



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: May 2, 2023

NEW BUSINESS

SUBJECT: REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 4 SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE INITIATED BY AN APPLICATION BY CAROLYN DAWN, REQUESTING APPROVAL TO DEMOLISH THE DWELLING LOCATED AT 1150 VIA MONTE VISTA (APN #505-231-002) CASE 3.4369. (SY).

FROM: Department of Planning Services

SUMMARY

The property owner is requesting approval to demolish the home built in 1937. The structure by virtue of its construction date prior to 1978 makes it a Class 4 site.

Pursuant to Municipal Code Section 8.05.130 (Demolition or Alteration to Class 3 and 4 sites), the HSPB will determine if the site possesses sufficient historic significance to warrant possible re-designation to a Class 1 or Class 2 historic resource and thereby issue a stay on demolition or alteration permits on the site.

The property owner is not seeking historic designation of the site.

RECOMMENDATION:

That the HSPB take no action and allow the processing of the demolition permit.

BACKGROUND AND SETTING:

According to county records, the home at 1150 Via Monte Vista was built in 1937. This Class 4 site is located in the Old Las Palmas neighborhood. The applicant did not identify an architect or builder for the home. Building permit records reveal a large majority of the additions and modifications to the home were completed in the 1990s. Recently, a new pool and detached cabana structure was completed on the parcel. These features are not part of the request for demolition.

AERIAL VIEW OF THE SUBJECT PARCEL.

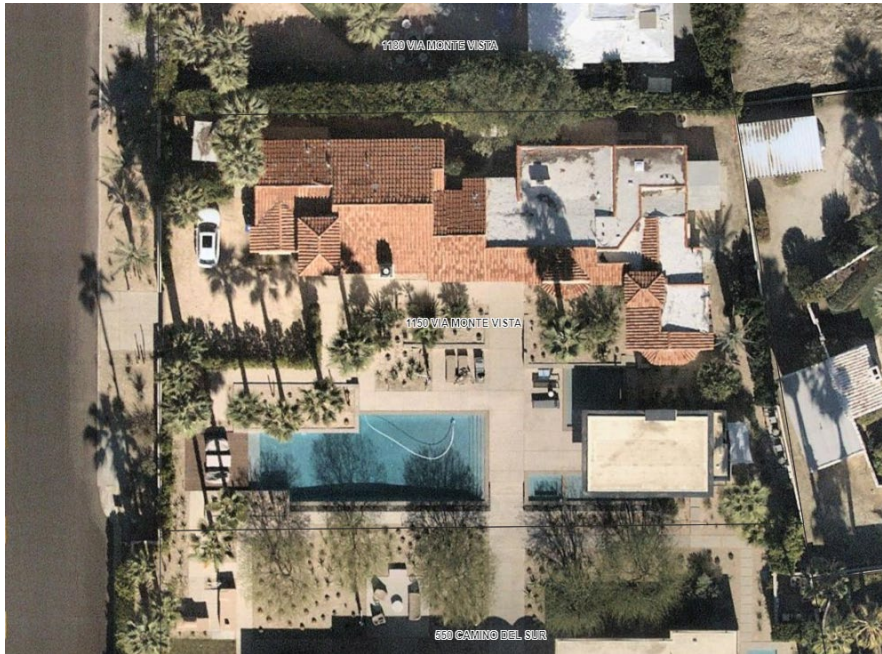


IMAGE OF THE SOUTH ELEVATION LOOKING EAST.



<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
April 2023	Site inspection by HSPB accompanied by City Staff.

<i>Ownership Status</i>	
November 2010	Purchase by the current owner.

ANALYSIS:

Staff analysis of the project is based on the application material and a site visit conducted on April 20, 2023. The residence is visible from the street beyond the low perimeter wall and the building footprint expands towards the east. The application includes archival information regarding past owners and building permit history.

Request for demolition of a Class 4 site is processed according to Municipal Code Section 8.05.130.

Criteria and Findings for Possible Re-designation of a Class 4 Building.

If the HSPB finds that the site warrants possible re-designation, it may direct and authorize the processing of an application to re-designate the site as a Class 1 or Class 2 historic resource, which will then be considered by the HSPB and the City Council as provided in Chapter 8.05 of the Municipal Code. Any demolition/alteration permit shall be automatically stayed for a period of up to one-hundred twenty (120) days pending a re-designation decision. In making its review, the HSPB must make the following findings:

1. *That the Class 3 or Class 4 building possesses exceptional historic, architectural, archaeological, cultural or aesthetic significance to warrant redesignation as a Class 1 or Class 2 historic resource in accordance with the criteria set forth in Section 8.05.070 above; and*
2. *That the Class 3 or Class 4 building retains sufficient historical integrity relative to its original configuration, architectural features, or character.*

If the HSPB cannot affirmatively make these findings, then it shall take no action and refer the permit to the Director of Planning who shall thereafter approve the application for submittal to the Building Department for appropriate building permits.

Staff analyzed the site relative to the historic designation criteria in 8.05.070 as follows:

- a. *The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The construction date of the property is 1937, however, building records show that there have been many significant alterations to the original home including new additions. Staff finds that the existing home does not demonstrate exceptional historic significance. It is further evaluated below.

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

No information is provided indicating any significant event is associated with the site.

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

Based on the information provided by the applicant, no significant person or event is associated with this site, therefore, does not qualify under Criterion ii.

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

This structure was built within the context of “Palm Springs Between the Wars” (1919-1941). The home has some qualities of a Spanish Colonial Revival style of architecture but many important exterior features such as the original massing, fenestration and building footprint have been significantly altered over the years. Staff finds this property is not an exceptional example of this style or period.

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

The home is of conventional wood frame and stucco construction with clay tile roof. It is not distinctive or exceptional in terms of its construction. Thus, it does not qualify as a historic site under Criterion iv.

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

The applicant was not able to identify the architect or builder of the original home.

- (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 property does not qualify under Criterion vi.

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

There is no known information associated with the property relative to the pre-historic period.

Evaluation of Historic Integrity.

