that every owner will have a reduction in taxes. It is recommended that owners within a Historic site confer with their accountant and tax assessor to determine if there is a benefit to the individual.

Discussion ensued regarding the application review process, as well as the first impression and current opinions of the Committee members, noting that the final decision is made by City Council following the recommendation of the Committee.

Mr. Lyon was thanked for his time and presentation and excused from the meeting.

OWNER FORUM

Topics included landscape and security.

VILLA ROMA OWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
February 5, 2022, Via Zoom Conferencing

BOARD MEMBERS PRESENT: Dan Ary, President
Greg McGann, Vice President
Philip Parks, Treasurer

BOARD MEMBERS ABSENT: Wayne Curtis, Secretary
Bill VanHemert, Director

OWNERS PRESENT: John Klingenmeier, Steven Eden, Brett Bovee, Marc Giroux, Tom Glaser,
Del Southard, Donald Grimm, Adrienne Sardelli, Andrew Gutierrez,
Robert Ethan Pruett

Also present was Bobbie Gaffney, representing The Gaffney Group

CALL TO ORDER

President Ary called the meeting to order at 10:02 A.M.

INFORMATION ITEMS

Historic Designation

Ken Lyon, Palm Springs Historic Site Preservation Officer, joined the meeting at this time to present information to the members regarding the Historic Designation that Villa Roma is pursuing. He stated that this is the third and last required meeting. Once an application for Historic Designation is filed a public hearing will be held. He will be preparing a staff report for that hearing and notice of the meeting will be sent to property owners within a 500 foot radius. The City Council will make the final decision on whether or not Historic Designation is granted. Villa Roma will be judged against established Historic Designation criteria. There will be site visits to look at the outside of the property only. Mr. Lyons mentioned that there may be non-contributing items, such as building additions, etc., that can be detrimental. If Historic Designation is granted any future exterior alterations would need to go through a review from the City. However, the City can provide blanket approvals, such as an approved screen door, that would not need to be reviewed each time an owner request was made. He noted that the Association's Architectural Guidelines would need to be amended because they do not qualify as design guidelines. If approved for Historic Designation the Association will receive a written resolution that is recorded with the County.

Mr. Lyon commented on the different windows that are currently installed at Villa Roma and recommended that all future installations have aluminum frames. He spoke of the Mills Act and mentioned that owners may be required to make changes in order to qualify. An application fee is \$1,192 currently. This is reviewed by the City Council and becomes a recorded contract if approved. He noted that Mills Act approval has the potential to reduce taxes, but that may not always be the case. Owners who purchased years ago under Prop 13 may not see a reduction, but should they sell the unit the buyer would. There are 5 year annual inspections required under the Mills Act to ensure that owners are continuing to maintain to original standards.

In closing, Mr. Lyon stated that, since this is the third required meeting, the Association now needs to send him a letter, noting the dates that each of the three meetings was held and the owners in attendance at each meeting. Mr. Lyon was thanked for attending and at this time he exited the meeting.

OWNER FORUM

It was stated that the Historic Designation looks positive. A comment was made about the east side planters and an owner requested some replacement plants.

PRESIDENT'S REPORT

President Ary reported that there have been issues with Palm Springs Disposal and their leaking vehicles. Some leaks they will address and others they won't. The Association will soon be receiving containers for organic waste, which includes food waste. One architectural application for window replacement was submitted since the last meeting. One of the mirrors is being replaced and F & F Construction is working with the City to obtain the permit for the clubhouse slider and windows. He also mentioned that an irrigation leak was repaired in front of 455.

APPROVAL OF MINUTES

A motion was made by Greg McGann to approve the minutes from the January 15, 2022 meeting. The motion was seconded by Philip Parks and carried.

FINANCIAL REPORT

Management provided the financial report for the period ended December 31, 2021 (unaudited). It was noted that the Association had a positive variance to budget in the amount of \$2,333 at the end of December and the reserve balance at that time was \$153,008. **A motion was made by Philip Parks to accept the financial statement as presented. The motion was seconded by Greg McGann and carried.**

COMMITTEE REPORTS

Security Committee

Chair John Klingemeier stated that the Association has asked to join Canyon Corridor Neighborhood Watch. He has not yet heard back, but there is a meeting in March that, hopefully, the Association will be able to attend. The gardener's shed facing Palo Fierro needs to be secured more and three bids have been obtained. Electricity is also needed.

Social Committee

Dan Ary stated that the card club is playing poker in the clubhouse. Kathy Macari is responsible for the clubhouse rental.

