



## CITY COUNCIL STAFF REPORT

DATE: November 3, 2010 PUBLIC HEARING

SUBJECT: CASE HSPB #76: APPLICATION FOR DESIGNATION OF THE SINGLE FAMILY DWELLING AT 645 E. MORONGO ROAD ("HUGH STEPHENS RESIDENCE") AS A CLASS 1 HISTORIC SITE

FROM: David H. Ready, City Manager

BY: The Planning Department

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### SUMMARY

Under Section 8.05 of the Palm Springs Municipal Code (Historic Resources), the City Council may designate properties as "Class 1" historic sites. The City's Historic Site Preservation Board (HSPB) has recommended such a designation for the property at 645 E. Morongo Road ("Hugh Stephens Residence"). The Council will conduct a public hearing and determine if the site should be designated. Class 1 designation would place the building under the guidance of Municipal Code Section 8.05 "Historic Preservation".

### RECOMMENDATION

1. Open the public hearing and accept public testimony.
2. Adopt Resolution No. \_\_\_\_: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA DESIGNATING THE PROPERTY LOCATED AT 645 E. MORONGO ROAD ("HUGH STEPHENS RESIDENCE") AS A HISTORIC SITE, CLASS 1 – HSPB 76"

### PROJECT DESCRIPTION

The property owners, Robert Metcalf and David Skousen, filed an application requesting the subject property be designated a Class 1 historic site. Such designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05
2. Require present and subsequent owners to maintain the site consistent with that ordinance, and

3. Grant possible property tax reduction opportunities to the owner under the State of California Mills Act.

A full project description, historic assessment report, findings and recommendations can be found in the attached staff reports to the Historic Site Preservation Board dated August 10, 2010.

### PRIOR ACTIONS

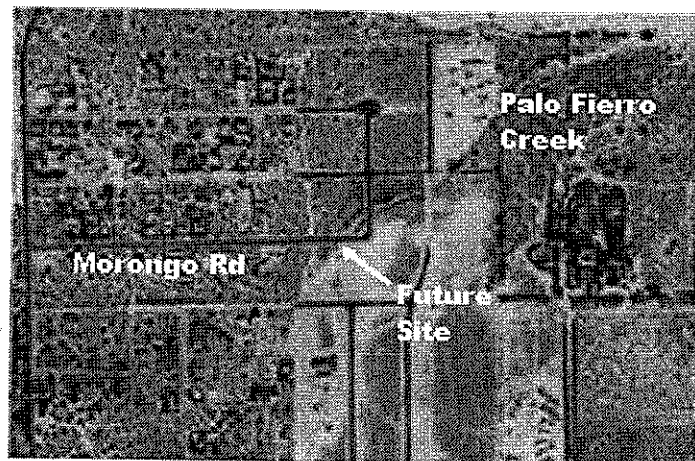
On June 29, 2010, the owners, Robert Metcalf and David Skousen, filed an application for historic designation on the subject property.

On August 10, 2010, the Historic Site Preservation Board voted 5 to 2 (Ploss and DeLeeuw opposed) to recommend that City Council designate single family dwelling at 645 E. Morongo Road, a Class 1 Historic Site in accordance with Municipal Code Section 8.05. HSPB Resolution #76 is attached.

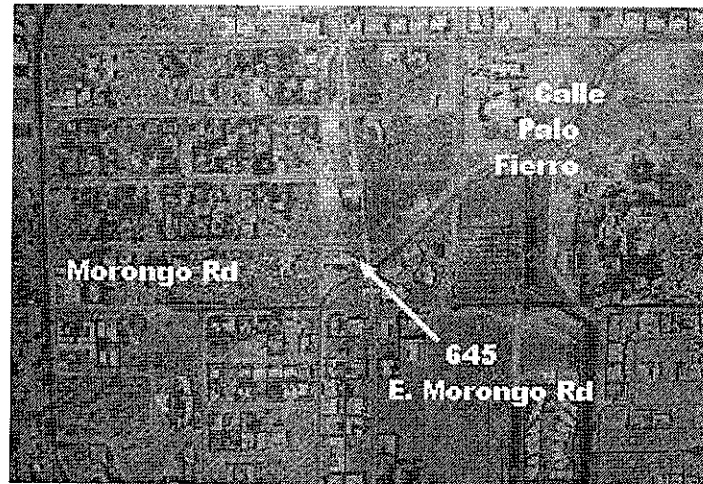
### ANALYSIS

The house is situated on a 0.71-acre property on the south side of East Morongo Road at the intersection with Calle Palo Fierro. The lot is triangularly shaped due to the angled orientation of Calle Palo Fierro. Completed in 1951 and constructed of concrete masonry, the house is single story with three bedrooms and two and one-half baths. A two-car garage was built with the original home and is attached by an unenclosed breezeway. Subsequent additions include a swimming pool in 1956, an entry porch extension in 1986 and a spa and perimeter block wall in 2005.

The subject site is composed of Lots 49 and 50 of the Rancho Royale tract, which was recorded in 1946. An aerial photograph from 1947 shows that the east-west streets of the neighborhood to the west, including East Morongo Road had developed, and the new roads of Rancho Royale to the south were platted, but future Calle Palo Fierro was still a natural drainage route that flowed north into Tahquitz Creek:

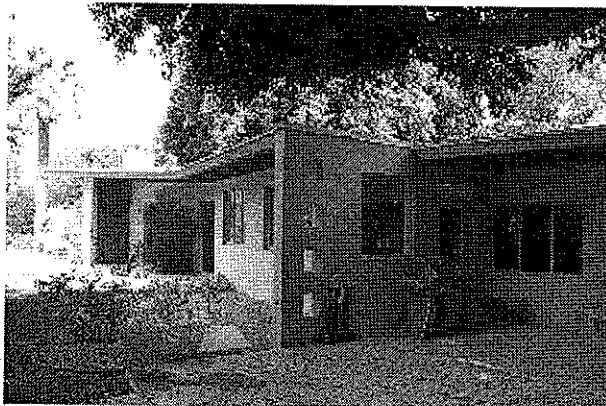


By 1953, the area was more completely developed, including construction of Calle Palo Fierro, the Stephens residence and additional homes in the new Rancho Royale tract:



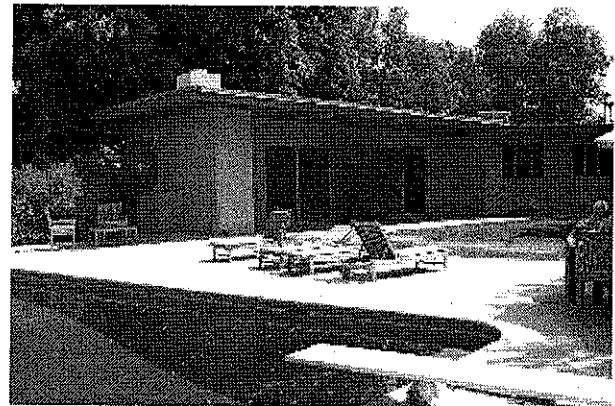
According to the plans' title block, design of the 2,430 square foot house and 650 square foot garage is attributed to Robson Chambers ("Drawn By") and John Porter Clark ("Checked by") of Clark and Frey architects. The architecture is modern with elements common to the mid-century design vernacular:

- Low-pitched one-story roof with extended eaves,
- Rambling at-grade floor plan,
- Simple planar building lines (including occasional use of obtuse angles),
- Stacked-bond concrete block walls, and
- Repetitive rectilinear patterns using glass blocks, wall openings, and masonry block protrusions.



A porch cover and stone planter were added to the entry area in 1986. According to the application, the house was subject to a fire in 2002 and building permits were issued for removal of damaged structure and roof repair. No other changes to the building are known. The property grounds include a pool and spa; mature dense shrubbery surrounds the entire perimeter. Little of the house can be seen from the street, but the house is in good condition. While the house appears to be little changed from its

original construction, staff has not been able to determine what modifications, if any, resulted from the reconstruction following the 2002 fire.



According to the building permits, the house was built by A. Andrews and occupied by Dr. Hugh Stephens and his family. Dr. Stephens lived in the house until his death in 1984; subsequent occupancies have not been established.

### DEFINING HISTORIC CHARACTERISTICS

As noted above, the dwelling is a product of the architectural firm of Clark and Frey, which produced a number of significant structures in Palm Springs between 1939 and 1952. Mr. Clark continued to practice through the late 1970's, occasionally collaborating on larger projects with Mr. Frey. The Stephens residence was produced during the middle years of Mr. Clark's career and is a deliberately modern style, without the traditional design influences that appeared in his earlier work.

The house is a complex design, but its complexity is derived from the organization of boldly designed functional elements: Building volumes, eaves, windows and other openings for light. As a modern design, it is not burdened with historically-based architectural styles; the only exterior decorations are the patterns of masonry block protrusions and wall openings. The added entry cover introduces two new materials: The metal pole supporting the porch and flagstone for the planter. Both are often used in modern structures though not elsewhere on this property.

### REQUIRED FINDINGS

As noted above, Section 8.05.020 of the Municipal Code provides the definition of a historic site: *"An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect"*. Seven other qualities are listed therein and staff notes that in addition to the finding of the basic definition of a historic site, three of the seven qualities, #3, #4 and #5, can also be associated with the Stephens Residence, as follows:

3. *That reflects or exemplifies a particular period of the national, state or local history; or*

The architectural style of the dwelling reflects the mid-century modern era for which Palm Springs is widely known. While not the earliest example of a "desert modern" dwelling, the structure's 1951 completion pre-dates many of the modern-style homes built in the late 1950's and early '60's. Consequently, the dwelling can be considered one of the important precursors to the wave of modernism that would bring acclaim to the community. The grounds have been altered by the addition of a pool, spa and block wall, and therefore do not possess the historical integrity of the dwelling.

4. *That embodies the distinctive characteristics of a type, period or method of construction;*

The Stephens residence possesses important architectural characteristics that typify the modern idiom:

- Low-pitched roof with extended eaves,
- Rambling one-story floor plan,
- Simple planar building lines (including occasional use of obtuse angles),
- Stacked-bond concrete block walls,
- Repetitive rectilinear patterns using glass blocks, wall openings, and masonry block protrusions, and
- Metal-framed casement windows.

The added entry cover and planter introduce new materials, but these materials can also be considered modern and do not compromise the basic architectural integrity of the dwelling. Further, these additions could be removed without adversely affecting the original structure.

5. *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*

The structure's design was the product of the firm of Clark and Frey, which practiced in Palm Springs from 1939 to 1952. John Porter Clark checked the drawings prepared by Robson Chambers. Clark, Chambers and Frey are names associated with many mid-century modern buildings in the Palm Springs area, and were among the most prolific local architects during the advance of mid-century modern desert architecture. Though not well-known, the dwelling is a complete and coherent example of the modern style.

#### HSPB RECOMMENDATION

The physical development of the site provides a sufficient basis for historic designation. The dwelling is largely intact, with the addition in 1986 of a front entry covering as the only alteration to the original design. The dwelling and garage are in good condition and their place in the portfolio of the Clark and Frey architecture firm make a good case for Class 1 designation. The Board recommended that any modifications of existing

structures, including walls, gates, landscaping (excluding routine maintenance) and pool, as well as any new structures be subject to HSPB review. Those voting against the nomination commented that they were not opposed to the designation, but believed that additional research was needed.


### ENVIRONMENTAL ASSESSMENT


In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

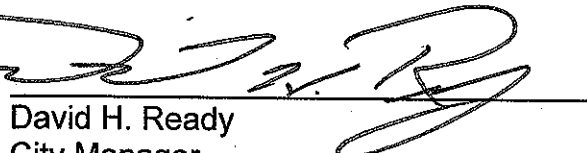
### NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within four hundred (400) feet of the subject property have been notified and notice was made in a newspaper of general circulation. As of the writing of this report, staff has not received any inquiries on this matter.

FISCAL IMPACT:                      No fiscal impact.

  
\_\_\_\_\_  
Craig A. Ewing, AICP  
Director of Planning Services

  
\_\_\_\_\_  
Thomas J. Wilson  
Assistant City Manager, Dev't Svcs

  
\_\_\_\_\_  
David H. Ready  
City Manager

#### Attachments:

1. Draft City Council Resolution
2. Vicinity Map
3. Resolution #76 of the HSPB
4. HSPB meeting minute dated August 10, 2010
5. HSPB staff report dated August 10, 2010, with attachments
6. Applicant's application

RESOLUTION NO. \_\_\_\_\_

OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA DESIGNATING THE PROPERTY LOCATED AT 645 E. MORONGO ROAD ("HUGH STEPHENS RESIDENCE") AS A HISTORIC SITE, CLASS 1 – HSPB 76

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, the current property owners, Robert C. Metcalf and David R. Skousen, filed an application for Historic Site Designation; and

WHEREAS, on August 10, 2010, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Hugh Stephens Residence as a historic site; and

WHEREAS, at said hearing, the HSPB adopted Resolution #76 to recommend to City Council designation of the property located at 645 E. Morongo Road ("Hugh Stephens Residence") as a Historic Site, Class 1; and

WHEREAS, notice of a public hearing of the City Council of the City of Palm Springs to consider designation of the property located at 645 E. Morongo Road ("Hugh Stephens Residence") as a Historic Site, Class 1 was issued in accordance with applicable law; and

WHEREAS, on November 3, 2010 the City Council conducted a public hearing in accordance with applicable law to consider designation of the property located at 645 E. Morongo Road ("Hugh Stephens Residence") as a Historic Site, Class 1; and

WHEREAS, the designation of the property located at 645 E. Morongo Road ("Hugh Stephens Residence") as a Historic Site, Class 1 shall further the purpose and intent of Chapter 8.05 and promotes the sensitive preservation of said site; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the designation of a historic site is categorically exempt from environmental review pursuant to Section 15331 for the preservation of historical resources; and

WHEREAS, the City Council has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, all written and oral testimony presented and notes the following:

1. In 1949, Dr. Hugh Stephens commissioned the architectural firm of Clark and Frey to design a single family dwelling at 645 E. Morongo Road, and the building, including garage was completed in 1951; and

2. The defining characteristics of this home include:
  - Low-pitched roof with extended eaves,
  - Rambling one-story floor plan,
  - Simple planar building lines (including occasional use of obtuse angles),
  - Stacked-bond concrete block walls,
  - Repetitive rectilinear patterns using glass blocks, wall openings, and masonry block protrusions, and
  - Metal-framed casement windows.

Further, an entry cover and planter were added in 1986 and introduce new materials – metal pole and flagstone - but these materials can also be considered modern and do not compromise the basic architectural integrity of the dwelling; and

3. The structure's design was the product of the firm of Clark and Frey, which practiced in Palm Springs from 1939 to 1952; John Porter Clark checked the drawings prepared by Robson Chambers; and Clark, Chambers and Frey are names associated with many mid-century modern buildings in the Palm Springs area, and were among the most prolific local architects during the advance of mid-century modern desert architecture; and

**THE CITY COUNCIL DOES HEREBY RESOLVE:**

**SECTION 1:** Pursuant to CEQA, the City Council finds that the designation of portions of the Orchid Tree Inn as a Class 1 and Class 2 historic sites is categorically exempt from environmental review pursuant to Section 15331 whereby this designation is for the preservation of a historical resource.

**SECTION 2:** Pursuant to Section 8.05.020 of the Palm Springs Municipal Code, the City Council does hereby make the following findings regarding the property at 845 E. Morongo Road ("Hugh Stephens Residence") to support designation as a Class One historic site:

- A. The property reflects or exemplifies a particular period of the national, state or local history, because the architectural style of the dwelling reflects the mid-century modern era for which Palm Springs is widely known. While not the earliest example of a "desert modern" dwelling, the structure's 1951 completion pre-dates many of the modern-style homes built in the late 1950's and early '60's. Consequently, the dwelling can be considered one of the important precursors to the wave of modernism that would bring acclaim to the community. The grounds have been altered by the addition of a pool, spa and block wall, and therefore do not possess the historical integrity of the dwelling.



