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Dear HSPB,

I submitted a letter to the HSPB (via Mr. Lyon) on June 10, 2022, following the last HSPB meeting, which I watched later on YouTube. I had hoped this letter might fill out some of the context as to why the HSPB might consider Villa Roma eligible as a Historic District, as a garden apartment-type of development. I was hoping the letter would be distributed to the members of the HSPB, but to my understanding, it has not. I have resubmitted it and now include this follow-up letter.

After the letter was submitted, Mr. Lyon and I had an email discussion about this subject, and Ms. Hansen was copied. The email discussion had more debate on why garden apartment-type communities have significance, in my opinion, and how Villa Roma may fit into that context.

In general, I feel a Historic Context Statement would be beneficial for the city to fully understand how this type of development was interpreted in the Coachella Valley and how the various HOAs fit into that context. In the meantime, the HSPB has this nomination on the table and must decide how to proceed.

The staff report for the July HSPB meeting tries to make a case for significance by saying the site resembles an Italian village. It recommends designating only the site plan and a single folded plate roofline. I think this would be a mistake. Though the architecture was designed to be subordinate to the overall site plan, that doesn't mean the structures themselves are so insignificant as to classify them as non-contributing. Garden apartments typically didn't have heroic architecture. This was by design. However, that doesn't mean the buildings themselves are disposable.

I encourage the HSPB to find Villa Roma significant as a garden apartment community, as one of the Coachella Valley's first condominiums, and to include the site plan, the structures, and the Roman-inspired detailing as contributing resources. Individual units with incompatible modifications could be deemed non-contributing, which would encourage the owners to correct those conditions to contribute.

Best regards,

Steven Keylon