ACTION ITEMS

Inspector of Elections

Day Ary stated that Mark Bourque has volunteered to act as Inspector of Elections for the upcoming Annual Meeting of Members. **A motion was made by Greg McGann to appoint Mark Bourque as Inspector of Elections. The motion was seconded by Philip Parks and carried.**

Annual Meeting Date

The Annual Meeting of Members will be held on May 7, 2022, at 10:00 A.M.

Rafter Repairs

The Association received a proposal in the amount of \$745.55 to repair the rafters on the back patio at 459. Dan Ary stated that Management should be contacted if rafter deterioration is noticed.

VILLA ROMA OWNERS ASSOCIATION
C/O THE GAFFNEY GROUP

VILLA ROMA OWNERS
ASSOCIATION
ARCHITECTURAL GUIDELINES
(RULES & REGULATIONS)
OCTOBER 2018

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A. GUIDELINE OBJECTIVES

This document is a guide for the members of the Architectural Review Committee (ARC) and the Villa Roma Owners Association property owners. It is the Board of Directors' hope that these guidelines will increase the homeowner's awareness of the ways in which the integrity of the Villa Roma Community is preserved and of the responsibilities the homeowners must assume in this process. In order to maintain the architectural character and integrity of the community as well as preserve the value of homes, the Board of Directors has enacted the following ARC guidelines.

The authority of the Board of Directors to enact and enforce these architectural guidelines is provided by the Declaration of Covenants Conditions and Restrictions, Article VIII. Strict observance and adherence to these guidelines is required. However, in the event of any conflict between these architectural guidelines and the Declaration of Covenants Conditions and Restrictions, the CC&Rs shall prevail.

These guidelines refer to what is considered "plain view" which indicates any modification that is visible from other units and/or common areas not within the confines of individual units. Although this is a consideration for architectural modification approval, it does not eliminate the homeowners' responsibility to adhere to these guidelines

B. ARCHITECTURAL REVIEW COMMITTEE APPLICATION PROCESS

Before any work begins, approval for all exterior and some interior improvements must be obtained from the Board of Directors. To initiate this process the homeowner, NOT the tenant, shall request from the Property Manager an application (Architectural Change Form) requesting approval of the proposed improvement(s). The completed application and any applicable plans, sales brochures or other descriptive literature showing the type of installation/construction must be submitted to the Property Manager. The ARC and the Board of Directors will review the application at their next monthly meeting (homeowners are welcome to attend to further explain their improvements) and respond to the homeowner in a timely manner. The ARC may need to do an on-site inspection before rendering a decision. Where appropriate and at the discretion of the Board of Directors, a Hold Harmless Agreement will be required for certain installations. These are recorded with the County Recorder to provide notice of the change and maintenance responsibilities and to inform any future homeowner. Applications should be submitted well in advance of the proposed architectural change(s) and then allow sixty (60) days for a response.

Plan Requirements

1. Show all unit boundaries accurately as lengths, angles and curves.
2. Show all dimensions on the work to be considered and distances between the proposed new work and adjacent units.
3. Plans must show the facing sidewalls of adjacent units. This is required so that the ARC has clear definition of the placement of party walls with respect to adjacent neighbors.
4. Include color swatches, samples of exterior materials, etc.

All applications, plans and drawings shall be submitted to:

Villa Roma Owners Association
C/O The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92262

Failure to obtain necessary approval in writing from the Board of Directors is a violation of Association policies in accordance with the CC&Rs and may require modification or removal of the improvements at the homeowner's expense and will result in fines.

C. NEIGHBOR NOTIFICATION

The Board of Directors strongly suggests that the homeowner requesting improvements to consult with all neighbors as to any proposed improvements, approval of which might have an impact on the use and enjoyment of their neighbor's property, i.e.: dates and times of construction activity.

Neighbor means the home(s), which share a common wall with the homeowner requesting the improvement. This neighbor notification in addition to the notification of a pending application which is required to be given and memorialized on the application

D. ARCHITECTURAL MATERIAL CONSTRUCTION STANDARDS

1. All work must be performed in a manner consistent with the general dwelling construction and appearance of the community. All work considered being of an unsightly finished nature or of lesser quality than prevailing community standards must be reworked to an acceptable appearance at the sole discretion of the Board of Directors. All work must be performed by a licensed and insured contractor.
2. When construction work requires the use of adjoining property the applicant must obtain written permission from the adjoining property owner. A copy of that permission must be submitted with an application for approval.
3. Paint colors shall be those utilized throughout the complex and are available from the Management company. The use of any other colors is not permitted.