B. The property embodies the distinctive characteristics of a type, period or method of construction, because it possesses important architectural characteristics that typify the modern idiom:

- Low-pitched roof with extended eaves,
- Rambling one-story floor plan,
- Simple planar building lines (including occasional use of obtuse angles),
- Stacked-bond concrete block walls,
- Repetitive rectilinear patterns using glass blocks, wall openings, and masonry block protrusions, and
- Metal-framed casement windows.

The added entry cover and planter introduce new materials, but these materials can also be considered modern and do not compromise the basic architectural integrity of the dwelling. Further, these additions could be removed without adversely affecting the original structure.

C. The property presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value, because the structure's design was the product of the firm of Clark and Frey, which practiced in Palm Springs from 1939 to 1952. John Porter Clark checked the drawings prepared by Robson Chambers. Clark, Chambers and Frey are names associated with many mid-century modern buildings in the Palm Springs area, and were among the most prolific local architects during the advance of mid-century modern desert architecture. Though not well-known, the dwelling is a complete and coherent example of the modern style.

SECTION 5: Based upon the foregoing, the City Council does hereby designate as a Class 1 Historic Site the property at 645 E. Morongo Road ("Hugh Stephens Residence"), subject to the following conditions;

1. The property owner shall permit the City to demark the designated sites as a historic site with a marker of the City's choosing. The historic marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the marker is lost, stolen, or otherwise removed from the property.
2. All modifications of existing structures, including walls, gates, landscaping (excluding routine maintenance) and pool, as well as any new structures shall be subject to HSPB review. pursuant Municipal Code Ordinance 8.05.180.
3. All requirements of the Palm Springs Zoning Code shall be met.
4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.

5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED THIS \_\_\_th day of November, 2010.

\_\_\_\_\_  
David H. Ready, City Manager

ATTEST:

\_\_\_\_\_  
James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF PALM SPRINGS )

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. \_\_\_\_ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on \_\_\_\_\_, by the following vote:

AYES:

NOES:

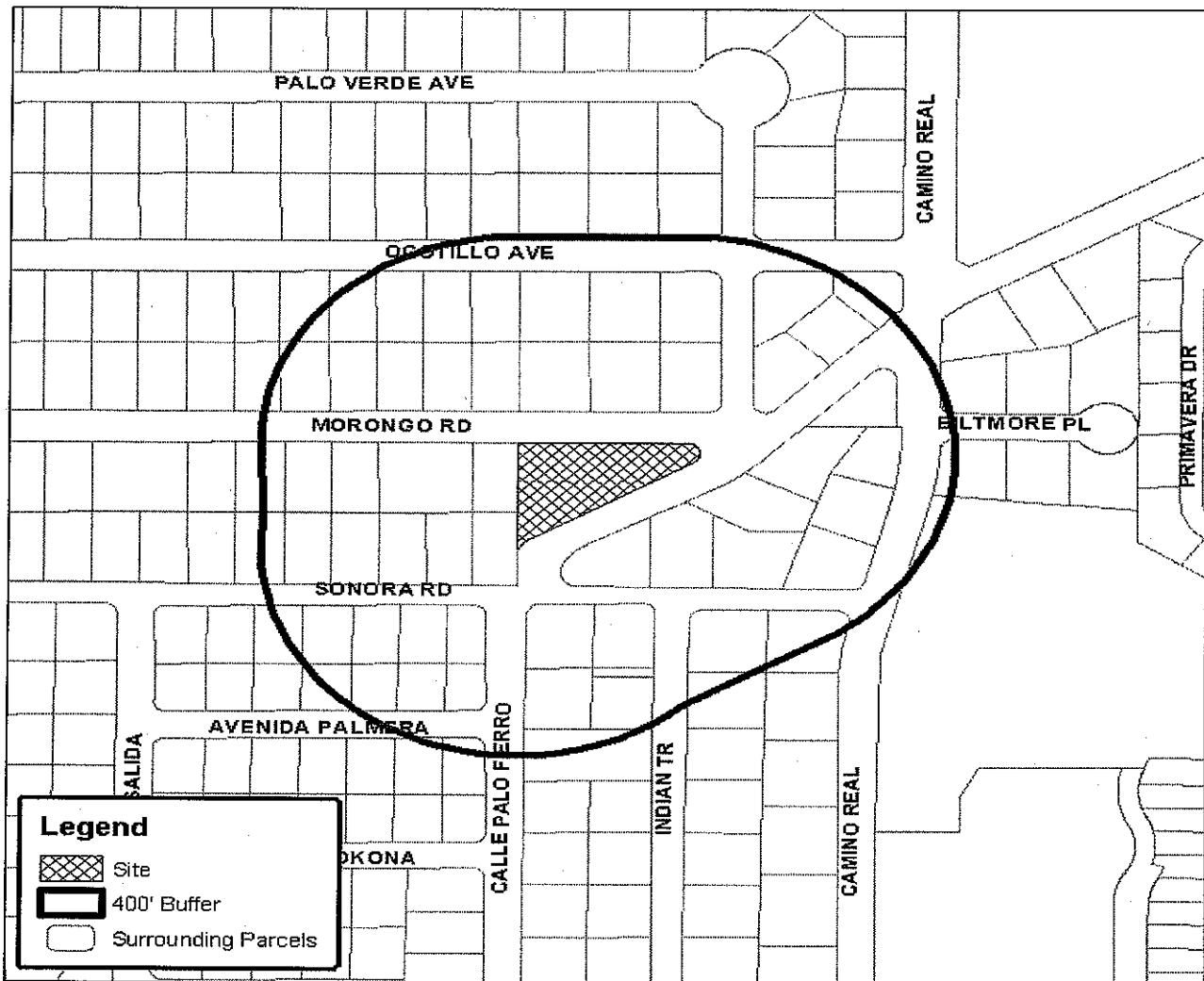
ABSENT:

ABSTAIN:

\_\_\_\_\_  
James Thompson, City Clerk  
City of Palm Springs, California



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** HSPB 76

**APPLICANT:** City of Palm Springs

**DESCRIPTION:** To consider designating the property known as the Stephens Residence as a Class 1 Historic Site (Case No. HSPB 76). The subject site is addressed as follows: 645 East Morongo Road, Zone R1C, Section 23. (APN 508-323-010).

RESOLUTION NO. 76

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY LOCATED AT 645 E. MORONGO ROAD ("HUGH STEPHENS RESIDENCE") AS A HISTORIC SITE, CLASS 1 – HSPB 76.

WHEREAS, in 1949, Dr. Hugh Stephens commissioned the architectural firm of Clark and Frey to design a single family dwelling at 645 E. Morongo Road, and the building, including garage was completed in 1951; and

WHEREAS, the defining characteristics of this home include:

- Low-pitched roof with extended eaves,
- Rambling one-story floor plan,
- Simple planar building lines (including occasional use of obtuse angles),
- Stacked-bond concrete block walls,
- Repetitive rectilinear patterns using glass blocks, wall openings, and masonry block protrusions, and
- Metal-framed casement windows.

Further, an entry cover and planter were added in 1986 and introduce new materials – metal pole and flagstone - but these materials can also be considered modern and do not compromise the basic architectural integrity of the dwelling; and

WHEREAS, the structure's design was the product of the firm of Clark and Frey, which practiced in Palm Springs from 1939 to 1952; John Porter Clark checked the drawings prepared by Robson Chambers; and Clark, Chambers and Frey are names associated with many mid-century modern buildings in the Palm Springs area, and were among the most prolific local architects during the advance of mid-century modern desert architecture; and

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, the current property owners, Robert C. Metcalf and David R. Skousen, filed an application for Historic Site Designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the property, known as the "Hugh Stephens Residence", as a historic site was issued in accordance with applicable law; and

WHEREAS, on August 10, 2010, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Hugh Stephens Residence as a historic site; and

WHEREAS, the designation of the Hugh Stephens Residence shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the Hugh Stephens Residence shall promote the sensitive preservation of said site; and

WHEREAS, the Historic Site Preservation Board has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, all written and oral testimony presented.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

Section 1: *That reflects or exemplifies a particular period of the national, state or local history:*

The architectural style of the dwelling reflects the mid-century modern era for which Palm Springs is widely known. While not the earliest example of a "desert modern" dwelling, the structure's 1951 completion pre-dates many of the modern-style homes built in the late 1950's and early '60's. Consequently, the dwelling can be considered one of the important precursors to the wave of modernism that would bring acclaim to the community. The grounds have been altered by the addition of a pool, spa and block wall, and therefore do not possess the historical integrity of the dwelling.

Section 2. *That embodies the distinctive characteristics of a type, period or method of construction:*

The Stephens residence possesses important architectural characteristics that typify the modern idiom:

- Low-pitched roof with extended eaves,
- Rambling one-story floor plan,
- Simple planar building lines (including occasional use of obtuse angles),
- Stacked-bond concrete block walls,
- Repetitive rectilinear patterns using glass blocks, wall openings, and masonry block protrusions, and
- Metal-framed casement windows.

The added entry cover and planter introduce new materials, but these materials can also be considered modern and do not compromise the basic architectural integrity of the dwelling. Further, these additions could be removed without adversely affecting the original structure.

Section 3. *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value:*

The structure's design was the product of the firm of Clark and Frey, which practiced in Palm Springs from 1939 to 1952. John Porter Clark checked the drawings prepared by Robson Chambers. Clark, Chambers and Frey are names associated with many mid-century modern buildings in the Palm Springs area, and were among the most prolific local architects during the advance of mid-century modern desert architecture. Though not well-known, the dwelling is a complete and coherent example of the modern style.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the property located at 645 E. Morongo Road, Palm Springs, California ("Hugh Stephens Residence") as a Historic Site, Class 1 subject to the following conditions;

1. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way.

The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.

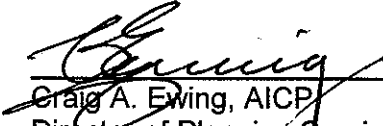
2. All modifications of existing structures, including walls, gates, landscaping (excluding routine maintenance) and pool, as well as any new structures shall be subject to HSPB review.pursuant Municipal Code Ordinance 8.05.180.
3. All requirements of the Palm Springs Zoning Code shall be met.
4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED this 10th day of August, 2010.

AYES: Grattan, Strahl, Cohen, Gilmer, Marshall  
NOES: Ploss, DeLeeuw  
ABSENT: none  
ABSTENTIONS: none

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

  
\_\_\_\_\_  
Craig A. Ewing, AICP  
Director of Planning Services  
Historic Site Preservation Board Secretary

Board member Ploss indicated that she would recuse herself from this item, except to provide comment during the public hearing. Ms. Ploss exited the chambers. Director Ewing summarized the staff report, including the Board's comments and questions from the meeting of July 13, 2010 and the subsequent reinstatement of the application by the property owner. Chair Gilmer opened the public hearing.

Steve Sobotta, representing the applicant, submitted additional written information on the application and provided an oral summary. In response to a question from Board member Grattan, Mr. Sobotta indicated that he had no information about the mail box.

Board member Ploss returned to the Chambers to provide public comment.

Roxann Ploss, 930 E. Chia, provided information on the mail box and spoke about the time required to review the project.

Board member Ploss left the Chambers.

Frank Tysen, 175 S. Cahuilla Rd / Casa Cody Inn, spoke in favor of a historic designation for the property.

Chair Gilmer closed the hearing.

Board member Grattan supported including the mail box in the designation. Board member DeLeeuw offered corrections to the proposed resolution. Vice Chair Marshall stated that a final statement of the property's historic significance should be prepared, and offered corrections to the proposed resolution. Board members Strahl and Cohen indicated that reconciliation is needed among the various reports and submittals. Director Ewing stated that a Board committee could be assembled to prepare a draft resolution for the Board. Chair Gilmer appointed Vice Chair Marshall and Board members Strahl and Grattan to develop a draft resolution for the Board's review in September based on the record and specifically identifying the historic characteristics of the property.

M/S/C (DeLeeuw / Grattan, 6-0-1; recuse Ploss) To continue the application to the meeting of September 14, with direction to the sub-committee appointed by Chair Gilmer to prepare a draft resolution for consideration by the Board.

~~Board member Ploss returned to the Chambers.~~

→ 6B. HSPB 76 (645 E Morongo Road) – An application by Robert Metcalf and David Skousen for the historic designation of 645 E. Morongo Road, Zone R-1-C, Section 23.

Director Ewing presented the staff report. In response to Board member Ploss question regarding the names of the designers, Chair Gilmer indicated that the firm name is the proper reference for the designers. Board member Ploss submitted a letter in support of the nomination from Kitty Keiley Hayes.

Chair Gilmer opened the public hearing.

Gary Johns, applicant's representative, stated that the entire site is desired to be



designated historic. In response to Chair Gilmer's question, Mr. Johns offered no new information about a fire that occurred in 2002. In reply to Board member Ploss question about other changes to the building, Mr. Johns offered no additional information.

Chair Gilmer closed the public hearing.

Board member DeLeeuw indicated that more research into the archives of the Clark and Frey architectural firm would be helpful. Board member Grattan asked staff to contact Ms. Jean Ferrar for additional information, and noted the reference to a history of Palm Springs authored by Mary Jo Stephens Churchwell, Dr. Stephens' daughter. Vice Chair Marshall offered corrections to the staff report and draft resolution. Board member Ploss expressed concern with the completeness of the application and the criteria used to evaluate the application. Chair Gilmer noted the uncertainty regarding the 2002 fire and the reconstruction that followed. He suggested that the porch addition be excluded from any designation and considered that the pool might also be excluded. Additional Board discussion addressed the pools, Frey archives and the history contained in the application.

M/S/C (Grattan / Strahl, 5-2; opposed Ploss and DeLeeuw) To adopt the draft resolution to recommend Class 1 historic designation, with changes to Condition 2, "...all modifications of existing structures, including walls, gates, landscaping (excluding routine maintenance), and pool as well as any new structures shall require HSPB review" and delete the last sentence. Modifications were also made to the list of significant architectural characteristics.

#### ~~CERTIFICATE OF APPROVAL REQUEST(S)~~

~~7A. HSPB 3, Welwood Murray Library, 100 South Palm Canyon Drive – An application by the City of Palm Springs to amend a Certificate of Approval for remodel and expansion of the existing public library to revise the roof line of the proposed rear addition, Zone C-B-D, Section 15.~~

~~Chair Gilmer noted that the applicant has requested the item be continued to the meeting of September 14, 2010. Director Ewing reported that the applicant will be resubmitting the entire project for HSPB review.~~

~~M/S/C (Ploss / DeLeeuw, 7-0) To continue the item to September 14, 2010. Chair Gilmer indicated he will attend the AAC meeting of September 7, 2010 on the item.~~

#### 8. REQUEST FOR DEMOLITION APPROVAL

8A. 700 W. Ramon Road – A request for demolition of a Class 3 single family dwelling, Zone R-1-A, Section 15.

Director Ewing presented the staff report.

Hal Hall, representative, and Cathy Halper, property owner / applicant, summarized the condition of the property. They proposed to retain the rock walls and most of the landscaping.



## Historic Site Preservation Board Staff Report

Date: August 10, 2010  
Case No: HSPB – 76  
Application Type: Class 1 Designation Application  
Location: 645 E. Morongo Road, Hugh Stephens Residence  
Applicant: Robert C. Metcalf and David R. Skousen  
Zone: R-1-C  
APN: 508-323-010  
From: Craig A. Ewing, AICP, Director of Planning Services

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### **PROJECT DESCRIPTION**

An application by Robert C. Metcalf and David R. Skousen, owners, to designate the house at 645 E. Morongo Road known as the Hugh Stephens Residence as a Class 1 historic site. Such designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05
2. Require present and subsequent owners to maintain the buildings consistent with that ordinance,
3. Grant possible property tax reduction opportunities to the owners under the State of California Mills Act.

### **RECOMMENDATION**

That the Historic Site Preservation Board (HSPB) adopt the attached resolution recommending to the City Council designation of the property as historic, Class 1.

### **PRIOR ACTIONS**

On June 30, 2010, the City received the application for designation of the subject property as a historic site.