Historic Integrity is evaluated based on seven qualities: location, design, setting, materials, workmanship, feeling and association in accordance with guidelines of the

United States Department of the Interior, National Park Service's National Register Bulletin titled: "How to apply the National Register Criteria for Evaluation" as revised from time to time.

Staff evaluated the property's integrity as follows:

Location.

There is no indication that the original structure was relocated but subsequent additions have obscured the original building footprint from the 1930s.

Design.

The home has unadorned stucco walls and clay tiles on the roof, but nothing on the exterior appears to be original. Roll-up security doors have been installed to most openings and all light fixtures have been replaced. The integrity of design no longer exists.

Setting.

This parcel was subdivided from a larger tract of land and developed into a single-family residence. An area that consisted of larger estates is now mostly single-family homes that are near one another. The integrity of setting therefore no longer exists.

Materials.

The home is a conventional wood frame and stucco structure with no unique use of materials.

Workmanship.

The workmanship is conventional with nothing that stands out as noteworthy. The integrity of the workmanship has been compromised by the modern additions and modifications to the home.

Feeling.

The overall feeling of the home is that of a single-family dwelling and the modifications to the building and the surrounding site makes it feel more contemporary.

Association.

No significant individuals are associated with this property.

ENVIRONMENTAL ASSESSMENT

The proposed historic resource 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.

CONCLUSION:

The property at 1150 Via Monte Vista contains a single-family home from the 1930s that has been significantly altered. The structure does not possess exceptional historic significance that would make it eligible for a Class 1 or Class 2 designation.

Staff recommends that the HSPB take no action and direct staff to administratively process the permits for demolition.

PREPARED BY:	Sarah Yoon, Associate Planner/Historic Preservation Officer
REVIEWED BY:	David Newell, AICP, Assistant Director of Planning
REVIEWED BY:	Christopher Hadwin, Director of Planning Services

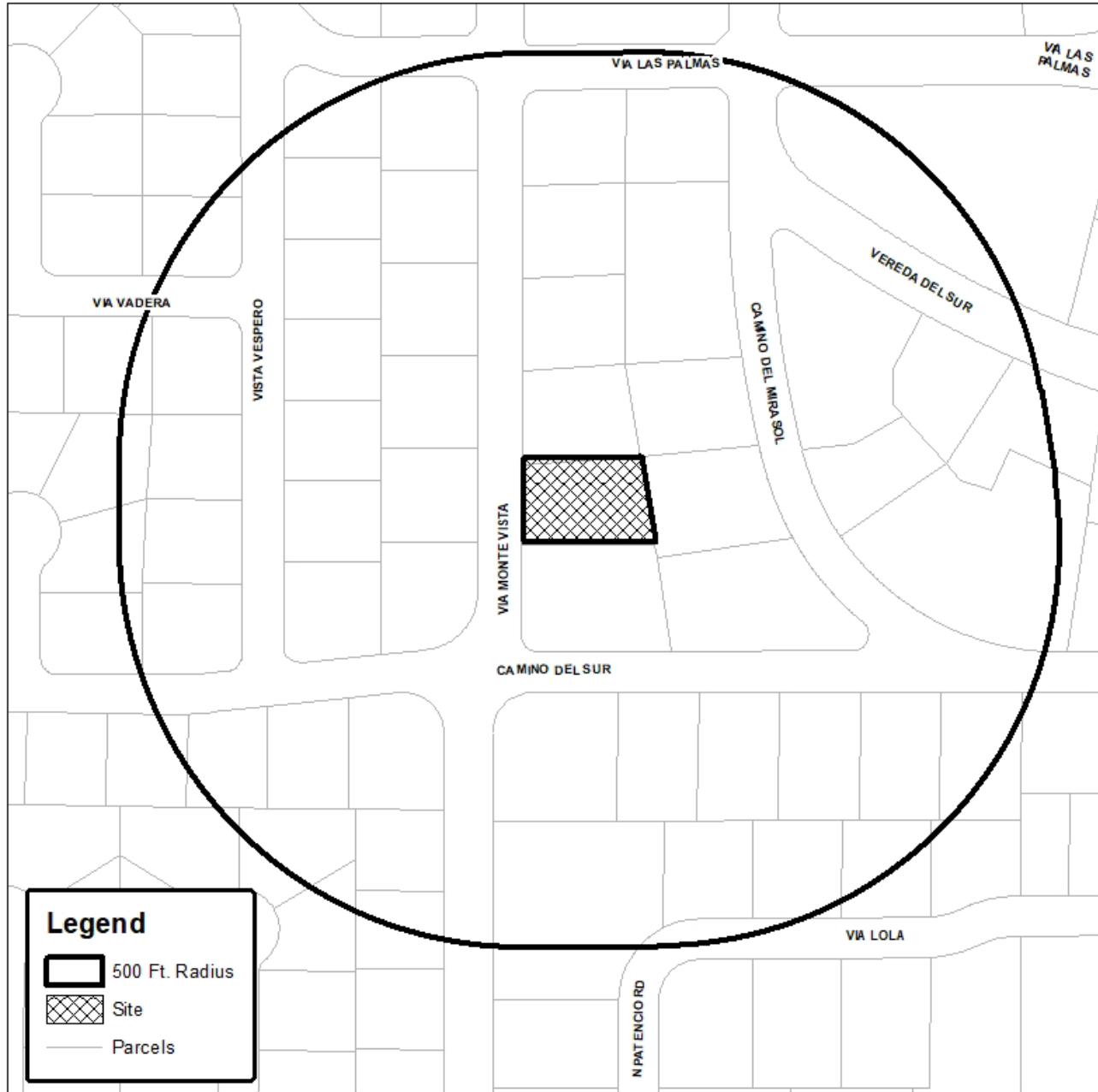
Attachments:

- A. Vicinity Map
- B. Application and related material

ATTACHMENT A



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
1150 Via Monte Vista

ATTACHMENT B



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

Related Case #s:

5.1349 CUP Casita 803 sq ft with kitchen. (2015)

7. 665 Setback reduction for garage. (1987)

<small>(For Staff Use Only)</small>	
Planning Case Number::	3.4369
Taken in by (Planner):	RB
Date Submitted:	3/9/2023

MINOR ARCHITECTURAL APPLICATION (MAA)

TO THE APPLICANT: Please fill out the information requested below. Attach any signed authorization letters, drawings, color & material boards, photographs, cut sheets and/or any other materials necessary to describe the proposed project.