4. Any architectural changes approved by the Board of Directors and installed by any homeowner are the sole future responsibility of the homeowner in terms of upkeep and replacement costs except, at the discretion of the Board of Director's, regular repainting costs may be borne by the Association.

E. DISRUPTION OF THE COMMUNITY COMMON AREA

Community common area, which is damaged or disrupted due to the installation, construction or maintenance of an individual owner's improvement, must be restored to its original condition at the expense of the homeowner as soon as the work is completed.

F. CITY BUILDING PERMITS

Approval by the ARC and the Board of Directors for any improvements does not waive the necessity of obtaining required building permits. Obtaining building permits does not waive the need for ARC approval. Rulings and information on city building permit requirements may be obtained from the City of Palm Springs Building Inspection Department.

G. REPORTING VIOLATION

The ARC does not actively seek out violations, instead it relies upon the residents to comply with and support the rules and restrictions contained in the CC&Rs. When residents become aware of a possible violation they should report it to the Property Manager. In all cases the Board of Directors will require a written notice of the alleged violation from the affected resident(s). Work on record approved by prior Board of Directors if not in conformance with present architectural guidelines will be brought into conformance if changes are proposed to the original improvement, for example, when it is replaced.

H. STRUCTURAL ALTERATIONS

Any exterior additions, alterations or modifications to buildings or fences, except those outlined in these guidelines, are prohibited unless approved by the Board of Directors. Also, any interior alterations, including electrical and plumbing changes, changes that affect any interior walls, common walls or the structural integrity of a unit are prohibited unless approved by the Board of Directors. The cost to repair or restore a building to its original condition caused by any unauthorized architectural changes or modifications, made by a homeowner or tenant, will be the responsibility of the homeowner. Additionally, any approved structural change(s) are to be executed by a licensed California contractor.

I. HOLD HARMLESS AGREEMENT

A Hold Harmless Agreement provides that one party (the "Promisor") will be responsible for all damages and liability, including legal fees incurred in defending against a claim, the other party (the "Promisee") incurs, resulting from something the ('Promisor') does or fails to do.

J. GUIDELINES:

1. Air Conditioners/Swamp Cooler

- a. Air conditioning units and/or swamp coolers installed in windows or walls that are visible from common areas is prohibited.
- b. Air conditioning lines visible from outside the unit must be covered with a two piece galvanized sheet metal line cover and painted to match the building color. New conduit lines, electrical boxes and covers must also be painted the building color.

A Hold Harmless Agreement must be submitted with this installation

2. Basketball Hoops:

Installation of basketball hoops is prohibited.

3. Clotheslines:

Outside clotheslines are prohibited.

4. Doors (Front):

- a. All original front doors and their maintenance is the responsibility of the homeowners' association.
- b. Security doors are acceptable providing they are painted in the approved color.

5. Doors (Patio):

Patio doors may be replaced at the owner's expense per the following conditions:

- a. Either French or sliding door units may be installed.
- b. The door frames exterior color must white or brushed aluminum
- c. Only clear or low-E glass and solar gray tint, if desired, are allowed. No grid, patterned, obscure or stained glass is permitted.

6. Fences & Gates:

a. Original wooden gates are maintained and replaced by the Condominium Association. Any replacement gate other than those like the original wooden gate are at the homeowner's expense and must be approved by the ARC

b. The homeowner is responsible to notify the Property Manager of any needed repairs to original wooden gates.

If you have any questions regarding this guideline, please contact the ARC before proceeding.

c. Exterior gates must be painted the same color as the exterior of the units. Gates, gate latches or locks are the responsibility of the homeowner and their maintenance are the responsibility of the homeowner.

d. Plants or vines may not be attached to fences or gates.

7. Carports

- a. Any modifications to carports are prohibited.
- b. Carports are not to be used to store personal property

8. Gutters & Down Spouts:

- a. Rain gutters and downspouts may only be installed with Board approval.

9. Lighting:

- a. Homeowner installation of lights in the common area is prohibited without prior approval of the Board of Directors.
- b. Exterior lighting fixture changes require Board approval.
- c. Proposed new fixtures should be compatible with the architectural design of the unit
- d. Security motion sensor lights may be installed in place of existing patio lights but may not exceed an accumulative 100 watts.
- e. Holiday(Christmas) lighting and decorating is permitted so long as the lighting and decorations are in good taste, do not utilize common area electricity and do not damage common area. The acceptable time frame in which to display Holiday (Christmas) decorations and lighting is installation occurring the weekend after Thanksgiving and removal the week after New Years.