## BACKGROUND AND SETTING

### Definition of an Historic Site.

Section 8.05.020 of the Municipal Code provides the definition of a historic site as follows;

(a) *Historic Site. An <sic> historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:*

1. *That is associated with events that have made a meaningful contribution to the nation, state or community; or*
2. *That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
3. *That reflects or exemplifies a particular period of the national, state or local history; or*
4. *That embodies the distinctive characteristics of a type, period or method of construction; or*
5. *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*
6. *That represents a significant and distinguishable entity whose components may lack individual distinction; or*
7. *That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

A Class 1 Historic Site may also qualify for historic designation at the federal, state and/or county level.

### Designation of Historic Sites.

The City Council is authorized to designate Historic Sites. The Historic Site Preservation Board makes recommendations to the City Council that qualifying properties be designated as Historic Sites in accordance with Section 8.05.135 of the Municipal Code. The Board may initiate studies, surveys and investigations it deems necessary to adequately gather information in consideration of a recommendation.

### Conditions that apply to Class 1 Historic Sites.

According to Section 8.05 of the Municipal Code, the following shall apply to a Class 1 Historic Site:

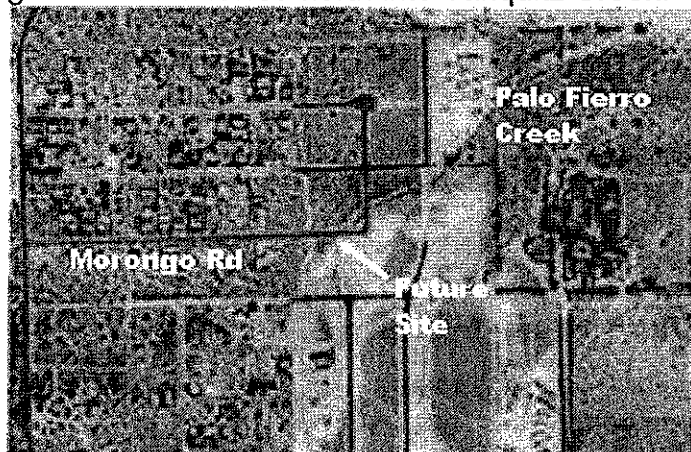
1. It shall meet the definition of an historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The structure/site may not be modified nor objects removed without the approval of the City Council.
5. The use may be limited by the City Council to the extent that it may impair the integrity of the site.
6. A plaque explaining the historic nature of the site will be installed at the site.

7. Compliance with all rules and regulations for Historic Sites and Historic Districts under Article IV of Chapter 8.05 of the Municipal Code shall be required.

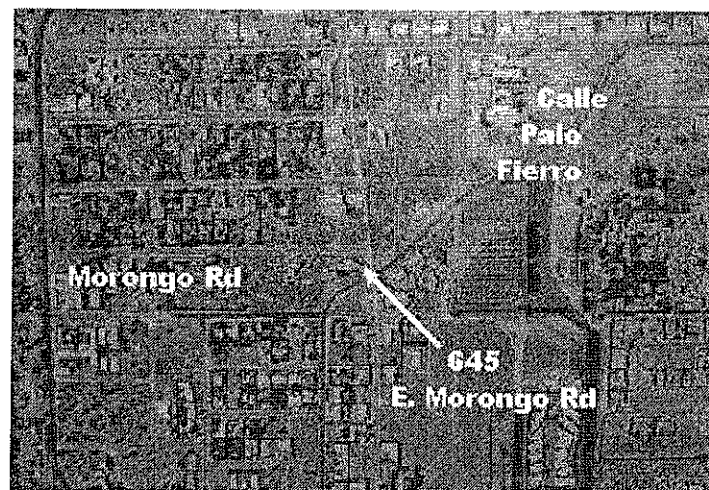
## DESCRIPTION AND ANALYSIS

The house is situated on a 0.71-acre property on the south side of East Morongo Road at the intersection with Calle Palo Fierro. The lot is triangularly shaped due to the angled orientation of Calle Palo Fierro. Completed in 1951 and constructed of concrete masonry, the house is single story with three bedrooms and two and one-half baths. A two-car garage was built with the original home and is attached by an unenclosed breezeway. Subsequent additions include a swimming pool in 1956, an entry porch extension in 1986 and a spa and perimeter block wall in 2005.

The subject site is composed of Lots 49 and 50 of the Rancho Royale tract, which was recorded in 1946. An aerial photograph from 1947 shows that the east-west streets of the neighborhood to the west, including East Morongo Road had developed, and the new roads of Rancho Royale to the south were platted, but future Calle Palo Fierro was still a natural drainage route that flowed north into Tahquitz Creek:

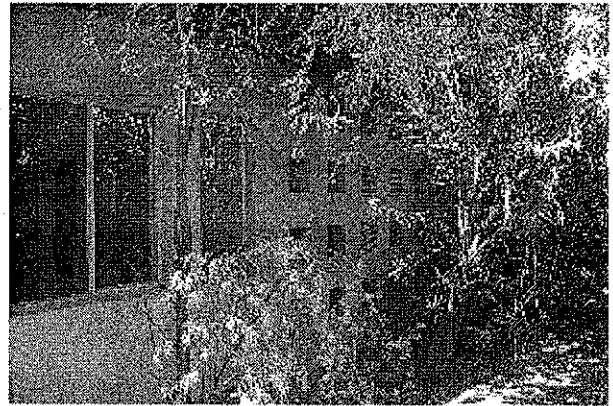
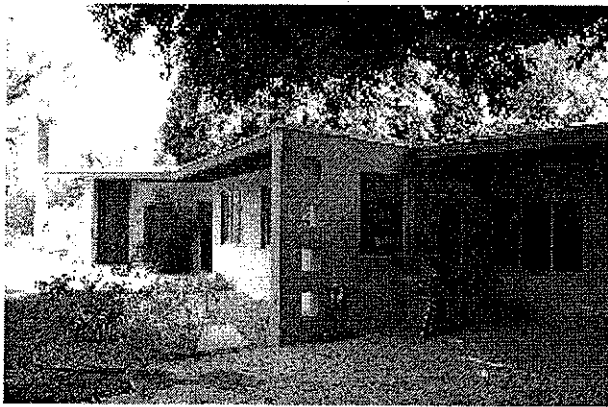


By 1953, the area was more completely developed, including construction of Calle Palo Fierro, the Stephens residence and additional homes in the new Rancho Royale tract:

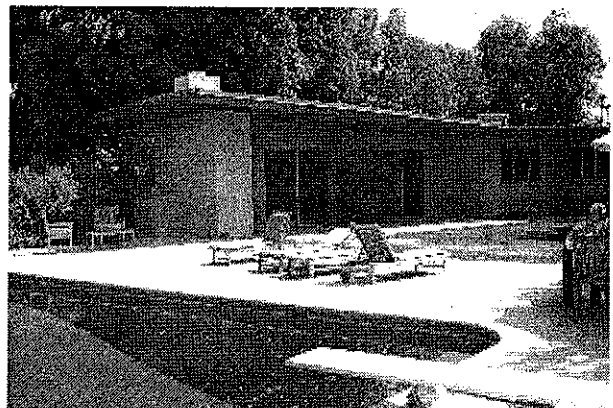


According to the plans' title block, design of the 2,430 square foot house and 650 square foot garage is attributed to Robson Chambers ("Drawn By") and John Porter Clark ("Checked by") of Clark and Frey architects. The architecture is modern with elements common to the mid-century design vernacular:

- Low-pitched one-story roof with extended eaves,
- Rambling at-grade floor plan,
- Simple planar building lines (including occasional use of obtuse angles),
- Stacked-bond concrete block walls, and
- Repetitive rectilinear patterns using glass blocks, wall openings, and masonry block protrusions.



A porch cover and stone planter were added to the entry area in 1986. According to the application, the house was subject to a fire in 2002 and building permits were issued for removal of damaged structure and roof repair. No other changes to the building are known. The property grounds include a pool and spa; mature dense shrubbery surrounds the entire perimeter. Little of the house can be seen from the street, but the house is in good condition. While the house appears to be little changed from its original construction, staff has not been able to determine what modifications, if any, resulted from the reconstruction following the 2002 fire.



According to the building permits, the house was built by A. Andrews and occupied by Dr. Hugh Stephens and his family. Dr. Stephens lived in the house until his death in 1984; subsequent occupancies have not been established.

## DEFINING HISTORIC CHARACTERISTICS

As noted in the staff report, the dwelling is a product of the architectural firm of Clark and Frey, which produced a number of significant structures in Palm Springs between 1939 and 1952. Mr. Clark continued to practice through the late 1970's, occasionally collaborating on larger projects with Mr. Frey. The Stephens residence was produced during the middle years of Mr. Clark's career and is a deliberately modern style, without the traditional design influences that appeared in his earlier work.

The house is a complex design, but its complexity is derived from the organization of boldly designed functional elements: Building volumes, eaves, windows and other openings for light. As a modern design, it is not burdened with historically-based architectural styles; the only exterior decorations are the patterns of masonry block protrusions and wall openings. The added entry cover introduces two new materials: The metal pole supporting the porch and flagstone for the planter. Both are often used in modern structures though not elsewhere on this property.

## REQUIRED FINDINGS

As noted above in Background and Setting, Section 8.05.020 of the Municipal Code provides the definition of a historic site: "*An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect*". Seven other qualities are listed therein and staff notes that in addition to the finding of the basic definition of a historic site, three of the seven qualities, #3, #4 and #5, can also be associated with the Stephens Residence, as follows:

- 3. That reflects or exemplifies a particular period of the national, state or local history; or*

The architectural style of the dwelling reflects the mid-century modern era for which Palm Springs is widely known. While not the earliest example of a "desert modern" dwelling, the structure's 1951 completion pre-dates many of the modern-style homes built in the late 1950's and early '60's. Consequently, the dwelling can be considered one of the important precursors to the wave of modernism that would bring acclaim to the community. The grounds have been altered by the addition of a pool, spa and block wall, and therefore do not possess the historical integrity of the dwelling.

- 4. That embodies the distinctive characteristics of a type, period or method of construction;*

The Stephens residence possesses important architectural characteristics that typify the modern idiom:

- Low-pitched one-story roof with extended eaves,
- Rambling at-grade floor plan,
- Simple planar building lines (including occasional use of obtuse angles),

- Stacked-bond concrete block walls, and
- Repetitive rectilinear patterns using glass blocks, wall openings, and masonry block protrusions.

The added entry cover and planter introduce new materials, but these materials can also be considered modern and do not compromise the basic architectural integrity of the dwelling. Further, these additions could be removed without adversely affecting the original structure.

5. *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*

The structure's design was the product of the firm of Clark and Frey, which practiced in Palm Springs from 1939 to 1952. John Porter Clark checked the drawings prepared by Robson Chambers. Clark, Chambers and Frey are names associated with many mid-century modern buildings in the Palm Springs area, and were among the most prolific local architects during the advance of mid-century modern desert architecture. Though not well-known, the dwelling is a complete and coherent example of the modern style.

## CONCLUSION

The physical development of the site provides a sufficient basis for historic designation. The dwelling is largely intact, with the addition in 1986 of a front entry covering as the only alteration to the original design. The dwelling and garage are in good condition and their place in the portfolio of the Clark and Frey architecture firm make a good case for Class 1 designation. Staff recommends that any structural modifications or additions, as well as any new buildings be subject to HSPB review. New detached, non-habitable structures (barbecues, gazebos) as well as changes to plantings are recommended for exclusion from HSPB review.

## ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

## NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within three hundred (300) feet of the subject property have been notified and notice was made in a newspaper of general circulation. As of the writing of this report, staff has not received any inquiries on this matter.

  
\_\_\_\_\_  
Craig A. Ewing, AICP  
Director of Planning Services

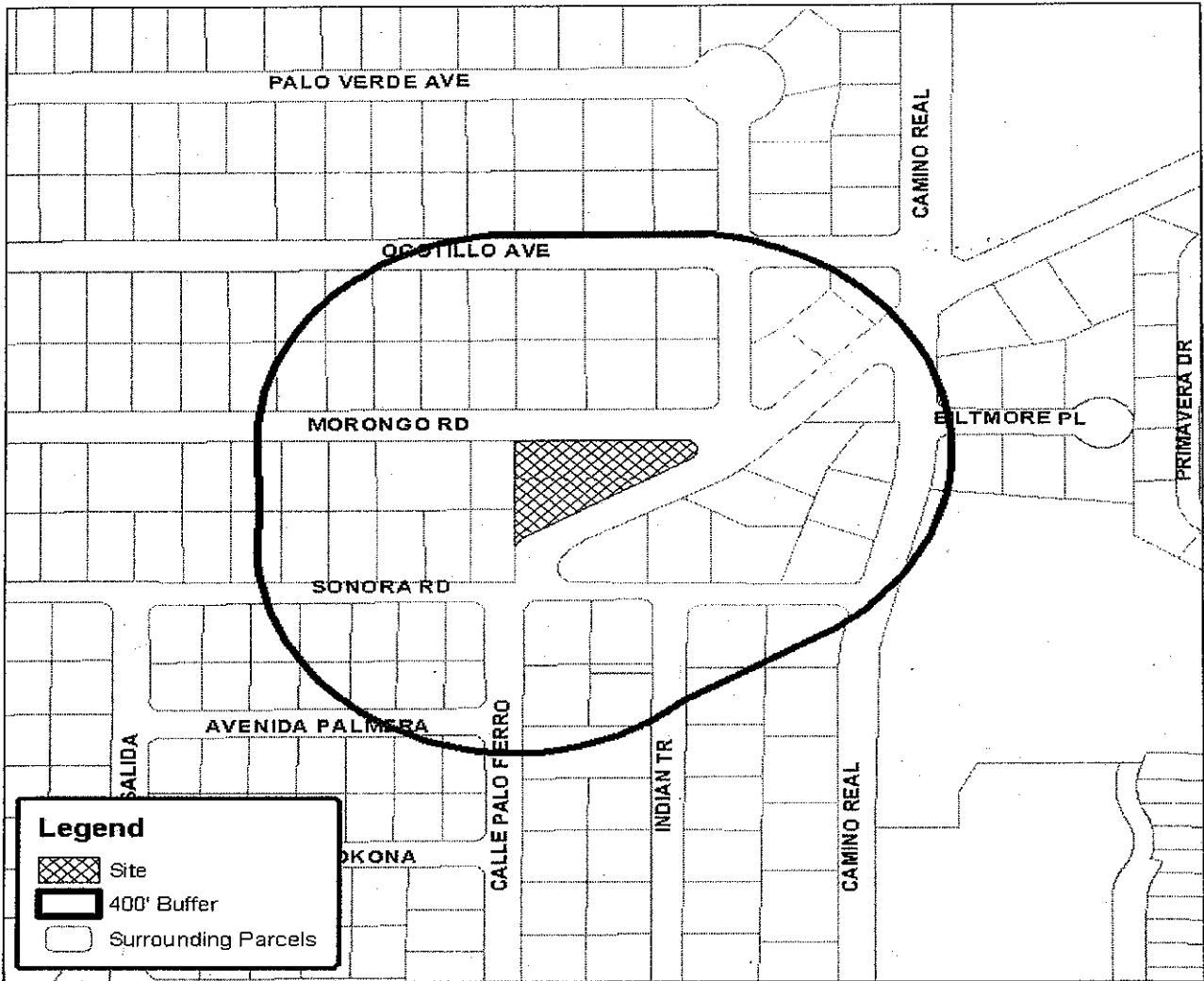
## ATTACHMENTS

1. Vicinity Map
2. Draft Resolution
3. Application and Submitted Documents
4. Site Photos








# Department of Planning Services Vicinity Map



**Legend**

-  Site
-  400' Buffer
-  Surrounding Parcels

## CITY OF PALM SPRINGS

**CASE NO:** HSPB 76

**APPLICANT:** City of Palm Springs

**DESCRIPTION:** To consider designating the property known as the Stephens Residence as a Class 1 Historic Site (Case No. HSPB 76). The subject site is addressed as follows: 645 E. Morongo Road. (APN 508-323-010).