PROJECT SITE INFORMATION.

Project Address: _____ APN: _____
(Number and Street name) (9-digit assessor parcel number ex: 000-000-000)

Project Name (example: Name of Condo Association or HOA): _____

Zone: **R1A** General Plan: **ER** Section/Township/Range: ___/___/___ Lot Area: _____

Detailed Description of Project:

Sq. Footage - Existing Bldgs _____ Sq. Footage – Proposed New (if any): _____

PROPERTY OWNER INFORMATION:

Property Owner's Name: _____

Property Owner's Mailing Address: _____
(Number and Street Name or P.O. Box)

Property Owner's Phone: _____ City _____ State _____ Zip _____ Fax _____

Property Owner's Email: _____

CONTRACTOR, PROJECT MANAGER, OR OWNER'S AGENT AUTHORIZED TO INITIATE THE WORK:

Company Name: _____
(Please print) I AM THE: OWNER'S AUTHORIZED AGENT (example CONTRACTOR) LESSEE (TENANT) OTHER

Agent's Name & Signature: _____

Agent's Mailing Address: _____
(Number and Street Name or P.O. Box)

Agent's Phone: _____ City _____ State _____ Zip _____ Agent's Fax: _____

Agent's Email: _____

(Please continue to next page)

REQUIRED MATERIALS TO BE SUBMITTED FOR A MINOR ARCHITECTURAL APPLICATION:

The following materials are necessary for your application to be evaluated. Unless otherwise indicated, do not mount these exhibits on a board. All required diagrams must be neatly drawn and dimensioned including a north arrow and the project address. Use this list to assemble your application materials.

INCOMPLETE SUBMITTALS MAY DELAY PROCESSING OF YOUR APPLICATION.

Applicant
Use

Staff
Use:

- | | | |
|-------------------------------|-------------------------------|--|
| ↓
<input type="checkbox"/> | ↓
<input type="checkbox"/> | <u>Complete the Minor Architectural Application Form:</u> (attached to this instruction packet) |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Authorization Letter or Contract signed by Homeowners Association or Owner</u> (if project is within a condo or HOA, or if application is being completed by owners' agent) |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>A Detailed Site Plan and Floor Plans:</u> These exhibits must be submitted for additions, rehabilitation of properties, landscaping changes, parking lot re-striping, walls, pools, mechanical equipment, or projects involving any type of exterior modification to the site. Include a north arrow and the project's street address. Site plans are usually submitted at 24" x 36" , to a scale not smaller than 1" = 40'. (Some plans may need to be drawn using a larger scale, such as 1" - 10'.) (An 11"x 17" site plan may be sufficient for <u>minor</u> building improvements, <u>minor</u> landscaping, walls, pools, and mechanical equipment. Please consult with a planner) The site plan should include the following information: <ul style="list-style-type: none">▪ All property boundaries and distance to centerline of abutting street (obtain from Public Works Department)▪ All walls, sidewalks, driveways, gates, parking areas, landscaping, etc.▪ (Differentiate existing from new work by differing line weights or by notation). |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Elevations:</u> Elevation drawing (showing front, back and sides) should be included for any project involving changes to the exterior of a structure, and to show proposed walls, fences, gates and/or mechanical screening. Include notes to describe colors, materials, dimensions (including height) and any other relevant information. |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Color and Material Exhibits:</u> Provide swatches of actual paint colors proposed and cut sheets or small samples of materials where appropriate. Photographs of existing materials that will be matched is encouraged. Where a full color/material board is required, the board should be no larger than 8-1/2" x 11". |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Existing Site Photographs:</u> One (1) set of photographs showing existing conditions at the proposed project and adjacent surroundings, structures, landscaping, walls, etc. . |
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Payment of Application Fees.</u> |

TIME LIMIT FOR DEVELOPMENT: Planning approvals given on Minor Architectural Applications (MAA's) are valid for two (2) years from the Effective Date that the approval is made (see definition of Effective Date below). After Planning approvals are granted, applicants must apply for building permits through the City Department of Building and Safety. If building permits are not pulled or the construction initiated within two (2) years of the Effective approval date, the planning approval expires.

EFFECTIVE DATE: A Minor Architectural Application approval becomes "effective" after an elapsed period of fifteen (15) days from the date of the decision by the Planning Staff, Planning Commission or City Council. Any project for which a building permit application is made or a building permit is issued prior to the Effective Date of the Planning approval, are deemed to be made "at the risk" of the applicant such that an appeal could modify or overrule the subject approval.



AVAILABLE PROPERTY HISTORY

1150 Via Monte Vista

OVERVIEW

The current owner is requesting to demolish the single-family structure at 1150 Via Monte Vista and construct a new single-family structure with an attached garage and detached accessory structure. Pursuant to Palm Springs Municipal Code 8.05.020, the structure, which was constructed around 1937, has not been identified as potentially significant, and thus is defined as a Class 4 site by virtue of its construction date. Over the course of the structure's history, many modifications to the structure have occurred rendering no appreciable visual evidence of any remaining elements or features of the home's original construction.

PROPERTY OVERVIEW

Information about the original owner, architect, or builder was not available.

Information retrievable through city archives includes the following historical outline:

-May 29,1937 Sam and Marie Schwartz transfer Lots 5 & 6 to Caroline Snyder. (Take special note that this is not Lot 8, but in fact the Cam Sur house lot and Lot 5 (1150 Via Monte Vista)).

-June 4,1937 Albert Steiner transfers Lot 6 to Martin and Helen Anderson

-June 19,1962 – Robert Marx requested the re-subdivision of Lot 5 and 14 feet of portion of Lot 6;

Mechanical permit records indicate various building permits where Marx or Randolph Hearst are listed as owners

1963 Property Records indicate 550 Camino Del Sur was constructed. Val Powelson is referenced in real estate history as the architect. Marx's property re-subdivision was for improvements for the house construction at 550 Camino Del sur (Lot 6).