10. Water treatment systems (i.e. water softeners and related equipment) must be contained behind block walls and require Board approval

11. Patio Covers:

- a. Any structural alterations to outdoor patio covers are prohibited
- b. No siding, fencing or railing of any type is permitted between supportive posts of the patio cover or between the fence and the patio cover.
- c. Patio areas may not be completely enclosed in any way by screening.
- d. The Board of Directors must approve the style, color, and material of any roll up shades or awnings on patio covers.
- e. Acceptable colors for shade cloth on shades and awnings are Fog, Grey, or Silica Gravel from the Sunbrella company, or equivalent.
- f. Homeowners must not allow trees, plants or vines to come in contact with patio covers or posts.

A Hold Harmless Agreement must be submitted with this installation

12. Patio Deck Surfacing:

- a. Adequate drainage is to be installed to prevent standing water and run-off onto adjacent properties.
- b. The hanging of plant containers or other objects from roof eaves is at the discretion of the Board of Directors.
- c. Plant containers may not be attached to the building (siding)
- d. A Hold Harmless Agreement must be submitted with this installation.

13. Satellite Equipment &Antennas (Definitions):

Antenna means any antenna, satellite dish or other structure used to receive video and/or audio electronic signals and/or programming services.

Transmission antenna means any antenna, satellite dish or structure used to transmit radio television, cellular or other signals. Transmission antennas are prohibited unless approved, in writing, by the Board of Directors.

Approval:

- a. Prior to the installation of an antenna, the homeowner (not tenant) must provide written notification of his or her intent to install said antenna. The notice must include (1) a description or the type of antenna to be installed and its size; (2) whether a mast will be used and if so its size; (3) the name of the installer (with guarantee and insurance information); and (4) a description of the proposed location of the antenna including a diagram or drawing depicting the exact location.
 - b. Installation shall not commence until the homeowner has received written approval from the Board of Directors.
 - c. Written notification must be submitted on an Architectural Request Form provided by the Association Property Manager and must be accompanied by appropriate documentation verifying that the proposed location is consistent with these guidelines.
 - d. The antenna may not be installed on any common ground area and must be located in the least conspicuous location approved by the ARC.
 - e. These regulations do not relieve the homeowner from obtaining the required approval for exterior modifications, alterations and additions including painting or other architectural changes.
 - f. A satellite dish must be less than 36" in diameter and may not be permanently attached to flat roofs or any other portion of the common area
 - g. All cables, cords and wires must be run internally and not along the exterior of the building.
- A Hold Harmless Agreement must be submitted with this installation.

14. Signs:

Pursuant to the CC&Rs no sign, poster, display, billboard or other advertising device of any kind shall be displayed for public view on any portion of the common area property. The only exceptions being a sign indicating the presence of a security system is permitted on a small stake in the common area. Real estate signs are to be placed inside units in the front windows

No signs may be attached to the building exterior, fences or doors.

15. Skylights:

- a. All skylights require Board of Director approval before installation.
- b. A roofing company approved by the Board of Directors must sign off on the project prior to final approval and any expenses incurred must be paid for by the homeowner.
- c. Any roof, building structure or water damage associated with the installation of a skylight will be the responsibility of the homeowner.

- A Hold Harmless Agreement must be submitted with this installation
16. Storage Sheds:
Any freestanding storage sheds or cabinets on patio decks that are visible from any common area(s) are prohibited.
 17. Windows & Doors:
 - a. Replacement windows and sliding doors require an architectural request form and must be approved by the Board of Directors.
 - b. Aluminum, vinyl or fiberglass replacement windows and sliding doors (of white or brushed aluminum) are permitted.
 - c. Windows and sliding doors may have clear or low-E glass but no grid, patterned, obscure or stained glass is permitted. Glass block is only permitted on master bathroom windows for both floor plans
 - d. Solar gray tint to reflect glare and reduce visible light is permitted.
 - e. Both original and/or replacement windows and doors are the sole responsibility of the homeowner including their maintenanceA Hold Harmless Agreement must be submitted with this installation
 18. Window & Door Screens:
Repair or replacement of damaged or missing window and door screens is the responsibility of the homeowner.
 19. Window Treatments and Awnings:
 - a. Wrought iron or security bars of any type that are installed on the exterior of windows is prohibited.
 - b. Awnings of any type over windows or openings on the exterior of units are prohibited.
 - c. Blinds, rolled shutters or sunshades on the exterior of units are prohibited.
 - d. Non-reflective interior tint may be installed on windows. A sample of the material to be utilized must be submitted with an ARC application.
 - e. Window screening and frame replacement is the homeowner's responsibility and may only be replaced with the same color as the window framing
 20. Solar panels may only be installed with the approval of the Board of Directors. Upon approval, the entire systems' maintenance as well the unit's roof become the sole responsibility of the homeowner(s)
 21. Exterior misting systems are not allowed on the exteriors of any unit
 22. Patios and Landings:
No items may be placed on the front landing/stoop without the prior written approval from the Board of Directors. Owners are responsible for the maintenance of the top landing, or stoop. If the concrete slab leading up to the landing (the bottom stoop) has been altered by tile, paint, stain, etc., the owner is responsible for the maintenance of the bottom stoop. An acceptable color palette is available from the Management office.