RESOLUTION NO. \_\_\_

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY LOCATED AT 645 E. MORONGO ROAD ("HUGH STEPHENS RESIDENCE") AS A HISTORIC SITE, CLASS 1 – HSPB 76.

WHEREAS, in 1949, Dr. Hugh Stephens commissioned the architectural firm of Clark and Frey to design a single family dwelling at 645 E. Morongo Road, and the building, including garage was completed in 1951; and

WHEREAS, the defining characteristics of this home include:

- Low-pitched one-story roof with extended eaves,
- Rambling at-grade floor plan,
- Simple planar building lines (including occasional use of obtuse angles),
- Stacked-bond concrete block walls, and
- Repetitive rectilinear patterns using glass blocks, wall openings, and masonry block protrusions.

Further, an entry cover and planter were added in 1986 and introduce new materials – metal pole and flagstone - but these materials can also be considered modern and do not compromise the basic architectural integrity of the dwelling; and

WHEREAS, the structure's design was the product of the firm of Clark and Frey, which practiced in Palm Springs from 1939 to 1952; John Porter Clark checked the drawings prepared by Robson Chambers; and Clark, Chambers and Frey are names associated with many mid-century modern buildings in the Palm Springs area, and were among the most prolific local architects during the advance of mid-century modern desert architecture; and

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, the current property owners, Robert C. Metcalf and David R. Skousen, filed an application for Historic Site Designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the property, known as the "Hugh Stephens Residence", as a historic site was issued in accordance with applicable law; and

WHEREAS, on August 10, 2010, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Hugh Stephens Residence as a historic site; and

WHEREAS, the designation of the Hugh Stephens Residence shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the Hugh Stephens Residence shall promote the sensitive preservation of said site; and

WHEREAS, the Historic Site Preservation Board has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, all written and oral testimony presented.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

Section 1: *That reflects or exemplifies a particular period of the national, state or local history:*

The architectural style of the dwelling reflects the mid-century modern era for which Palm Springs is widely known. While not the earliest example of a "desert modern" dwelling, the structure's 1951 completion pre-dates many of the modern-style homes built in the late 1950's and early '60's. Consequently, the dwelling can be considered one of the important precursors to the wave of modernism that would bring acclaim to the community. The grounds have been altered by the addition of a pool, spa and block wall, and therefore do not possess the historical integrity of the dwelling.

Section 2: *That embodies the distinctive characteristics of a type, period or method of construction:*

The Stephens residence possesses important architectural characteristics that typify the modern idiom:

- Low-pitched one-story roof with extended eaves,
- Rambling at-grade floor plan,
- Simple planar building lines (including occasional use of obtuse angles),
- Stacked-bond concrete block walls, and
- Repetitive rectilinear patterns using glass blocks, wall openings, and masonry block protrusions.

The added entry cover and planter introduce new materials, but these materials can also be considered modern and do not compromise the basic architectural integrity of the dwelling. Further, these additions could be removed without adversely affecting the original structure.

Section 3: *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value:*

The structure's design was the product of the firm of Clark and Frey, which practiced in Palm Springs from 1939 to 1952. John Porter Clark checked the drawings prepared by Robson Chambers. Clark, Chambers and Frey are names associated with many mid-century modern buildings in the Palm Springs area, and were among the most prolific local architects during the advance of mid-century modern desert architecture. Though not well-known, the dwelling is a complete and coherent example of the modern style.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the property located at 645 E. Morongo Road, Palm Springs, California ("Hugh Stephens Residence") as a Historic Site, Class 1 subject to the following conditions;

1. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way.

The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.

2. All future modifications of the existing structures, as well as any new buildings shall require HSPB review pursuant Municipal Code Ordinance 8.05.180. No HSPB review shall be required for new detached non-habitable structures or modifications to landscaping.
3. All requirements of the Palm Springs Zoning Code shall be met.
4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED this 10th day of August, 2010.

AYES: -  
NOES: -  
ABSENT: -  
ABSTENTIONS: -

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services  
Historic Site Preservation Board Secretary

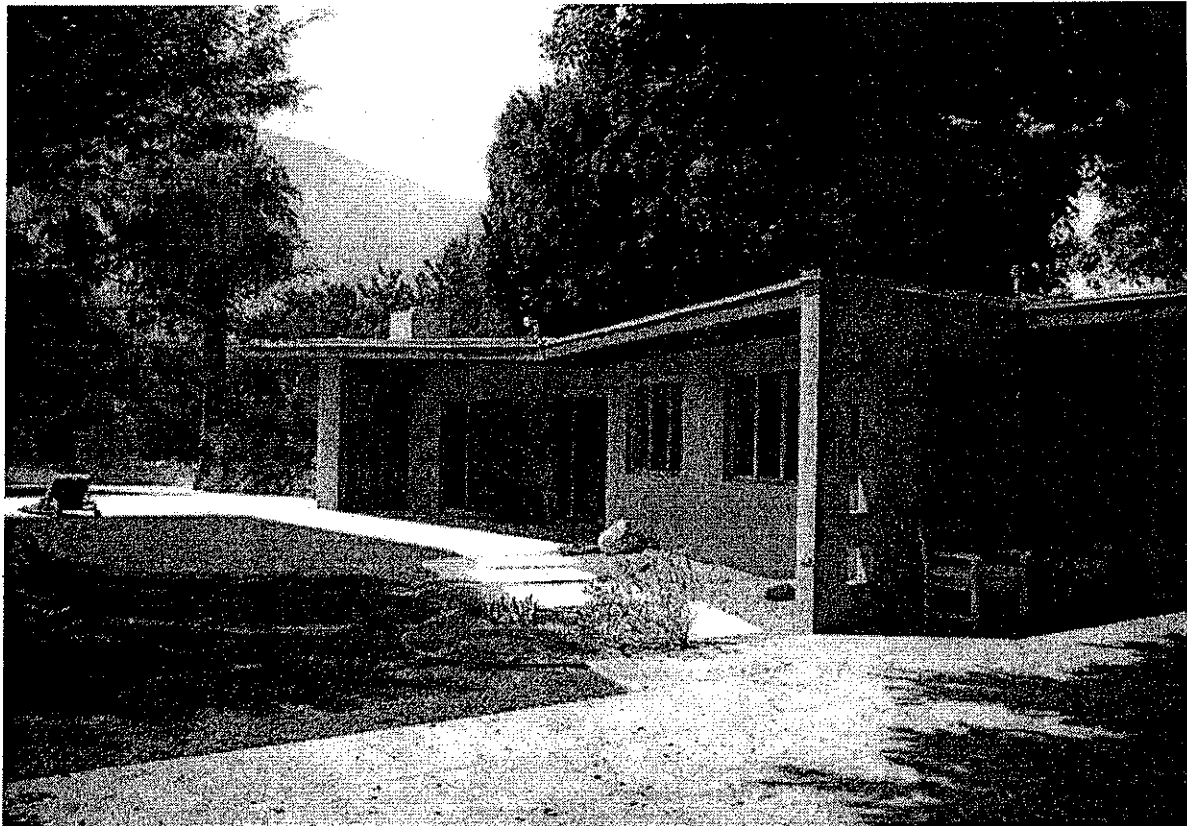


Figure 1 Hugh Stephens Residence, 645 Morongo Road

HISTORIC SITE NOMINATION APPLICATION

Prepared for

HISTORIC SITE PRESERVATION BOARD

City of Palm Springs

Department of Planning Services

3200 East Tahquitz Canyon Way

Palm Springs, California 92264

Prepared by

Patrick McGrew

McGREW / ARCHITECTURE

Architecture + Preservation

674 South Greentall Road

Palm Springs, California 92264

760 / 418-7819

FEBRUARY 2010

## EXECUTIVE SUMMARY

**SIGNIFICANCE:** The Hugh Stephens Residence was designed in 1949 by the firm of Clark & Frey. The building's stylistic markers place it directly in the historic context of Palm Springs Modern Period. Although not well-known, the house is a prime intact example of the significant modernist architecture for which Palm Springs is widely known. As such it may be viewed as an important component of the historic trends that have come to define Palm Springs image as a center of important mid-century architecture, an historic trend that exemplifies a particular period of the national, state or local history

### DESIGNATION CRITERIA:

The Hugh Stephens Residence has not been previously evaluated for Class 1 eligibility. A summary of the analysis contained in this report is as follows:

8.05.020 (a) paragraph 1 - Events: as the gradual rise of a city's prominence in architectural excellence, an important pattern of events within the associated context. The Stephens Residence is associated with this pattern of events, but this may be better expressed under Criterion 3 for its ability to exemplify a particular period of the national, state or local history, i.e. the building is not eligible under this criterion.

8.05.020 (a) paragraph 2 - Persons: Hugh Stephens was from a prominent family that made a meaningful contribution to local history, and his own contribution as the first full-time physician in Palm Springs is important, rising to the level sufficient to qualify the building's eligibility for local listing under persons significant in our history, i.e. the building is eligible under this criterion

8.05.020 (a) paragraphs - 3, 4 & 5 Design / Construction: The building is eligible under the theme of Modern architecture because it possesses distinctive characteristics that make up the many qualities of the style, such as flat roofs, expansive amounts of glass, idiosyncratic use of masonry, etc. Additionally, Clark must be considered a Master architect because of his increasingly recognized greatness at his chosen profession. Further, the Stephens Residence is a signature representation of his career at mid-point. As mentioned above, as an example of Clark's mature modern style, the building articulates Clark's own brand of modernism to a level of excellence that could easily be considered an aesthetic ideal. As the work of a Master, and for its high artistic values, The building qualifies for listing as a Class 1 site on the local registry under Criteria 3, 4, and 5.

8.05.020 (a) paragraphs - 6 District Eligibility & 7 Archeological Significance: The site was not evaluated for potential historic district eligibility (Criterion 6) or archeological significance (Criterion 7) as these were not applicable.

**SUMMARY:** Although the analysis did not find the building eligible under Criteria 1, the review and analysis contained herein does find that the building eligible for listing as a Palm Springs Class I Historic Site under 8.05.020 (a) paragraphs 2, 3, 4 & 5 of the local ordinance's seven criteria. Additionally, the building was found to retain a high degree of architectural integrity.

TITLE PAGE

EXECUTIVE SUMMARY, PAGE 2

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CITY OF PALM SPRINGS HISTORIC SITE DESIGNATION APPLICATION FORM, PAGE 4

HOUSE HISTORY, PAGE 12

HISTORIC CONTEXT, PAGE 15

EVALUATIONS for CLASS 1 ELIGIBILITY, PAGE 17

APPENDICES

- I John Porter Clark Biography
- II Bibliography
- III Site Plan
- IV Assessor's Map
- V Photographic Documentation
- VI Consultant's Qualifications Statement



# CITY OF PALM SPRINGS

Department of Planning Services  
3200 East Tahquitz Canyon Way, Palm Springs, CA  
92262 Telephone: 760-323-8245 ~ Fax: 760-322-8360

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Public Works & Engineering ~ 760-323-8253  
Fire Department ~ 760-323-8187  
Building & Safety ~ 760-323-8242  
Building Inspections ~ 760-323-8243  
Code Enforcement ~ 760-778-8434

## HISTORIC SITE DESIGNATION

The City of Palm Springs allows for the local designation of historic buildings, sites or districts within the City (Section 8.05 of the Palm Springs Municipal Code.) This application packet is to be completed in order to request a historic designation. For additional information, please contact the Department of Planning Services at 760-323-8245 or [planning@palmspringsca.gov](mailto:planning@palmspringsca.gov).

### APPLICATION

The completed application and required materials may be submitted to the Department of Planning Services. The submittal will be given a cursory check and will be accepted for filing only if the basic requirements have been met.

A case planner will be assigned to the project and will be responsible for a detailed review of the application and all exhibits to ensure that all required information is adequate and accurate. Incomplete applications due to missing or inadequate information will not be accepted for filing.

Applicants may be asked to attend scheduled meetings pertaining to their project. These will include the Historic Site Preservation Board (HSPB) and the City Council.

### HISTORIC SITE PRESERVATION BOARD (HSPB)

Once the application has been determined to be complete, the HSPB will review the application to determine whether the site meets the minimum qualifications for designation pursuant to Chapter 8.05 of the Palm Springs Municipal Code. If such determination is made, a public hearing will be scheduled for a future meeting.

A public hearing will be held by the HSPB to receive testimony from all interested persons concerning the Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the HSPB will make a recommendation to the City Council. Notice will be provided as indicated below.

### CITY COUNCIL

After receiving the recommendation of the Historic Site Preservation Board, a public hearing will be held by the City Council to receive testimony from all



interested persons concerning the requested Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the City Council will then conditionally approve, deny, or approve the application as submitted. The City Council's decision on the application is final.

**NOTIFICATION**

Prior to consideration of the application by the HSPB and the City Council, a notice of public hearing for a Historic Site Designation request will be mailed to all property owners within 400 feet of the subject property a minimum of ten (10) days prior to the hearing dates.



Office Use Only

|          |              |
|----------|--------------|
| Date:    | 6.30.10      |
| Case No. |              |
| HSPB No. | HSPB 76      |
| Planner: | Craig Enning |

**CITY OF PALM SPRINGS**  
Department of Planning Services

**HISTORIC SITE DESIGNATION APPLICATION**

**TO THE APPLICANT:**

Your cooperation in completing this application and supplying the information requested will expedite City review of your application. Application submitted will not be considered until all submittal requirements are met. Staff may require additional information depending upon the specific project. Please submit this completed application and any subsequent material to the Department of Planning Services.

This form is to be used to nominate individual properties for Class 1 or 2 historic designation, or to nominate the formation of historic districts. Applicants are encouraged to review two bulletins from the US Department of Interior for additional information:

- "How to Complete the National Register of Historic Places Registration Form" (National Register Bulletin 16A / <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>); and
- "How to Apply the National Register Criteria for Evaluation" (National Register Bulletin 15; <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>).

Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions in the Bulletins.

**1. Property Information**

Historic name: Hugh Stephens Residence

Other names: None

Address: 645 East Morongo Road

Assessor parcel number: 508323010

Owner's name: Robert C Metcalf and David R Skousen

Owner's Address: PO Box 65

Laguna Beach, California 92652

Telephone: 949 633-0393

E-mail address: robertcmetcalf@ hotmail.com

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**2. Classifications**

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Ownership of Property. (Check as many boxes as apply.)

- Private
- Public – Local
- Public – State
- Public – Federal

Category of Property, (Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property. (Total must include at least One (1) in Contributing Column)

|            | Contributing | Noncontributing |
|------------|--------------|-----------------|
| Buildings  | 1            | -               |
| Sites      | 1            | -               |
| Structures | 1            | -               |
| Objects    | -            | -               |

**TOTAL**

If the building or site is part of a larger group of properties, enter the name of the multiple-property group; otherwise enter "N/A".

N/A

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**3. Use or Function**

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Historic Use or Function: Single Family Residence

Current Use or Function: Single Family Residence

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**4. Description**

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Architect: John Porter Clark & Albert Frey

Construction Date and Source: 1949-50, Permit Drawings

Architectural Classification: Single Family Residence

Construction Materials: Concrete Block

Foundation: Concrete

Roof: Tar & Gravel

Walls: Painted Concrete Block Other: Ceilings: Wood

**Building Description:** (Attach a description of the Building / Site / District, including all character defining features on one or more additional sheets.

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**Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for listing)

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**Events**

- (1) Property is associated with events that have made a significant contribution to the broad patterns of our history.

**Persons**

- (2) Property is associated with the lives of persons significant in our past.

**Architecture**

- (3) That reflects or exemplifies a particular period of national, State or local history, or
- (4) Embodies the distinctive characteristics of a type, period, or method of construction, or
- (5) Represents the work of a master, or possesses high artistic values, or
- (6) Represents a significant and distinguishable entity whose components lack individual distinction.

**Archeology**

- (7) Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- owned by a religious institution or used for religious purposes.
- removed from its original location.
- a birthplace or a grave.
- a cemetery.
- a reconstructed building, object, or structure.
- a commemorative property.
- less than 50 years of age or achieved significance within the past 50 years.