-December 20,1974 Caroline Snyder leaves daughter Barabara Musto the main house of Lot 8 and guest house of Lot 5 to her son Henry Bonnell

In 1975 there was a transfer of title with no sale price for Lot 8

1977- Peter DeBaun transfers ownership of Lot 5 to Richard and Bonnie Young

1983 Richard Young is cited for building code violation attempting to erect a structure without permit in the side yard

-May 10, 1991 Richard and Martha Young grant Norman Simon and Paula Quails ownership of Lot 5; excluding the last 14 feet of the lot noted in the property re-subdivision by Marx & Hearst.

June 4, 1991 Building permit records indicate Rosalie Hearst as property owner of 550 Camino Del Sur

-April 12,1994 Norman Simon and Paula Qualls (Paula Simon) grant Norman and Paula Simon trustees of the Simon Family Trust

December 27,1995 Norman Simon constructs mechanical room and covered area on north side of dwelling

February 2, 1996 Norman Simon adds study and expands kitchen

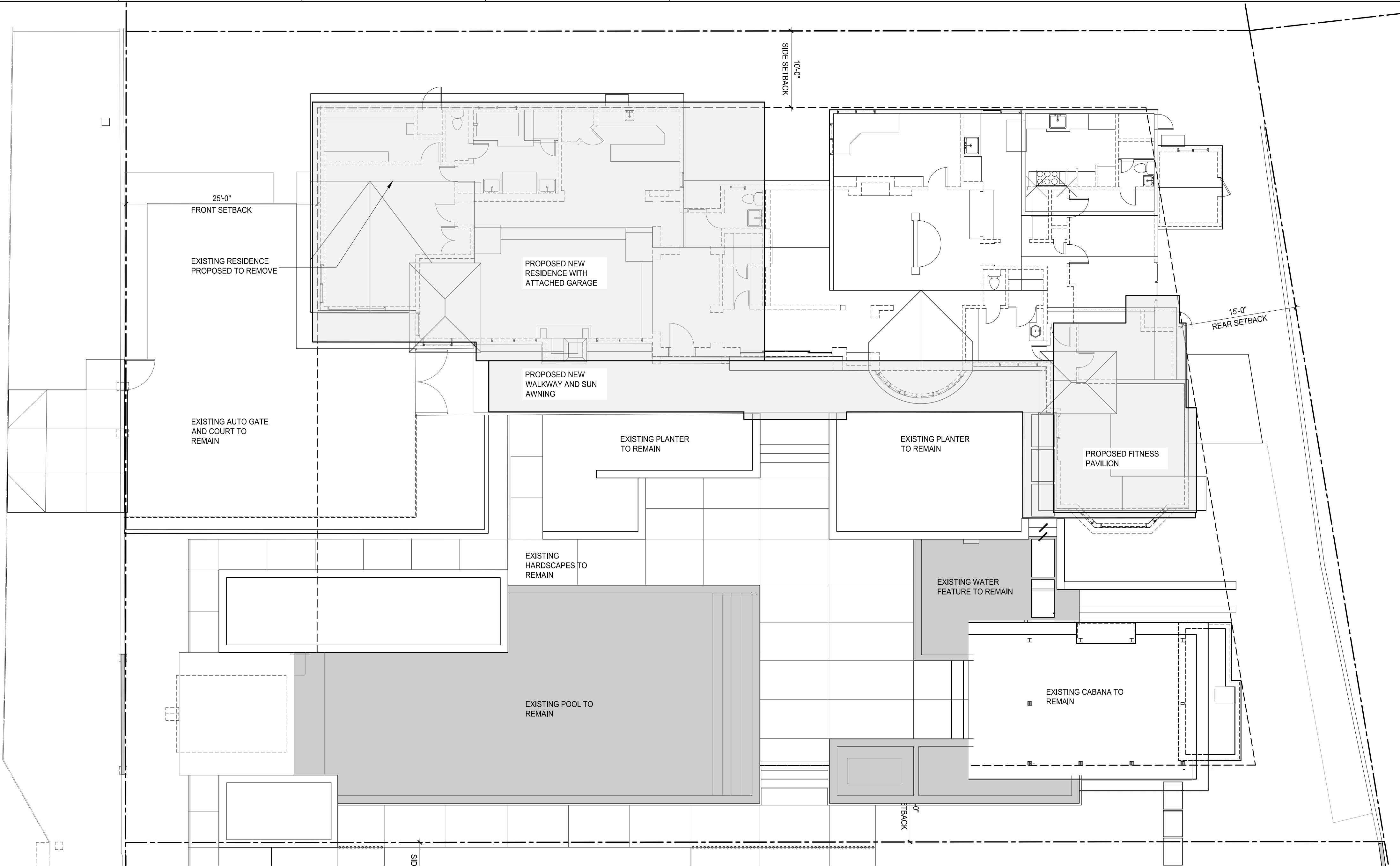
June 03,1996 Norman Simon expands dining room, adds master suite, and encloses covered porch

-Nov 5,2010 Carolyn Dawn take ownership of Lot 5 from Simon Family Trust

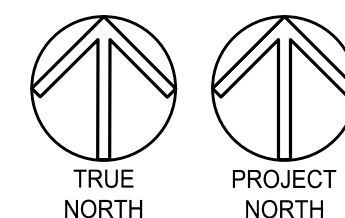
SUPPORT

The current elevation photos illustrate conventional wood framed construction with stucco exterior and clay tile roofing. Much of the newer additions provide a façade to represent a mission style vocabulary in an un-authentic manor of concealing massing with parapets and false facades. Inside and out, there are no remaining attributes from the original home that are evident from the more recent modifications.