Rear patios must be kept free of debris and clutter, to control pest issues.

Gas or propane barbecue grills are permitted in patio areas; charcoal grills and wood burning fire pits are prohibited.

All items on rear patios must be maintained below the rear patio wall sight line, with the exception of the following:

- Trees or other plantings. Any landscape must be maintained so it is not touching the building or roof.
- Two umbrellas. The umbrellas must be solid in color and may not display excessive fading or wear.
- Shades, awnings, or exterior curtains, only upon prior written approval of the Board of Directors. Lattice is not an acceptable material.
- Fountains, sculptures or artwork. These items may be placed on or against the stucco in the patio; they may not be against the rear (gated) patio wall.

Owner is responsible for repair to the building caused by the installation or display of any personal property.

K. AMENDMENTS & EXCEPTIONS:

These guidelines may be amended at any time by a majority vote of the Board of Directors. It is anticipated that any changes to these guidelines will be primarily additive and will not involve substantial changes. However, they may be amended to reflect changed conditions or technology. The ARC and the Board of Directors will conduct a yearly evaluation of the guidelines to determine if amendments are required. Homeowners may also submit requests to the Board of Directors for additions or changes to these guidelines. Exceptions to these policies may also be allowed if deemed justified by the Board of Directors. Additionally, any existing non-conformities to these guidelines prior to its adoption date, except those that flagrantly violate these guidelines, are exempt from these guidelines.

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

WAYNE CURTIS
Print Name


Signature

rec'd 11/10/2020

Property Address: 351 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-001-4

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Glenn Risso

Print Name

DocuSigned by:

Glenn Risso

11/9/2020

22993E6AD4CC49B...

Signature

Property Address: 353 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-003-6

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

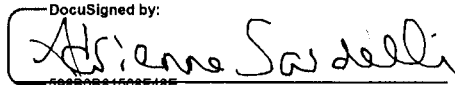
Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Adrienne Sardelli

Print Name

DocuSigned by:
 10/14/2020
Signature

Property Address: 355 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-002-5

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Steven Eden

Print Name

DocuSigned by:

Steven Eden

10/14/2020

Signature

Property Address: 357 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-004-7

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Kelly McCoy

Print Name

DocuSigned by:



10/16/2020

5FF4A7F8C1E14F0...
Signature

Property Address: 359 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-005-8

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264


Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

ALVINA MULDER
Print Name


Signature

rec'd 11/16/2020

Property Address: 361 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-006-9

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

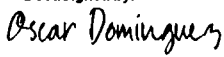
Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Oscar Dominguez

Print Name

DocuSigned by:

Signature

10/14/2020

Property Address: 363 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-027-8

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Tracy Tracton

Print Name

DocuSigned by:
Tracy Tracton

10/14/2020

Signature

Property Address: 415 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-029-0

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

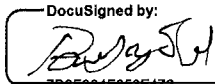
Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Paul Ingo1d

Print Name

DocuSigned by:

7B2F064F053F472...
Signature

10/14/2020

Property Address: 417 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-010-2

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Rodolfo Cartas

Print Name

DocuSigned by:

Rodolfo Cartas

10/14/2020

FC788625C431475...
Signature

Property Address: 419 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-009-2

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

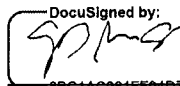
Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Greg McGann

Print Name

DocuSigned by:


10/14/2020

8BC1AC881FF94D7...
Signature

Property Address: 421 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-008-1

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

David Johnson

Print Name

DocuSigned by:

David Johnson

10/14/2020

880470079E89484...
Signature

Property Address: 423 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-007-0

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Arthur Cota

Print Name

DocuSigned by:

Arthur Cota

10/14/2020

E341BB176A584EB...