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**5. Statement of Significance**

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Attach an explanation of any of the numbered criteria selected in Section 5 (above).

Significant Event (Complete if Criterion 1 is marked above)

Significant Person (Complete if Criterion 2 is marked above)

Significant Architecture (Complete for each of Criteria 3, 4, 5 and /or 6 marked above)

Significant Archeologically (Complete if Criterion 7 is marked above)

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## 7. Integrity Analysis

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Attach an analysis of the Building / Site / District's integrity based on the criteria in this section.

In addition to being determined eligible under at least one of the Applicable Criteria listed above, the building / site / district must also retain its architectural integrity. Integrity is based on significance: Why, where, and when a property is important. Only after significance is fully established can a determination be made with regard to the issue of integrity.

There are seven aspects or qualities that, in various combinations, define integrity: **Location, Design, Setting, Materials, Workmanship, Feeling and Association**. 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.

Building permits located in the Palm Springs Department of Building and Planning Services confirm that the building was extensively damaged by fire and reconstructed utilizing the original plans. Consequently, the building retains a high degree of architectural integrity.

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## 8. Bibliography

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Attach a list of all books, articles, and other sources cited or used in preparing this application. Also, identify any previous surveys that cite the subject property, or any other documentation that may be on file.

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## 9. Geographical Data

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Acreage of Property: 0.71 Acre

Property Boundary Description. Attach a description of the boundaries of the property. Or

all of Assessor's Map 508 Block 325 Lot 10 (Old lots 49 & 50)

District Boundary Description: Attach an explanation for the selection of the district boundaries.

---

**10. Form Prepared By**

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**Name/title:** Patrick McGrew

**Organization:** McGrew / Architecture

**Street address:** 674 South Grenfall Road

**City:** Palm Springs, California 92264

**Telephone:** 760 416-7819

**E-mail address:** patrickmcgrew2@gmail.com

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**11. Required Documentation**

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Submit the following items with the completed application form. **Do not mount any exhibits on a board.**

1. **Attachment Sheets.** Include all supplemental information based on application form (above).
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed districts boundaries.
3. **Photographs:** Eight (8) sets of color photographs showing each elevation of the property and its surroundings.
4. **Non-owner's Notarized Signature:** If the applicant is not the owner, a notarized affidavit shall be provided (see following page).
5. **Site Plan:** One 1/8" to 1/4" scale drawing of the site, and eight reduction copies (8 1/2 x 11 inches) The site plan shall show all of the following: Property boundaries, north arrow and scale, all existing buildings, structures, mechanical equipment, landscape materials, fences, walls, sidewalks, driveways, parking areas showing location of parking spaces, and signs. **Indicate the square footage and use of each building and the date(s) of construction.**
6. **Public Hearing Labels:** Three (3) sets of typed self-adhesive labels of all property owners, lessees, and sub-lessees of record. **The labels shall include the Assessor's parcel number, owner's name and mailing address of each property with 400 feet from the exterior limits of the subject property.** Additionally, all Assessor Parcel Maps clearly indicating the 400-foot radius and a certified letter from a title company licensed to conduct business in Riverside County, California shall be submitted.

Note: If any property on this list is owned by the United States Government in trust for the Agua Caliente Indian Tribe or individual allottee, copies of notices with postage paid envelopes will be submitted to the Bureau of Indian Affairs to notify the individual Indian land owners of the public hearings.

**NON-OWNER AFFIDAVIT**

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss

I (We), \_\_\_\_\_ being duly sworn, depose and say that I (we) am (are) the person(s) herein named and that the foregoing statements and answers herein contained and the information herein submitted are in all respect true and correct to the best of my (our) knowledge and belief.

Name: (Please print) \_\_\_\_\_

City, \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

\_\_\_\_\_  
Signatures

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hr/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in the State of \_\_\_\_\_

with principal office in the

County of \_\_\_\_\_

Place Notary Seal Above

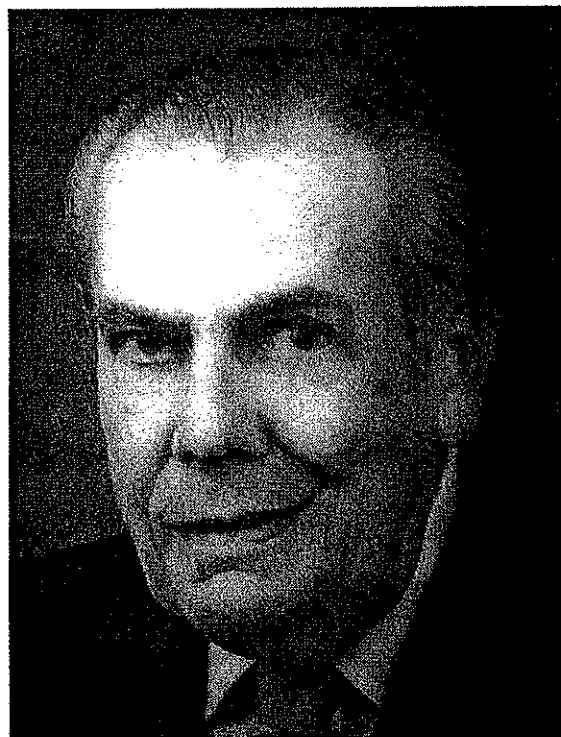


Figure 2 Portrait of Dr. Hugh Stephens (1947)

### House History

The Hugh Stephens Residence was designed in 1949 by the firm of Clark & Frey. The title block on the drawings indicate the drawings were drawn by John Porter Clark and checked by Robson Chambers. Construction was completed in 1950. The building's stylistic markers place it directly in the historic context of the Palm Springs Modern Period. Although not well-known, the house is a prime intact example of the significant modernist architecture for which Palm Springs is widely known. As such, it may be viewed as an important component of the historic trend that has come to define Palm Springs as a center of important mid-century architecture – an historic trend that exemplifies a particular period of the national, state or local history

Dr. Hugh E. Stephens (1915 -1984), for whom the house was built, was the son of a Kansas City insurance agent. After completing his formal education, he began his professional career in Santa Barbara at Cottage Hospital, but eventually relocated to Palm Springs. As described by his daughter Mary Jo Churchwell:

"Which brings me to March 1946, when my father, Hugh E. Stephens, M.D., a latter-day health-seeker (emphysema plagued him all his adult life) moved us to Palm Springs: pop 7,157 according to the new census. Apparently we arrived just in time. The Community Desert Hospital<sup>1</sup> had just opened for business, an event the [Desert] Sun greeted with a 'sigh of relief,' for no longer would the police have to load accident victims into the 'one-stretcher ambulance and drive them 'hell-bent for election' to Indio or Riverside, 'while the victim's screams of pain mingled with that of the siren.'" <sup>2</sup> Stephens is known as the first M. D. to maintain a year-round practice

<sup>1</sup> This was originally the El Mirador Hotel, and is now the Desert Regional Hospital, of which Stephens was only the second president, beginning in 1947.

<sup>2</sup> Palm Springs: The Landscape, the History, the Lore." P 52.



in Palm Springs.

Churchwell continues: "My dad's cousin Sallie, having moved here years earlier from Los Angeles, paved the way for our move from Santa Barbara. Her realtor husband, Culver 'Nick' Nichols built my dad's small office on [863 North] Palm Canyon Drive [within walking distance of the Hospital] and sold him (for \$16,500) the house with the red shutters [226 Morongo Road]<sup>3</sup> in the relatively wind-free south end of town. My dad's profession automatically made him a respected citizen of the town, professional men in those days being the embodiment of intelligence, training, self-reliance, and saintly dedication.<sup>4</sup>

"Issues of ancestry were never important to my dad, or therefore to me. But, one evening, among the usual dinnertime clatter, he constructed our family tree, and in doing so passed along an intriguing fact about Cousin Sallie [Stevens Nichols], namely, that her father was the Prescott 'P. T.' Stevens, Colorado cattleman turned Hollywood realtor turned Palm Springs developer. Stevens (who had married a Stephens<sup>5</sup> just to confuse things) came to the village in 1912, purchased a thousand acres from the railroad – indeed most of the land in the north end of town – and became one of the village's most active citizens, recognized on sight upon emerging from his long chauffeured Marmon limousine, the message 'Palm Springs and Hollywood' scripted on the doors so he'd get a lot more recognition. Stevens stabilized the public water system and developed the first golf course, and thereby got his name in all the local history books. Unfortunately, he is remembered most as a principal backer of the El Mirador Hotel. I say 'unfortunately' because four years after its grand opening on New Years' Eve 1927, the hotel failed, saddling Stevens with a burden of debt. With his last days on earth underway, he sold out to the bond-holders. When it comes to founding fathers, I can't help but feel somewhat disappointed."

It was the Nichols's who, during the years following the depression, also invited John Porter Clark to move to Palm Springs and establish his practice. As landowners and developers, the family had faith in the town's future, and ultimately commissioned several projects by Clark, including the Nichols Building where Hugh Stephens' first Palm Springs office was located.

Dr. Stephens was one of the desert's earliest physicians. Stephens, together with his wife Mary (Paradise), raised their five children (Mary Jo, Sally, Nan, Beth and Jim) in the subject property at 645 Morongo Road. He resided in the home until his death in 1984. In 2002, a few years after the sale, the home was nearly destroyed by a fire caused by an unattended candle. The house's survival was largely due to its masonry construction, although the roof structure was completely destroyed. Fortunately, the house was reconstructed utilizing the original drawings. Other properties associated with Dr. Stephens that are known to survive include the Nichols Building, 863 North Palm Canyon Drive, the family's first home, 226 Morongo Road and Dr. Stephens Offices at 1785 Tahquitz Canyon Way – now the location of John Henry's Restaurant. John Porter Clark was also responsible for the design of Dr. Stephens's office.

#### Description of Building and Setting

Setting: The building is sited on two lots in the Palo Verdes Tract in the south side of Palm Springs. The parcel is triangular in shape, the hypotenuse having been formed by a wash that eventually became Calle Palo Fierro. The property is heavily landscaped rendering the home virtually invisible from the street. A sidewalk from Morongo Road leads directly to a covered porch and the formal entrance to the house. So important is the building's setting that the entire feeling and association of the building to its site would be seriously

<sup>3</sup> The Stephens family lived here until the subject property was built, but today there is no such address.

<sup>4</sup> Stephens was also known as a very humanitarian man in the years when racial discrimination was the norm.

<sup>5</sup> P. T. Stevens married Frances Stephens. Her brother was Hugh Stephens, Sr.

compromised if the property were sub-divided.

The single story, three-bedroom two and one-half bathroom house is generally an elongated rectangular form with an east to west orientation (see site plan attached). The principal façade is set back 25' from Morongo Road. A garage located at the eastern end of the property is attached to the main house via a breezeway – the garage, with its sloping roof is set at an angle to the main house, and is accessed via a driveway from Morongo Road. The roof above the living area at the west end of the house slopes up from an otherwise flat tar and gravel roof. The eaves extend beyond the walls of the house to provide overhangs that shade the house from the desert sun; the wood framing for the roof structure is visible both inside and out.

The walls are painted concrete masonry units, approximately 6" x 16" x 8" deep that form both the exterior and interior walls of the building, and are set in a running bond. Patterns of evenly spaced blocks are used in various locations around the house to give it more visual interest. Door and window openings are trim less and frameless; windows are steel-framed, used in a combination of casements and fixed panes while the sliding doors are aluminum framed; 18" square glass blocks are also used in vertical rows to bring light to the interior and also as a design feature. An occasional masonry wall extends to the edge of the overhang, and is punctured by 18" square openings – a repeat of the design elements found elsewhere on the house. A wooden single-light French door with a sidelight and transom are features of the covered entry, along with a large stone planter. A freestanding steel post supports the overhanging roof at the entry.

## HISTORIC CONTEXT

To qualify as a Palm Springs Class 1 Historic Site, a property must be significant; that is, it must represent a significant part of the history, architecture, or archeology, of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. The significance of an historic property 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 site is understood and its meaning (and ultimately its significance) within history is made clear. In order to decide whether a property is significant within its historic context, it must be determined which facet of history the property represents; the significance of that facet of history; whether the subject property has relevance in illustrating the historic context; how the property illustrates that history; and an analysis of the physical features the property possesses to determine if it conveys the aspect or history with which it is associated.

If the subject property 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, it then qualifies as a Class 1 Historic Site.

## BACKGROUND / HISTORIC CONTEXT

Most historians generally agree that 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 these last two periods that the buildings of Palm Springs can be evaluated.

**Pre-History Period** - For centuries Palm Springs was the home of the Agua Caliente Indians. As the site of natural hot springs and a dry and sunny desert climate, the area drew its first non-Indian visitors in the late 19<sup>th</sup> century. Of Palm Springs' Pre-History Period the only remaining objects are likely to be archeological in nature as no buildings or physical structures from that period survive.

**The Settlement Period (1880-1925)** There is general agreement that this period began with the 1880 land purchase from the Native American Pedro Chino to the first white land owners W E. Van Slyke and M. Byrne. That land was subsequently purchased by Judge John Guthrie McCallum who established a ranch and built his home in Palm Springs in 1887. Through the efforts of McCallum and others, an infrastructure was built that supported the development of small village. Many settlers followed, and by the 1920s, the local climate, mineral springs and beauty combined fostered the development of the town as a health resort.

**The Modern Period (1925- 1960s).** This period might be considered to have begun with the construction of the town's first "modern" structure, the Oasis Hotel in 1925. It was commissioned by McCallum's daughter Pearl McManus, and designed by architect Lloyd Wright. With this building, the town's original architectural style that was based primarily on Mexican and Spanish Colonial motifs that were already well-established in Southern California, would begin to change.

Incorporation of the town followed in 1938. During the post-WWII era, Palm Springs prospered through its reliance on tourism to fuel the economy. Hollywood celebrities and other tourists discovered the desert oasis and patronized its hotels, inns, nightclubs and restaurants. Palm Springs was transformed from a sleepy village into an increasingly cosmopolitan environment that saw the construction of schools, hospitals an airport and other important public works projects.

The commercial core along Palm Canyon Drive (originally Main Street) flourished. In the 1950s the downtown core was augmented by the cross-axis of Tahquitz-McCallum Way that extended from the center of the original settlement to the airport, spurring new development along the way. Early private residential development expanded into outlying sub-divisions composed of high-style second homes in the flat lands surrounding the town's original core.

Today, Palm Springs is increasingly known for its mid-20<sup>th</sup> Century architectural "Golden Age." Important buildings from the Modern Period reflect regionally oriented contemporary architecture inspired by the International Style that are now popularly called "mid-century modern." This is an important theme in the city's contemporary history. Local architectural practitioners whose names permeate the town's collective consciousness include John Porter Clark, Albert Frey, E. Stewart Williams, William F. Cody and Donald Wexler, who were among the first licensed architects to discover the opportunities for creating modern architecture that was Palm Springs in the 1940s, '50s and '60s. It is against this context that the Hugh Stephens Residence will be evaluated.

## EVALUATIONS for CLASS 1 ELIGIBILITY UNDER PALM SPRINGS CRITERIA:

### HISTORY

**Criterion 1:** *(associated with events that have made a meaningful contribution to the nation, state or community.)* To be considered for listing under this criterion, a property must be associated with one or more events important in the defined historic context. Criterion 1 recognizes properties associated with events or patterns of events or historic trends, such as the gradual rise of a city's prominence in architectural excellence, an important pattern of events within the associated context. The Stephens Residence is associated with this pattern of events, but this may be better expressed under Criterion 3 for its ability to exemplify a particular period of the national, state or local history. Therefore, the building does not qualify for listing on the local registry as a Class 1 Site under Criterion 1.

**Criterion 2:** *(associated with lives of persons who made meaningful contribution to national state or local history.)* This Criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate a person's important achievements. In order to determine whether a property is significant for its associative values under Criterion 2, the importance of the individual must be established along with the length and nature of his/her association with the subject property and any other properties associated with the individual. Although Stephens was from a prominent family that made a meaningful contribution to local history, and his own contribution as a physician is important, his personal history does not rise to the level sufficient to qualify the building's eligibility for local listing. The building does not qualify for listing Class 1 Site on the local registry under Criterion 2.