PROJECT TEAM	PROJECT TEAM	PROPERTY DATA	ZONING DATA	CONSTRUCTION DATA																
<p>OWNER CAROLYN FELDSINE 1628 - 72ND AVENUE S.E. MERCER ISLAND, WASHINGTON 98040 (206) 232-7932 PHONE cldawn@outlook.com</p> <p>ARCHITECT STUDIO AM ARCHITECTURE INTERIORS 1501 WESTERN AVE., SUITE 200 SEATTLE, WASHINGTON 98101 (206) 659-7577 PHONE CONTACT: AARON MOLLICK aaron@studioamarchitects.com</p> <p>LANDSCAPE ARCHITECT ALLWORTH DESIGN 159 WESTERN AVENUE W., SUITE 457 SEATTLE, WASHINGTON 98119 (206) 623-7396 PHONE CONTACT: RANDY ALLWORTH randy@allworthdesign.com</p> <p>INTERIOR DESIGNER NB DESIGN GROUP 1932 FIRST AVENUE, SUITE 626 SEATTLE, WASHINGTON 98101 (206) 441-7754 PHONE (206) 728-2341 FAX CONTACT: NANCY BURFIEND james@nbdesigngroup.net</p> <p>CONTRACTOR D. W. JOHNSTON CONSTRUCTION 1445 N. SUNRISE WAY, SUITE 203 PALM SPRINGS, CA 92262 (760) 416-1144 PHONE (760) 416-1124 FAX CONTACT: DAVE JOHNSTON dave@dwjohnston.com</p>	<p>CIVIL ENGINEER C & S COMPANIES 2020 CAMINO DEL RIO NORTH, SUITE 1000 SAN DIEGO, CA 92108 (951) 235-5111 PHONE CONTACT: ARNIE WHITE awhite@cscoos.com</p> <p>STRUCTURAL ENGINEER QUANTUM CONSULTING ENGINEERS 1511 THIRD AVENUE, SUITE 323 SEATTLE, WASHINGTON 98101 (206) 957-3900 PHONE (206) 957-3901 FAX CONTACT: DAN FENTON dfenton@quantumce.com</p> <p>ENERGY CODE CONSULTANT SCOTT DESIGN & TITLE 24, INC. 77-085 MICHIGAN DRIVE PALM DESERT, CALIFORNIA 92211 (951) 200-4780 PHONE CONTACT: TIM SCOTT timscott1944@gmail.com</p> <p>PIPING DIAGRAM CONSULTANT EGLERT GUTIERREZ DESIGN P.O. BOX 11266 PALM DESERT, CALIFORNIA 92255 (951) 851-7314 PHONE (951) 360-0013 FAX CONTACT: EGLERT GUTIERREZ eglefrt@eglefrtdesign.com</p>	<p>PROJECT ADDRESS 1150 VIA MONTE VISTA PALM SPRINGS, CALIFORNIA 92262</p> <p>LOT AREA TOTAL LOT AREA = 16,489 SQ. FT.</p> <p>ASSESSOR'S TAX NUMBER 505231002-6</p> <p>LEGAL DESCRIPTION LOT 5 MB 015/015 LAS PALMAS ESTATES R-1-A</p> <p>ZONING DESIGNATION R-1-A</p> <p>AVERAGE CURB ELEVATION SURVEYED CURB ELEVATIONS @ SW CORNER OF PROPERTY 548.13' @ NW CORNER OF PROPERTY 550.58' (SEE ZONING DIAGRAM BELOW)</p> <p>AVERAGE CURB ELEVATION 549.36'</p>	<p>ZONING DESIGNATION R-1-A</p> <p>SETBACKS FRONT SETBACK 25'-0" SIDE SETBACK 10'-0" REAR SETBACK 15'-0"</p> <p>ALLOWABLE LOT COVERAGE ALLOWABLE LOT COVERAGE 35.0%</p> <p>BUILDING HEIGHT LIMIT (CALCULATED FROM A POINT 18" ABOVE AVERAGE TOP OF CURB. SEE AVERAGE CURB ELEVATION CALCULATIONS ON THIS SHEET UNDER 'PROPERTY DATA')</p> <p>12' AT THE MINIMUM SETBACK. FROM THE MINIMUM SETBACK, THE HEIGHT MAY BE ALLOWED TO INCREASE ALONG A PLANE WHICH HAS A SLOPE OF 4:12, UNTIL A BUILDING HEIGHT OF 18' IS ATTAINED.</p> <p>LOT TIE AGREEMENT OWNER HAS COVENANTED WITH THE CITY OF PALM SPRINGS TO HOLD THE PROPERTY AND THE ADJACENT PROPERTY TO THE SOUTH (560 CAMINO DEL SUR) AS ONE PARCEL.</p> <p>THE CITY OF PALM SPRINGS HAS AGREED THAT AN EXISTING COVERED PARKING STRUCTURE AND AN EXISTING FENCE MAY BE REMOVED AND NOT REPLACED.</p> <p>REFER TO RIVERSIDE COUNTY RECORDER'S OFFICE, DOCUMENT NO. 2016-0164377</p>	<p>SCOPE OF WORK REMOVAL OF WINDOW BAY FROM EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF NEW DETACHED CABANA</p> <p>PALM SPRINGS BUILDING CODE THIS PROJECT SHALL COMPLY WITH THE 2018 CALIFORNIA RESIDENTIAL CODE, TITLE 24, PART 2.5 (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE), AS MODIFIED BY PALM SPRINGS MUNICIPAL CODE SECTION 8.04.017</p> <p>BUILDING AREA SUMMARY</p> <table border="1"> <tr><td>PROPOSED HOUSE</td><td>1,258 SQ. FT.</td></tr> <tr><td>FITNESS PAVILION</td><td>396 SQ. FT.</td></tr> <tr><td>EXISTING CABANA</td><td>804 SQ. FT.</td></tr> <tr><td>TOTAL</td><td>2,458 SQ. FT.</td></tr> </table> <p>LOT COVERAGE</p> <table border="1"> <tr><td>TOTAL BUILDING AREA</td><td>2,458 SQ. FT.</td></tr> <tr><td>LOT AREA</td><td>16,489 SQ. FT.</td></tr> <tr><td>LOT COVERAGE PROPOSED</td><td>14.9%</td></tr> <tr><td>LOT COVERAGE ALLOWED</td><td>35.0%</td></tr> </table> <p>PLANNING COMMISSION FINDINGS PALM SPRINGS ZONING CODE SECTIONS 92.01.01 AND 92.23.14 REQUIRE A CONDITIONAL USE PERMIT FOR A CABANA WHICH EXCEEDS 1/50TH OF THE LOT SIZE AND/OR CONTAINS KITCHEN FACILITIES.</p> <p>A CONDITIONAL USE PERMIT (CASE 5.1349) FOR THE PROPOSED CABANA WAS APPROVED BY THE PALM SPRINGS PLANNING COMMISSION VIA RESOLUTION NO. 6439 DATED SEPTEMBER 24, 2014.</p> <p>THE CABANA PROJECT COMPLIED WITH THE CONDITIONS OF APPROVAL LISTED IN EXHIBIT A TO RESOLUTION 6439.</p>	PROPOSED HOUSE	1,258 SQ. FT.	FITNESS PAVILION	396 SQ. FT.	EXISTING CABANA	804 SQ. FT.	TOTAL	2,458 SQ. FT.	TOTAL BUILDING AREA	2,458 SQ. FT.	LOT AREA	16,489 SQ. FT.	LOT COVERAGE PROPOSED	14.9%	LOT COVERAGE ALLOWED	35.0%
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1 SITE PLAN
SCALE: 1/8" = 1'-0"