Signature

Property Address: 425 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-011-3

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Maurice Korman
Print Name

Maurice Korman
Signature

rec'd 11/10/2020

Property Address: 429 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-013-5

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

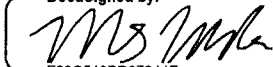
As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Michael Valdez

Print Name

DocuSigned by:



10/14/2020

Signature

Property Address: 431 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-014-6

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

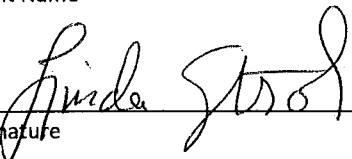
Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Linda Strotz

Print Name


Signature

10/17/2020

Property Address: 437 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-017-9

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Lawrence Karol

Print Name

DocuSigned by:

Lawrence Karol

10/14/2020

242809FEADAB400...

Signature

Property Address: 439 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-018-0

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Danny Ary

Print Name

DocuSigned by:



10/14/2020

E03A070E0E22430...

Signature

Property Address: 441 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-030-0



Select Sign Here to sign

NEXT

DocuSign Envelope ID: DB5E4212-BCB0-4AC4-952B-F3C8855AB94E

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Sharon Siegel

Print Name



Sharon Siegel
10/18/2020

Signature

10/18/20

Property Address: 445 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-072-8

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Charles Williams

Print Name

DocuSigned by:

Charles Williams

10/14/2020

E2904F00E87E4FD...

Signature

Property Address: 449 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-042-1

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Thomas Glaser

Print Name

DocuSigned by:

Thomas Glaser

10/15/2020

9276519EF47A402...
Signature

Property Address: 451 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-043-2

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

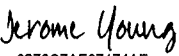
As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Jerome Young

Print Name

DocuSigned by:



10/14/2020

0270C7AE37174AE...
Signature

Property Address: 453 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-044-3

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Edward T Brose

Print Name

DocuSigned by:

Edward T Brose

10/16/2020

Signature

Property Address: 455 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-045-4

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

T. Marc Giroux

Print Name

DocuSigned by:

T. Marc Giroux

10/14/2020

Signature

Property Address: 459 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-066-3

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Donald Grimm

Print Name

DocuSigned by:



10/16/2020

245DC25380E04C9...

Signature

Property Address: 467 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-067-4

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Pearl Davis

Print Name

DocuSigned by:

Pearl Davis

10/14/2020

4B18C733CAA74FC...
Signature

Property Address: 475 Avenida Granada
Palm Springs, CA 92264

APN: 512-120-068-5

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Philip Parks

Print Name

DocuSigned by:

Philip Parks

10/17/2020

Signature

Property Address: 2502 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-019-1

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Bennie Jonathan Sumner

Print Name

DocuSigned by:



10/14/2020

10730F2CD1A04EB...

Signature

Property Address: 2504 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-020-1

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

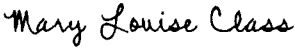
Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Mary Louise Class

Print Name

DocuSigned by:
 10/14/2020
Signature

Property Address: 2506 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-021-2

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Edward Kubota

Print Name

DocuSigned by:

Edward Kubota

10/14/2020

90C5EC63237B415...

Signature

Property Address: 2508 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-022-3

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,


As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Mark Bourque

Print Name

DocuSigned by:


Signature

10/16/2020

Property Address: 2512 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-024-5

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Kathleen Macari

Print Name

DocuSigned by:
 10/16/2020
83D4855E73184AA...
Signature

Property Address: 2514 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-025-6

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

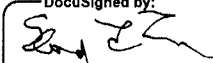
Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Edward Tolan

Print Name

DocuSigned by:

A0E8B88834949E...
Signature

10/19/2020

Property Address: 2516 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-026-7

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,


As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Joseph Colby

Print Name

DocuSigned by:


Signature

10/16/2020

Property Address: 2520 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-040-9

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

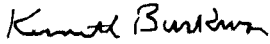
As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Kenneth Burkman

Print Name

DocuSigned by:



10/14/2020

19028F7CBF01402...
Signature

Property Address: 2522 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-038-8

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Patricia N. Warford
Print Name

Patricia N. Warford
Signature

rec'd 10/20/2020

Property Address: 2524 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-039-9

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Letty Jo Randell

Print Name

DocuSigned by:

Letty Jo Randell

10/14/2020

Signature

Property Address: 2526 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-037-7

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Pamela Hannah

Print Name

DocuSigned by:

Pamela Hannah

10/14/2020

F9380AD5D705454...