### ARCHITECTURE (Criteria 3 - 6)

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

The Hugh Stephens Residence was designed in 1949 by the firm of Clark & Frey. The title block on the drawings indicated that the drawings were authored by drawn by John Porter Clark and checked by Robson Chambers. Construction was completed in 1950. The building's stylistic markers place it directly in the historic context of Palm Springs Modern Period. Although not well-known, the house is a prime intact example of the significant modernist architecture for which Palm Springs is widely known. As such it may be viewed as an important component of the historic trends that have come to define Palm Springs image as a center of important mid-century architecture, an historic trend that exemplifies a particular period of the national, state or local history. The building qualifies for listing as a Class 1 Site on the local registry under Criterion 3.

**Criterion 4:** *(That embodies the distinctive characteristics of a type, period or method of construction; or) Type, Period, and 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, 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 building is eligible under the theme of Modern architecture because it possesses distinctive characteristics that make up the many qualities of the style, such as flat roofs, expansive amounts of glass, idiosyncratic use of masonry, etc. The structure is eligible as a specimen of its type or period of construction because it is an

important example (within its context) of building practices in Palm Springs at mid-century. The building qualifies for listing as a Class 1 Site on the local registry under Criterion 4.

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

#### 5a: WORKS OF A MASTER

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill. The property must express a particular phase in the development of the master's career, an aspect of his work, or a particular idea or theme in his craft.

A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion 5, although it might meet other portions of the Criterion.

Although John Porter Clark's career has been somewhat eclipsed by his more famous early partner, Albert Frey, he remains important because he was the first licensed architect in the Coachella Valley and among the earliest practitioners of Modernism in the desert; Clark's career bridges the replacement of eclecticism with the emergence of modernism. Scholars are beginning to take a deeper interest in this enigmatic early practitioner, and the authorship of many of the firm's projects has recently been undergoing a reassessment. A short biographical study of Clark's work may be found in the attachments to this nomination. In short, Clark must be considered a Master architect because of his increasingly recognized greatness at his chosen profession. Further, the Stephens Residence is a signature representation of his career at mid-point. All traces of the eclecticism of his early ranch style homes that were built in Rancho Mirage and Smoke Tree Ranch have been removed, leaving his sense of proportion, massing and refinement in an emerging modern vernacular. His own signature modern style that makes simple materials appear elegant through the manipulation of solids and voids in the masonry block units and in the general massing and detailing of the buildings, define this period in Clark's style. Clark is clearly an architect of consummate skill and this project in particular exemplifies all of the markers of his emerging modernism.

#### 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. A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. As mentioned above, as an example of Clark's mature modern style, the building articulates Clark's own brand of modernism to a level of excellence that could easily be considered an aesthetic ideal. As the work of a Master, and for its high artistic values, The building qualifies for listing as a Class 1 site on the local registry under Criterion 5.

**Criterion 6:** (That represents a significant and distinguishable entity whose components may lack individual distinction; or). This Criterion was created to address the resources contained within a potential historic district. Since no claim has been brought forward regarding an historic district in this tract, The building does not qualify for listing as a Class 1 Site on the local registry under Criterion 6.

#### ARCHEOLOGY

**Criterion 7:** (That has yielded or may be likely to yield information important to national, state or local history or prehistory.) The building does not qualify for listing on the local registry under Criterion 7.

## APPENDIX I

### John Porter Clark Biography (1905-1991)

John Porter Clark is one of the seminal figures in the history of Palm Springs early modernist architecture, and yet for many, he remains the least known and possibly the most under-appreciated.

Clark was born in Fort Dodge, Iowa. His family soon relocated to Pasadena, California where he completed his high school education (1919-23). During those years he worked part-time with Pasadena architects Marston, Van Pelt & Maybury; it was Sylvanus Marston, a Cornell graduate himself who suggested that Clark study architecture at Cornell University. Clark was accepted at the Ithaca, New York University and devoted himself to the study of architecture, graduating in 1928 with a Bachelor of Architecture degree. He then returned to Pasadena where, from 1932 to 1935 he completed his apprenticeship in the office of Van Pelt and Lind.

"Marston, Van Pelt & Maybury were known for their traditional, if nascent modern designs. And Clark's apprenticeship there had served him well. But, by the time Frey and Clark met, there existed a shared compatibility in their mutual interest in simple, steel structures that would be applicable to both homes and educational facilities. While most clients did not yet understand the potential for steel houses, school boards were open to the efficiencies, cost-savings, and low-maintenance of steel construction. This was a kind of Modernism that the town could buy in to."<sup>6</sup>

In 1935, Clark met the important Palm Springs landowners and developers Sally and Culver Nichols who maintained a residence in Pasadena as well. Because of their faith in Palm Springs' future, they suggested that Clark's career might benefit by relocating to Palm Springs. In time they and their families became important client's of Clarks. Clark, who was unlicensed at the time, began his Palm Springs career utilizing Van Pelt & Lind's license - with their permission. In fact, all the work that Clark & Frey did together, from 1935-37 was under the firm name Van Pelt and Lind Architects.

In 1935 Palm Springs was still a very small town at that time. It was probably inevitable that the two gifted architect Clark and Frey would meet when Frey was living briefly in town to supervise the construction of the Kocher-Samson Office Building on Main Street (now North Palm Canyon Drive.) With the completion of the Kocher-Samson building, Frey's earlier partnership with Lawrence Kocher came to an amicable end due to a lack of work. Clark and Frey then established a short-lived partnership but, intrigued by an offer from Phillip Goodwin, Frey returned to New York for a couple of years to work on the Museum of Modern Art.

1939-52 Clark & Frey: Clark continued his practice in Palm Springs, and in 1939, Clark invited Frey to return to Palm Springs and revive their partnership as he was close to receiving his license and was now getting public commissions. Frey accepted and returned to Palm Springs. Clark soon completed his Licensing Exam and in 1940 established his firm as a sole proprietorship, John Porter Clark, Architect, Palm Springs. With this firm, he is considered to be the first licensed architect to open a practice in Palm Springs. Clark was then able to obtain public commissions and upgrade the quality of the firm's projects to include schools and later, larger commercial buildings<sup>8</sup>. He and Frey completed several projects under the Van Pelt & Lind license before passing the licensing exam.

In 1939 Frey returned to the California desert to begin his collaboration with Clark in earnest, a business partnership that was to last for nineteen years. Palm Springs' experienced a building boom by the end of World War II and emerged post-war as an important resort destination. As one of the few architectural firms then practicing in Palm Springs, Clark & Frey were well-positioned to receive numerous commissions. Much of the

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<sup>6</sup> Stern and Hess, *Julius Shulman*.

<sup>7</sup> Frey received his license in 1943.

<sup>8</sup> Rosa, *Albert Frey, Architect*, p 75

work produced in the partnership was of a low-keyed, generally refined modernism – a version of modern that came to dominate the American architectural scene in the 1950s and 1960s.<sup>9</sup> Important projects from this period include the Villa Hermosa Apartments (1945), American Legion Post # 519 (1948); Class 1 Historic site # 36 and the Raymond Loewy residence (1946); Class 1 Historic site #33-01.

It should be recognized that the late thirties and early forties were a time when it was hard to keep an architectural office open on modern work alone. As related to Rosa by Frey, the firm did both traditional and modern work, indicating that: "If a client were receptive to modern architecture, Frey would design the building, but if a traditional or Mission Style building was preferred, Clark would design it. This allowed both of them to work on what they wanted and kept the office financially sound. When he was not working on modern houses, Frey would assist Clark with detailing and sometimes worked on plans for his traditional California ranch and Spanish colonial houses. Clark, in return would assist Frey in the details on the modern homes."<sup>10</sup> The early years of the collaboration included projects in both styles.

However this view of the firm's output may not be completely accurate. Another view of the distribution of the work in an architectural partnership is the often unspoken understanding that the projects are usually designed by the partner that brought in the client. While it may be convenient to sort a firm's output along stylistic lines, an examination of the records suggests that both of the partners were equally proficient designers who were qualified to create in both modern and traditional styles. For example, Clark's own 1939 residence, an early high-style essay on Modernism, quite possibly influenced by Le Corbusier's Villa Savoye, most have sprung from his own imagination. It would be an extremely rare architect who would give a partner the responsibility of designing his own personal residence. "Clark's house is as direct and imaginative in its manipulation of few forms and materials as Frey's first two houses. It is also a rectilinear box clad in corrugated metal, but here Clark raises the box above the ground on angles supports, instantly and inexpensively doubling the usable living space of the house by creating a shady open patio. As Clark's family grew, a one-story wing with more bedrooms was added to enclose the yard. According to his colleagues, Clark was a capable architect who worked well with the pragmatic requirements and constraints of a school board client. He was an equally capable designer, as demonstrated in his own house, built before Frey's first house."<sup>11</sup>

It is safe to say that, regardless of which partner was the design principal, "Clark & Frey's projects, both before and after WWII were important contributions toward placing Palm Springs architecture on the map as a new frontier for the modern spirit." Rosa p 70 "The influx of soldiers and their families led to a post-war building boom in PS and adjacent areas, Clark & Frey received numerous commissions for houses and commercial projects from war workers who decided to stay in the desert and start small businesses. Smoke Tree Ranch, a private resort community was the site of many Clark and Frey houses. The Ranch had a very specific design code that required all private residences to be built in traditional ranch style with a pitched shingle roof<sup>12</sup>

Between the years 1939-42 and 1949-58, Clark served on the Palm Springs Planning Commission. During the WWII years of 1942-45, he served in the Corps of Engineers of the U.S. Army.

The partnership changed in 1952 when Robson C. Chambers (1919-1999), who had been an employee of the firm since 1946 was made a partner. The Los Angeles-born Chambers was raised in Banning, and received his Bachelor of Architecture from USC in 1941, after which he immediately began working for Clark & Frey. After only four years, the partnership of Clark, Frey & Chambers was dissolved during the most lucrative year of Clark and Frey's nineteen years together. Clark, who was responsible for the business aspects of the firm, felt it necessary to focus on the more profitable commercial, public and institutional structures and minimize the labor intensive but largely unprofitable residential work.

<sup>9</sup> Rosa, *Albert Frey, Architect* p 8

<sup>10</sup> Rosa, *Albert Frey, Architect* 37.

<sup>11</sup> Stern and Hess, *Julius Shulman*.

<sup>12</sup> Rosa, *Albert Frey, Architect* p73.



Clark then became partners with Stewart and Roger Williams, practicing under the firm name Williams, Clark & Williams. Stewart Williams praised Clark, 'not just as a designer, but as a salesman, engineer...John Clark was the most trusted man in the Valley...he made people recognize that architects were an important part of the community.'<sup>13</sup> It was during this period that the firm's largest project, the Palm Springs City Hall; Class 1 Historic site # 33-04, was completed.

The former partners remained cordial as evidence by their collaboration in 1963, on the Valley Station of the Aerial Tramway project which was a joint venture of Frey & Chambers, with Williams & Williams who designed the Mountain Station and Clark who acted as the coordinating architect. "The surefooted design reflects Clark's experience in designing many schools with steel. Trusses form the flat roof and wide overhangs for shade. The metal panels are set in, and the entry is marked by simple curved concrete block walls and landscaping. The regular steel system is treated almost like wallpaper, sliced off at the point it is no longer needed; it continues into the landscape as a frame past enclosing walls. The concept is modest but strong. Where lesser architects used Modernism's simplicity to cut corners, Clark makes the most of a limited palette of Materials and Shapes."<sup>14</sup>

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<sup>13</sup> Stern and Hess, *Julius Shulman*.

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Palm Springs Historical Society  
Palm Springs Public Library  
Palm Springs Planning Department

<http://www.csupomona.edu>

[http://en.wikipedia.org/wiki/John\\_Porter\\_Clark](http://en.wikipedia.org/wiki/John_Porter_Clark)