Studio AM Architects
1501 Western Avenue | Suite 200 | Seattle, WA 98101
Web: studioamarchitects.com | Tel: 206-659-7577



DAWN RESIDENCE

1150 VIA MONTE VISTA
PALM SPRINGS, CA

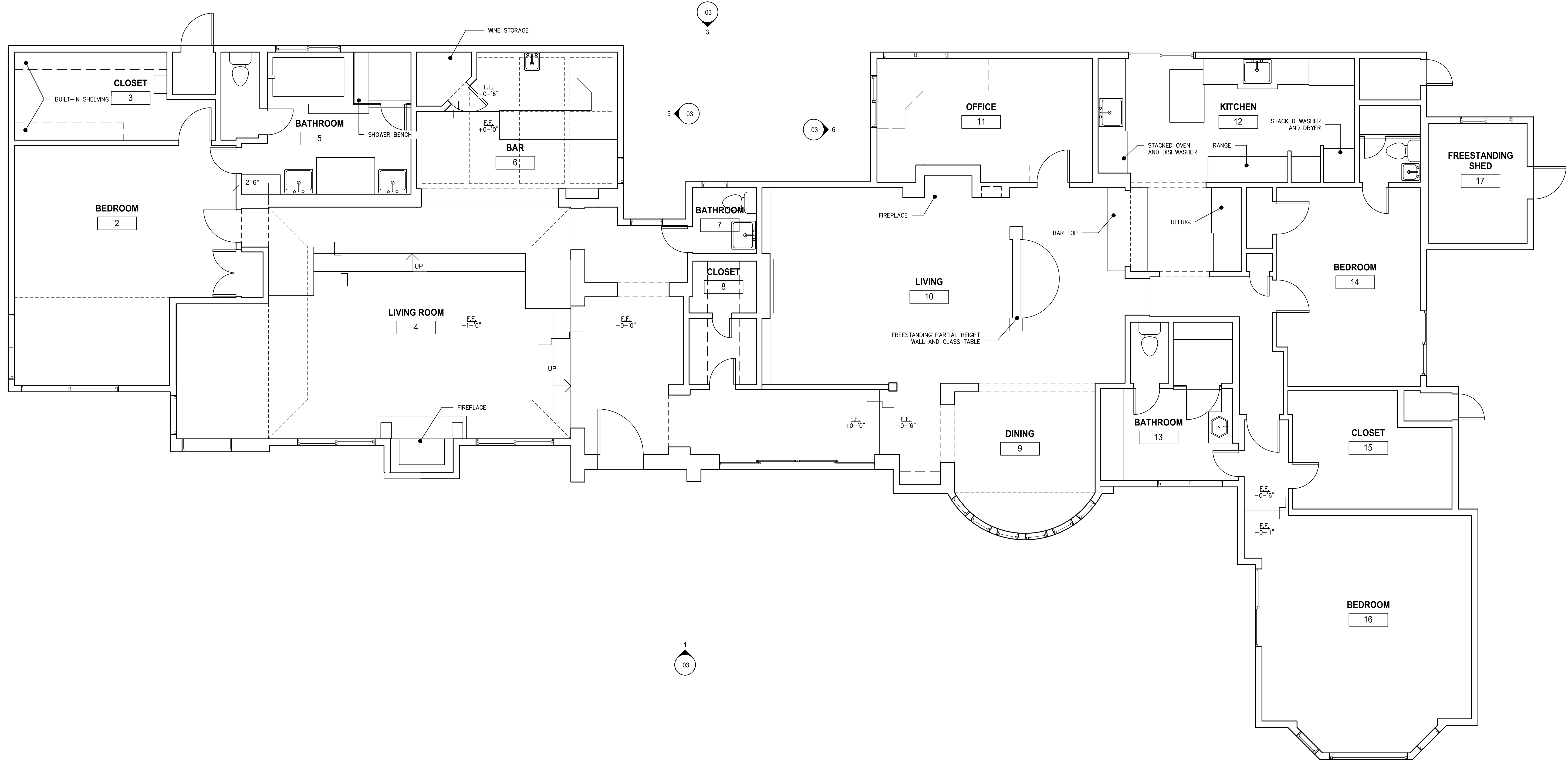
DESIGNED BY ADM
DRAWN BY ADM
CHECKED BY CHK