Signature

Property Address: 2528 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-036-6

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Miriam Dow

Print Name

DocuSigned by:
Miriam Dow
2D14EE779BFE4B3...
Signature

10/14/2020

Property Address: 2530 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-035-5

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Paul Lechinski

Print Name

DocuSigned by:



10/16/2020

01162E0003B0455...

Signature

Property Address: 2532 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-034-4

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Dayna Pink

Print Name

DocuSigned by:



10/15/2020

C60E88C0FA744AB...

Signature

Property Address: 2544 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-046-5

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Jackie Woody
Print Name

Jackie Woody
Signature

rec'd 11/10/2020

Property Address: 2546 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-047-6

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Richard Anderson

Print Name

DocuSigned by:

Richard Anderson

10/14/2020

030297D2B9CE48C...

Signature

Property Address: 2548 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-048-7

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

George Gallucci

Print Name

DocuSigned by:
George Gallucci
19563C9E8A4D4F7...
Signature

10/18/2020

Property Address: 2554 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-055-3

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Frances Newman

Print Name

DocuSigned by:

Frances Newman

11/6/2020

3DB3DD273C314F1...

Signature

Property Address: 2558 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-057-5

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Duane Dauphine

Print Name

DocuSigned by:

Duane Dauphine

10/14/2020

Signature

Property Address: 2560 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-053-1

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

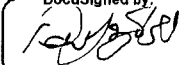
Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Paul Ingold

Print Name

DocuSigned by:

7B2F004F053F472...
Signature

10/14/2020

Property Address: 2562 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-052-0

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

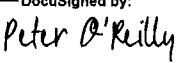
Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Peter O'Reilly

Print Name

DocuSigned by:
 10/15/2020
Signature

Property Address: 2564 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-051-9

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,


As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Vanessa Saunders-Moorman

Print Name

DocuSigned by:



10/15/2020

Signature

Property Address: 2566 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-050-8

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,


As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Linda Rudolph

Print Name

DocuSigned by:


Signature

10/14/2020

Property Address: 2568 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-058-6

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Carol Grant

Print Name

DocuSigned by:

Carol Grant

10/14/2020

Signature

Property Address: 2572 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-060-7

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

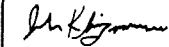
As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

John Klingenmeier

Print Name

DocuSigned by:



10/14/2020

34020AD458AD458...

Signature

Property Address: 2574 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-061-8

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Siegfried Lackner

Print Name

DocuSigned by:

Siegfried Lackner

10/14/2020

CBC1DF701EAB481...

Signature

Property Address: 2576 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-062-9

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Louis Cote

Print Name

DocuSigned by:

Louis Cote

10/14/2020

85864004AD0041F...
Signature

Property Address: 2578 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-063-0

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Randy Marks

Print Name

DocuSigned by:

Randy Marks

10/15/2020

Signature

Property Address: 2580 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-064-1

Villa Roma Owners Association Board of Directors
c/o The Gaffney Group
1111 E. Tahquitz Canyon Way, Suite 107
Palm Springs, CA 92264

Re: Villa Roma Owners Association
Historic Designation

Dear Board of Directors,

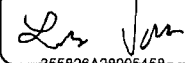
As a member of Villa Roma Owners Association, I hereby provide my approval of the Association pursuing the historic district designation through the City of Palm Springs.

Sincerely,

Lisa Vicino

Print Name

DocuSigned by:



10/19/2020

355826A20005458...