<https://digital.lib.washington.edu>

<http://www.psmodcom.com>

<http://www.volume5.com>

<http://links.jstor.org>

<http://www.archleague.org/index>

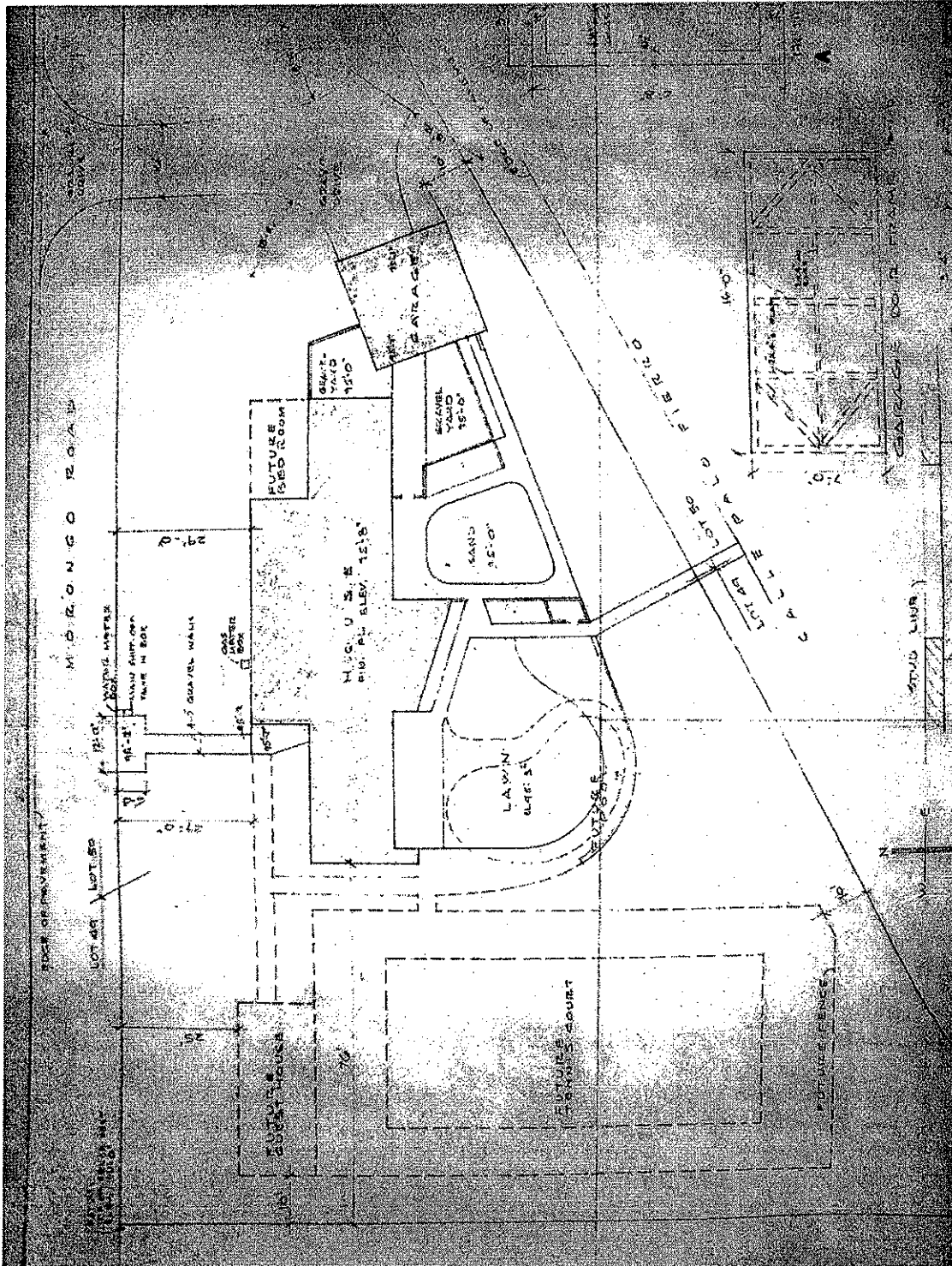
<http://query.nytimes.com>

<http://www.archi.fr/DOCOMOMO>

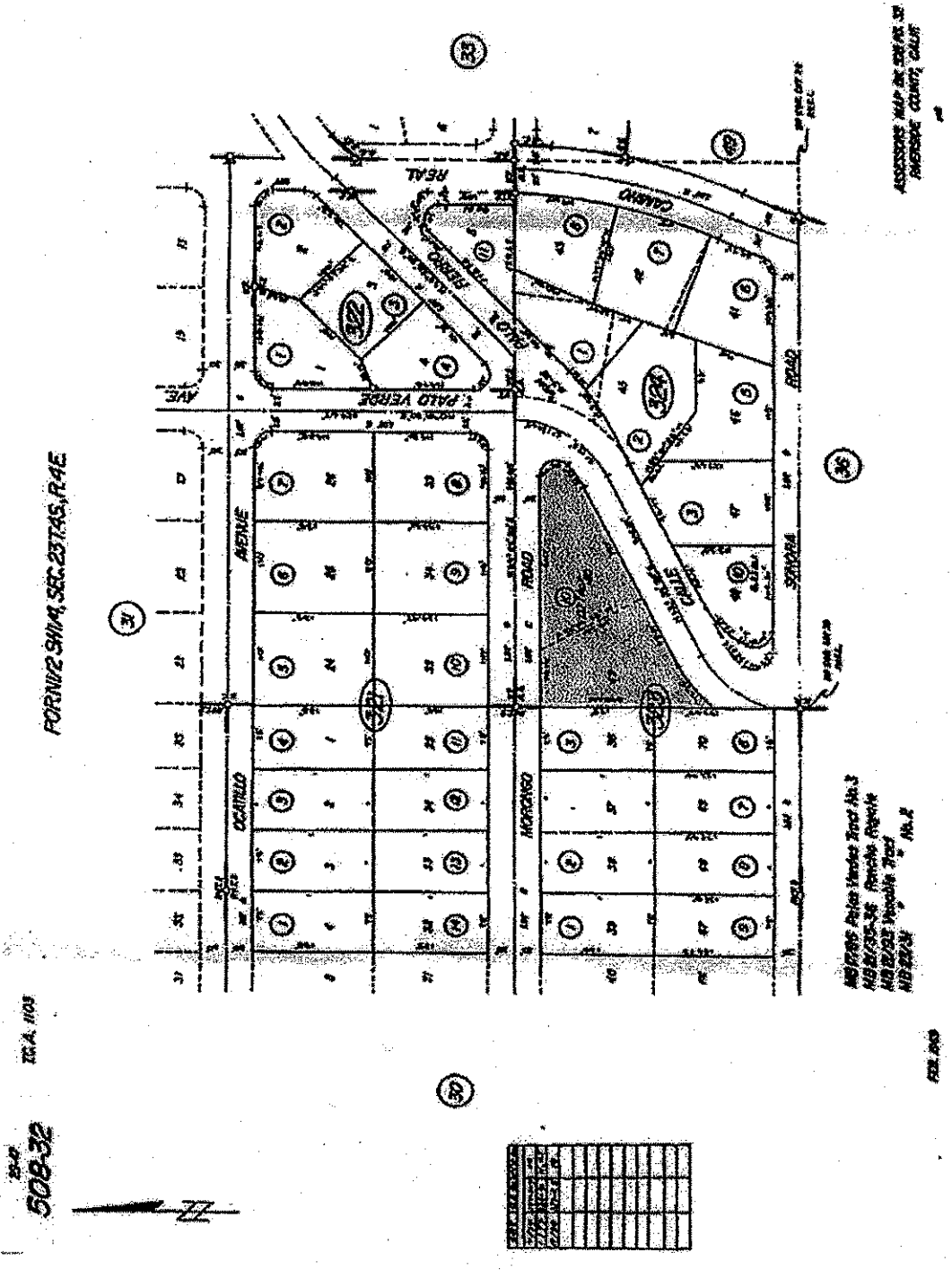
<http://www.palmspringslife.com/media/Palm-Springs-Life/February-2007/Modernism-Timeline>

<http://www.psmodernhouse.com>

APPENDIX III: SITE PLAN



APPENDIX IV: ASSESSOR'S MAP



APPENDIX V: PHOTOGRAPHIC DOCUMENTATION

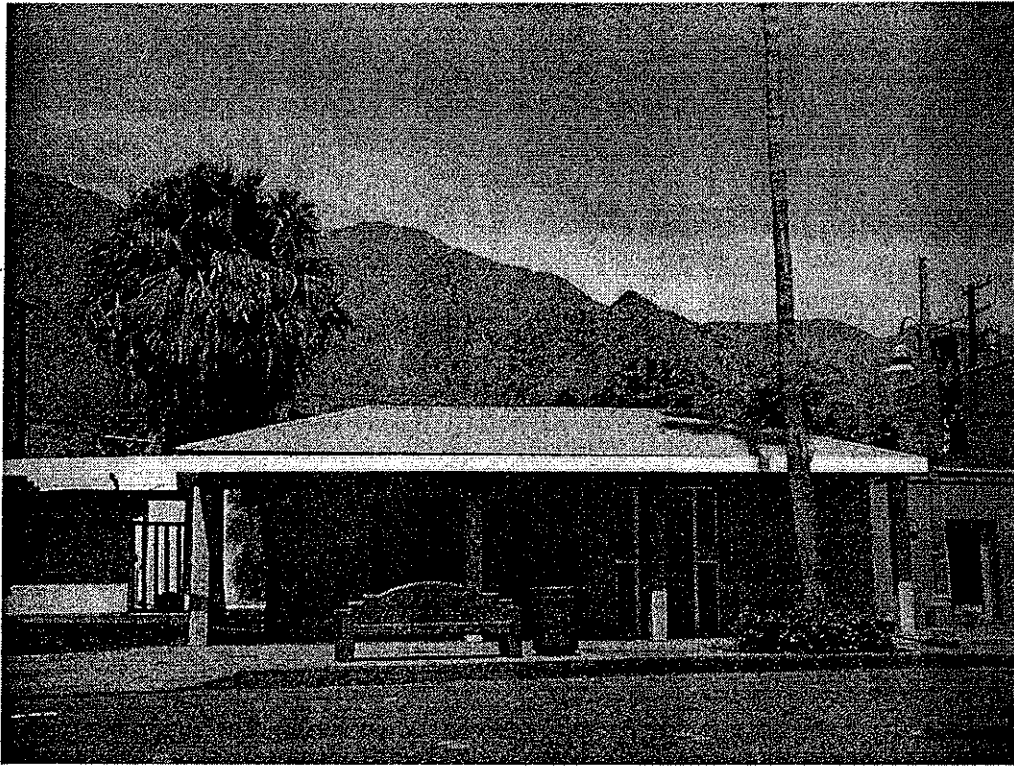


Figure 3 863 North Palm Canyon Drive - Location of Dr. Stephens first Palm Springs office.



Figure 4 Stephens' family's first Palm Springs home.



Figure 5 Signature details of subject property

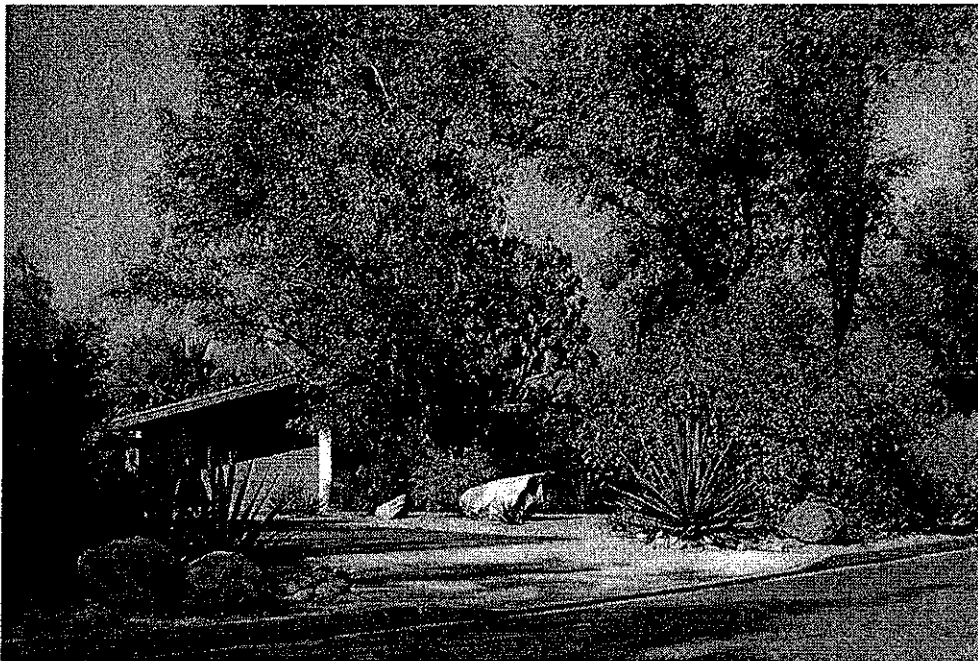


Figure 6 Driveway and Garage of subject property

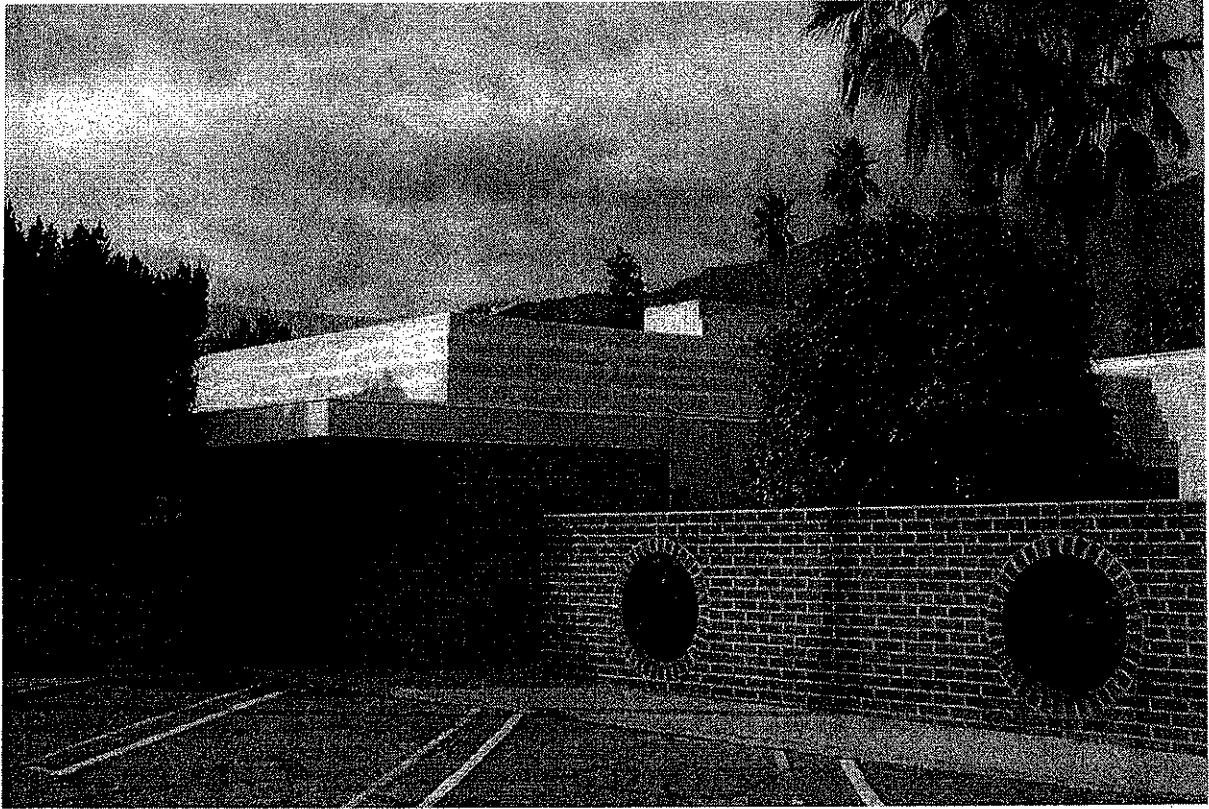


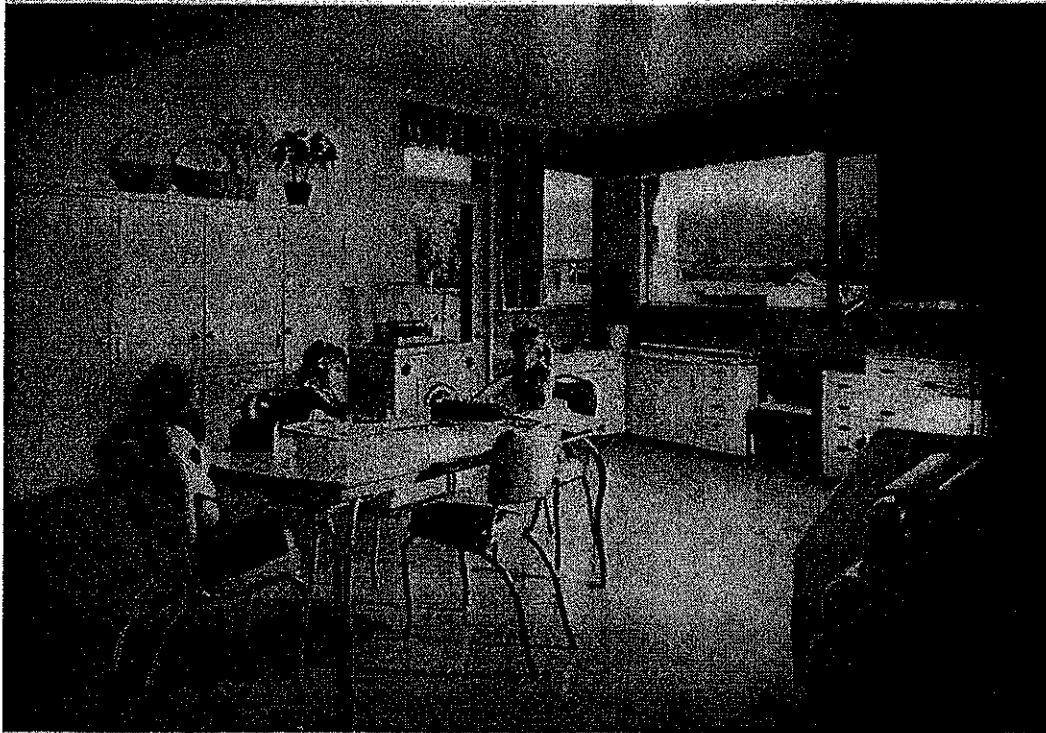
Figure 7 Dr. Stephens Medical Building (1955, John Porter Clark)

House Beautiful September 1955

ANOTHER postwar development:

## THE FAMILY ROOM

*It takes many forms. But above all it's a room that can change its character from day to day and year to year. Here is a hard-working example*

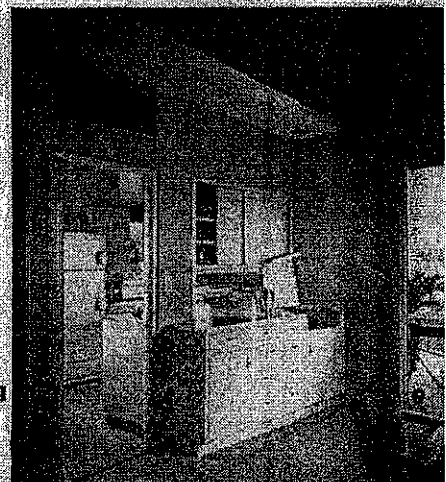


This family room belongs spiritually and visually to the kitchen. But it catches a lot of rough living that goes on in many houses, in other rooms. It's playroom, sewing room, laundry, plus kitchen.

1. A pass-through and two-way china cabinet unite the dining area with kitchen. The counter on both sides is in the same architectural grammar as the family room. (See plan opposite.)

2. From her compact cooking center, Mrs. Stephens can easily serve food on the patio, to the dining area of the living room and also in the family room. Cleaning up is simple.