DRAWING REVISIONS

DESCRIPTION	NO.	DATE

SITE PLAN
PROJECT-DATA

GH-1.0
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DAWN RESIDENCE

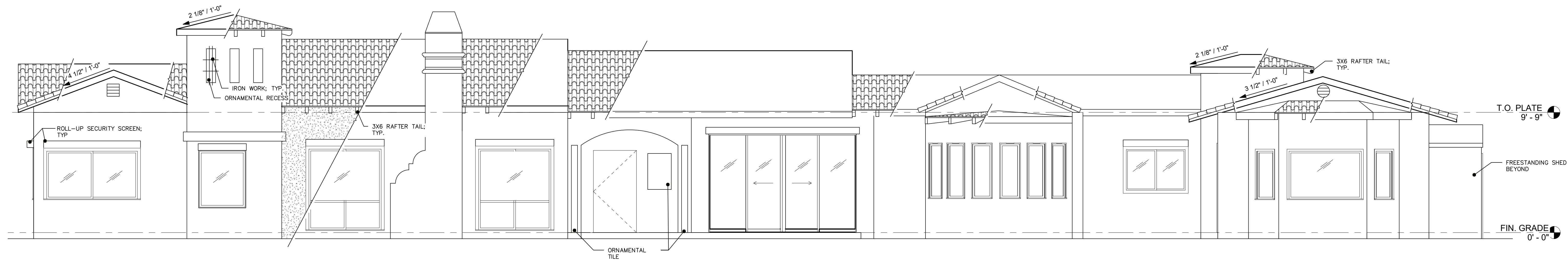
1150 VIA MONTE VISTA
 PALM SPRINGS, CA

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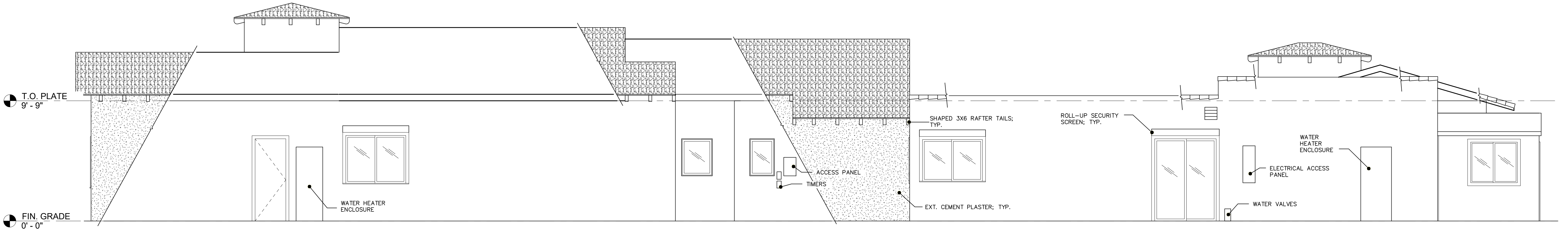
DRAWING REVISIONS