Signature

Property Address: 2582 Sierra Madre
Palm Springs, CA 92264

APN: 512-120-065-2



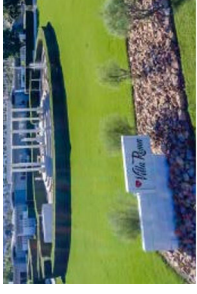
of Venus2 Courtesy Jesse Mc



Temple Ruins Northeast



Temple Ruins Southwest



ge Avenida Granada Courtesy



illa Roma signage Sierra Madi



351 1



351 2



353 1



355 1



355 2



357 1



357 1A



359 1



359 2



361 1



361 2



363 1



363 2



411 1



411 2



415 1



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417 1



417 2



419 1



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421 1



421 2



423 1



423 2



425 1



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427 1



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429 1



429 2



431 1



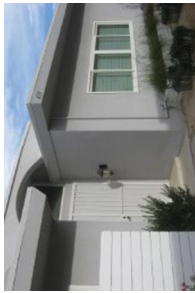
431 2



433 1



433 2



435 1



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439 1



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445 1



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447 1



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453 1



453 2



455 1



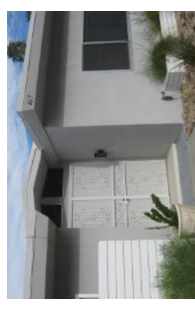
455 2



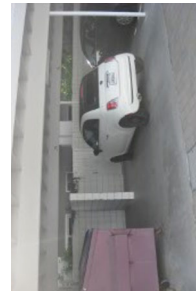
459 1



459 2



467 1



467 2



475 1



475 2



483 1



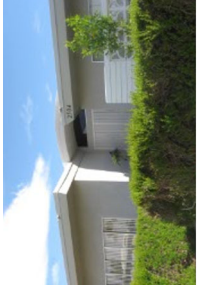
483 2



2502 1



2502 2



2504 1



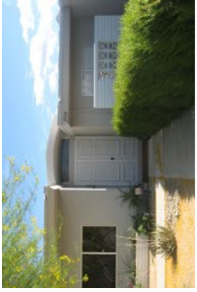
2504 2



2506 1



2506 2



2508 1



2508 2



2510 1



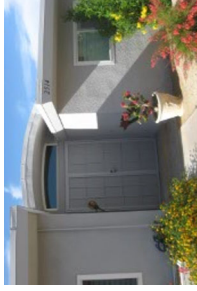
2510 2



2512 1



2512 2



2514 1



2514 2



2516 1



2516 2



2516 3



2518 1



2518 2



2520 1



2520 2



2522 1



2522 2



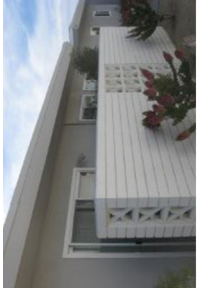
2522 3



2522 4



2524 1



2524 2



2524 3



2526 1



2526 2



2526 3



2528 1



2528 2



2530 1



2530 2



2532 1



2532 2



2544 1



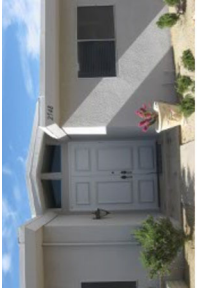
2544 2



2546 1



2546 2



2548 1



2548 2



2550 1



2550 2



2552 1



2552 2



2554 1



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2556 1



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2574 3



2576 1



2576 2



2578 1



2578 2



2580 1



2580 2



2582 1



2582 2



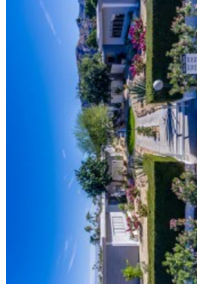
2582 3



Bench seat A ori

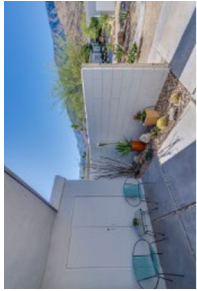


Bench seat B

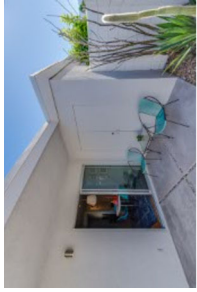


ourt Example Courtesy Jesse

Example1 Courtesy Jesse McI



Example2 Courtesy Jesse McI



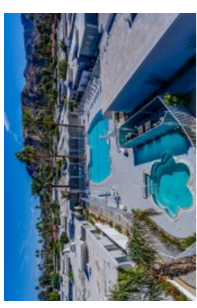
Example3 Courtesy Jesse McI



Planter Chariot



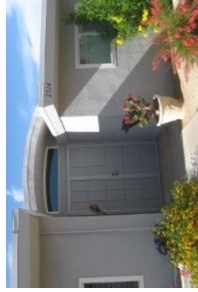
Planter VR



and spa Courtesy Jesse McM



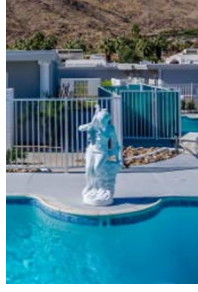
urity Entry Door Example1 250



urity Entry Door Example2 25



Statue at 447



e at Pool Courtesy Jesse McV



of Venus1 Courtesy Jesse Mc