DESCRIPTION	NO.	DATE

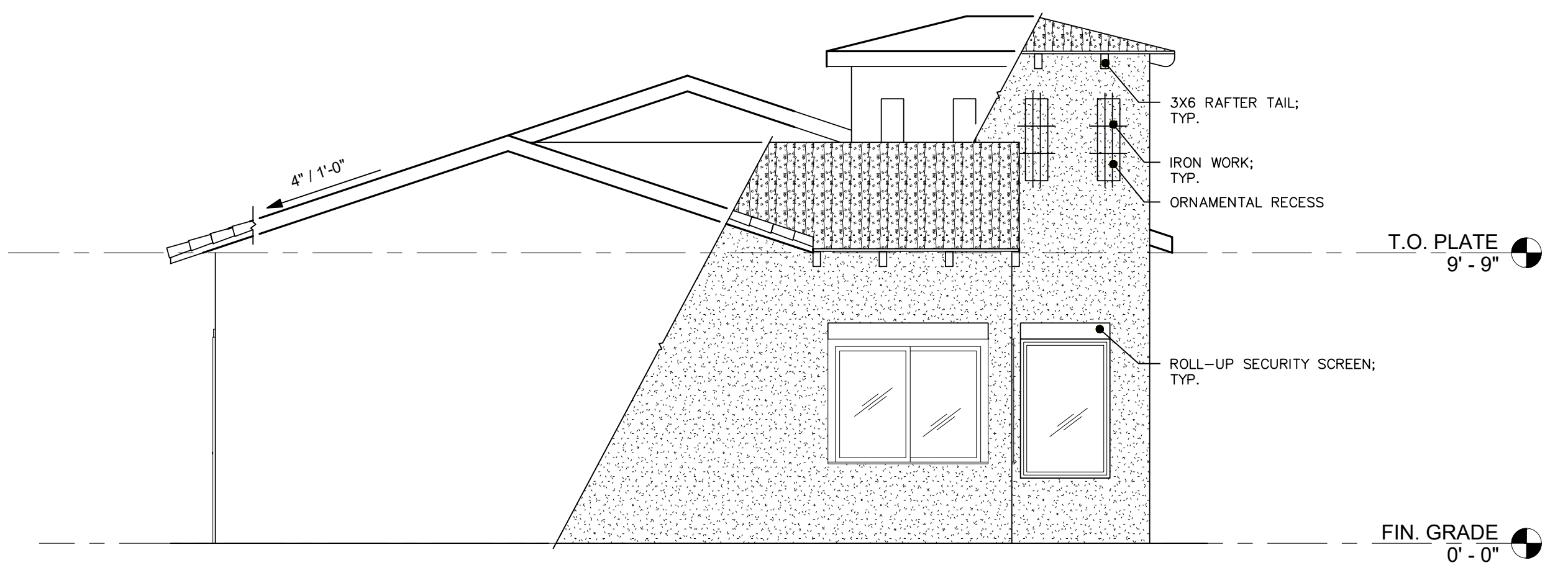
EXISTING
 FLOOR PLAN



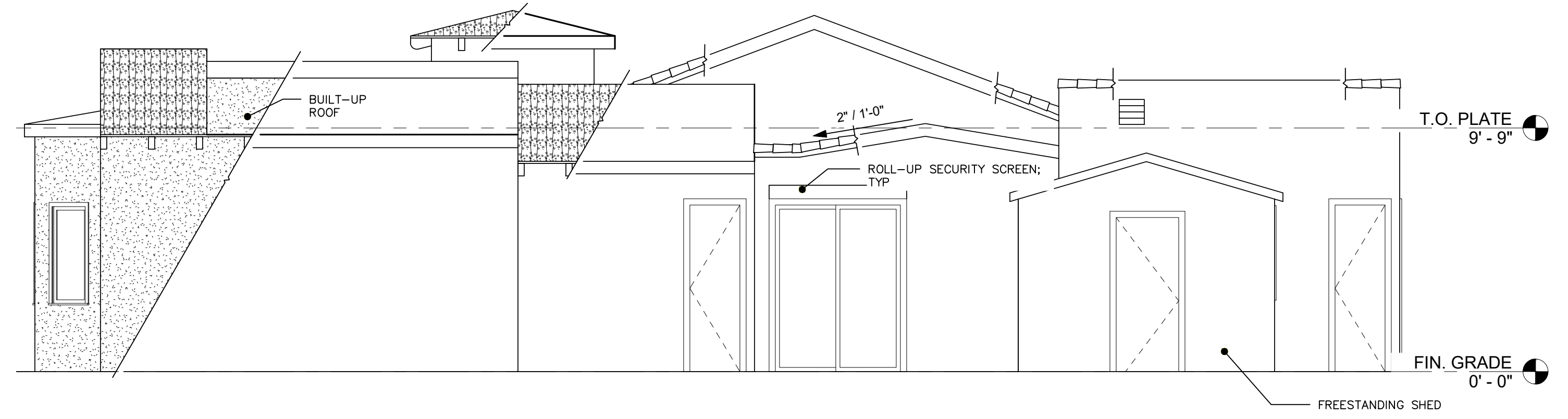
1 EXISTING ELEVATION/ NORTH
 SCALE: 1/4" = 1'-0"



2 EXISTING ELEVATION/ NORTH
 SCALE: 1/4" = 1'-0"



3 EXISTING ELEVATION/ WEST
 SCALE: 1/4" = 1'-0"



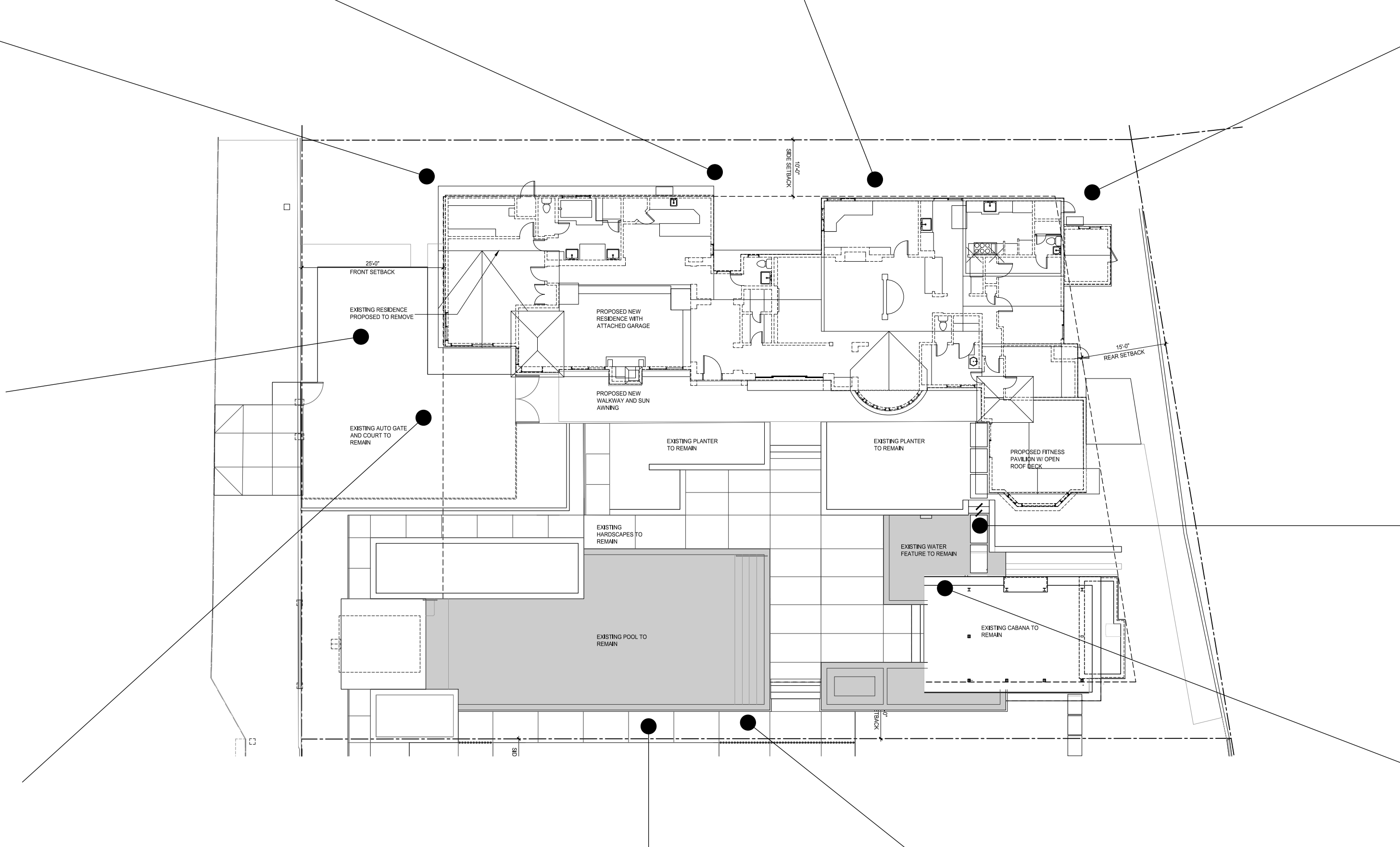
4 EXISTING ELEVATION/
 SCALE: 1/4" = 1'-0"

DAWN RESIDENCE

1150 VIA MONTE VISTA
 PALM SPRINGS, CA

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CHECKED BY	
DRAWING REVISIONS	
DESCRIPTION	NO. DATE
DESCRIPTION	

EXISTING
 EXT. ELEVATIONS



DAWN RESIDENCE

1150 VIA MONTE VISTA
PALM SPRINGS, CA

DESIGNED BY ADM
DRAWN BY
CHECKED BY CHK

DRAWING REVISIONS		
DESCRIPTION	NO.	DATE

EXISTING PHOTOGRAPHY