3. Every detail was thought out in advance to make the sewing corner as efficient as possible. Notice how the ironing board pushes back under the counter into what's usually dead storage.

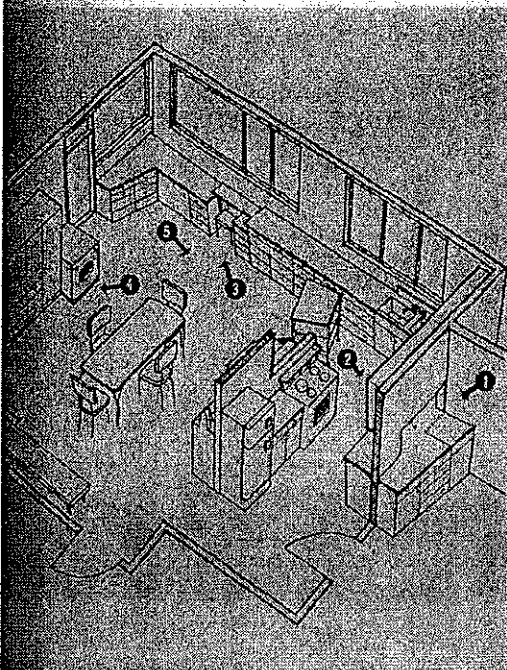






and Frey, architects.  
Mrs. Hugh Stephens, owner

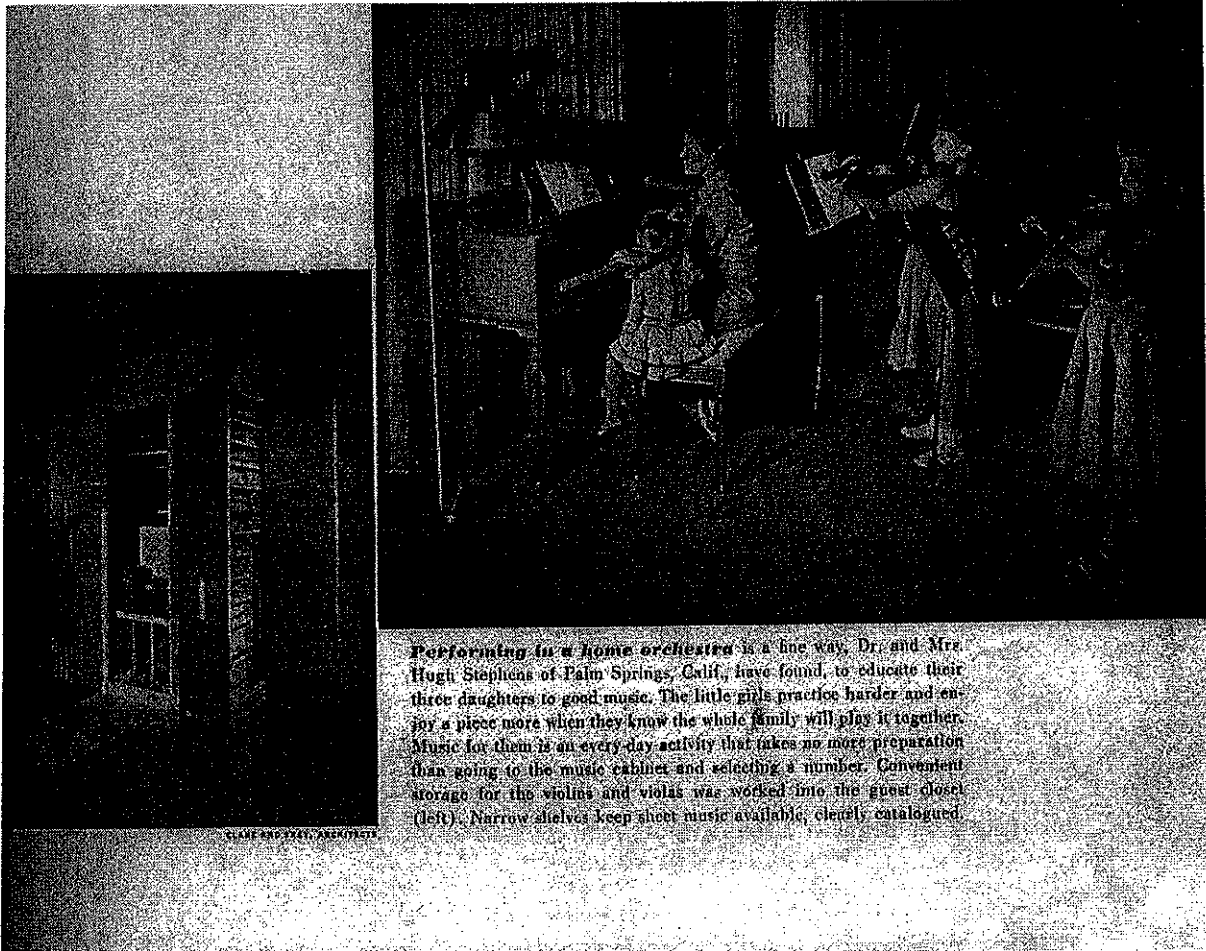
5. Movable shelves sealed to counter height and made to wedge precisely between the stove and sink enclose the cooking area, making it into more workable space. When the children were toddlers, shelves blocked their route to the stove. Now they operate like a tea cart.



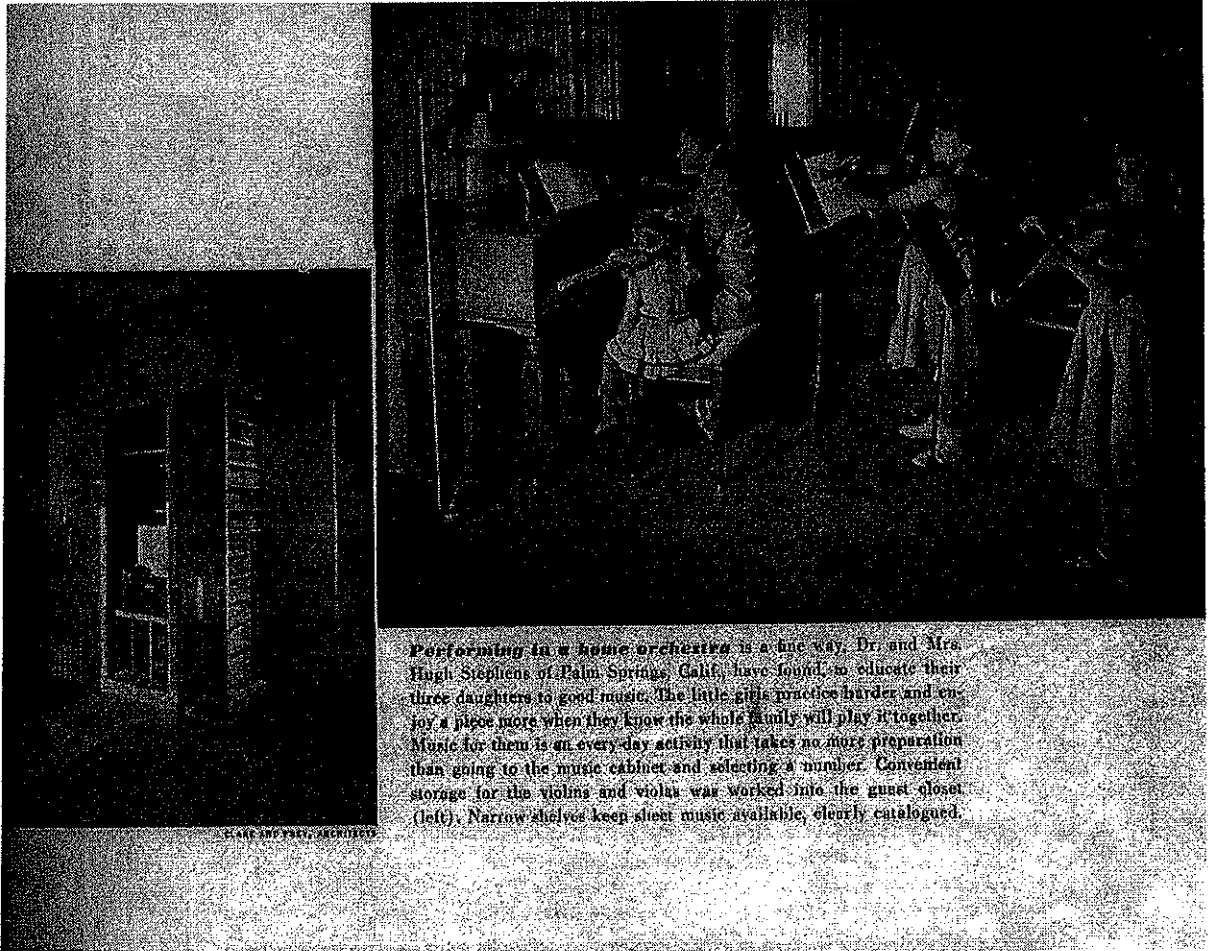
4. By analyzing her own work habits and deciding all the various kinds of jobs she'd be doing in the family room, Mrs. Stephens designed a storage cabinet that will hold such awkward but necessary household items as a dressmaker's dummy, unneeded clothes and toys.

PHOTOGRAPHS BY HARVARD TORRES





Performing in a home orchestra is a fine way, Dr. and Mrs. Hugh Stephens of Palm Springs, Calif., have found, to educate their three daughters to good music. The little girls practice harder and enjoy a piece more when they know the whole family will play it together. Music for them is an every-day activity that takes no more preparation than going to the music cabinet and selecting a number. Convenient storage for the violins and violas was worked into the guest closet (left). Narrow shelves keep sheet music available, closely catalogued.



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CLARK AND BERRY ARCHITECTS

## Appendix VI: Historic Consultant Qualifications

Professional Qualifications Standards: The Code of Federal Regulations, 36 CFR Part 61 defines the minimum education and experience required to perform historic preservation identification, evaluation, registration, and treatment activities. The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years full-time experience in architecture; or a State license to practice architecture.

Patrick McGrew received his Bachelor of Architecture from the University of Oklahoma in 1965. He has been actively engaged in the architectural profession, specializing in historic preservation, since then. McGrew has been a licensed architect in the State of California since 1970, as well as a holder of the NCARB (national licensing) certificate. He possesses an in-depth knowledge of all procedures and standards utilized in the identification, evaluation, registration, and treatment of historic properties as evidenced by a his lengthy career known for the depth and breadth of accumulated architectural / historical knowledge. He places a high value on the objectivity and completeness of his written works. He has several years experience in research, writing, practicing and teaching architecture with an academic and historical agencies and institutions. He has made a substantial contribution through research and publication of a body of scholarly knowledge in the field of California architectural history. His experience has included the preparation of numerous historic research reports, National Register nominations, and San Francisco and Palm Springs historic site nominations, as well as the preparation of plans and specifications for architectural preservation projects. He regulates his firm through the use of ethics standards developed by the Society of Architectural Historians.

Patrick McGrew's knowledge and reputation in the field of historic preservation provided the basis his public service as the long-time President of San Francisco's Landmarks Preservation Advisory Board, which extended over an eighteen year span beginning in 1978 when he was first appointed by then-Mayor George Moscone; he served the next ten years under Mayor Dianne Feinstein. Although he served less than a year under Mayor Art Agnos, it was Agnos who declared November 17, 1991 "Landmarks of San Francisco Day" to honor the publication of McGrew's first book, *Landmarks of San Francisco* (Harry Abrams, New York, 1991). Reappointed in 1992 by Mayor Frank Jordan, McGrew served four more years on San Francisco's Landmarks Board. McGrew's second book, *Landmarks of Los Angeles* was published by Abrams in 1994. His acknowledgment by government and/or regulatory agencies, combined with Mr. McGrew's impressive list of publications on California's historic architecture, is a testament to his proficiency as a leading expert in California architectural history. He is a member of the Society of Architectural Historians, and has received many awards for his work during a distinguished career. In 1995, his book *The Historic Houses of Presidio Terrace*, received an award of honor from the California Heritage Council.

Upon the occasion of Mr. McGrew's induction into the City Club of San Francisco's Wall of Fame, Mayor Willie Brown declared November 30, 2003 as 'Patrick McGrew Day' in San Francisco, and a Commendation from the United States Senate was presented in recognition of McGrew's 'distinguished career and outstanding contributions to the City of San Francisco.' Patrick McGrew moved to Palm Springs, California in 2005. Recently McGrew has presented lectures on architects William F. Cody and is currently preparing a lecture on architect Hugh Kaptur, both for the Palm Springs Art Museums' Architecture and Design Council and in January 2010 completed a monograph entitled *Donald Wexler, Architect*. Previous Class 1 Nominations prepared by McGrew include the Oasis Commercial Building; The (Town & Country) Center; the Kocher-Samson Building; the Sidney Noles / Kirvin Satterwhite Residence; the Rachael de Berbrant Residence; and the Royal Hawaiian Estates Historic District Nomination.

### Memberships and Affiliations:

Board Member & Lecturer: Architecture & Design Council, Palm Springs Art Museum  
Board Member: Palm Springs Preservation Foundation  
Palm Springs Architectural Advisory Committee  
Palm Springs Historical Society  
Society of Architectural Historians, Southern California Chapter  
California Preservation Foundation  
National Trust for Historic Preservation

# EXTERIOR ELEVATIONS

HOUSE FOR DR. & MRS.  
HUGH STEPHENS

MORONGO ROAD  
PALM SPRINGS, CALIFORNIA

DRAWN BY  
P.C.

CLARK & FREY, ARCHITECTS

CHECKED BY  
P.C.

870 NORTH PALM CANYON DRIVE  
PALM SPRINGS, CALIFORNIA

LAND

DATE

REVIS



DUPLICATE  
APPLICATION FOR PERMIT  
**BUILDING**

BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location  
*6500 Maroon Road*

Block *47-0* Tract *Ranch 100*  
Owner *Donald P. Pyle*

Contractor *Wayne Stephens*

Contractor's License No. *0-12345* Architect *A. Anderson*

Rate \_\_\_\_\_ City \_\_\_\_\_

Use and Occupancy *Dwelling*

|            |               |           |
|------------|---------------|-----------|
| Lot Size   | Bldg. Footage | Height    |
| <i>650</i> | <i>650</i>    |           |
| Zone       | Fire Zone     | Type      |
| <i>R-1</i> | <i>III</i>    | <i>V</i>  |
| Front      | Side          | Side      |
| <i>29</i>  | <i>10</i>     | <i>10</i> |
|            | Setbacks      | Rear      |
|            | <i>10</i>     | <i>10</i> |

Description of Work to Be Done—Remarks and References

*5 in. concrete block  
detached garage  
21' x 10' - 0" deep  
21' x 10' - 0" deep*

Total Value of Work *\$39,350*  
Including Labor, Material, Wiring, Heating, Plumbing, etc.

PERMIT NO. *4526* PERMIT FEE \$ *73*

Owner OR Contractor \_\_\_\_\_

By *Wayne Stephens*  
(Sign)

DATE *10-6-50*

P.S. NO. 200-1131-1000

0158

DUPLICATE  
APPLICATION FOR PERMIT  
**BUILDING**

BUILDING DEPARTMENT, CITY OF PALM SPRINGS

Job Location

*700 N. Palm Springs Blvd.*

Lot \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_  
Owner \_\_\_\_\_

*123456789*

Contractor \_\_\_\_\_

Contractor's License No. \_\_\_\_\_ Architect \_\_\_\_\_

State \_\_\_\_\_ City \_\_\_\_\_

Use and Occupancy \_\_\_\_\_

Lot Size \_\_\_\_\_ Bldg. Footage \_\_\_\_\_ Height \_\_\_\_\_

Zone \_\_\_\_\_ Fire Zone \_\_\_\_\_ Type \_\_\_\_\_

Front \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_  
Setbacks

Description of Work to Be Done—Remarks and References  
*Remodeling kitchen and bathroom*

Total Value of Work { Labor, Material, Wiring, Heating, Plumbing, etc. } \$ \_\_\_\_\_

PERMIT NO. *1177* PERMIT FEE \$ *200*

Owner OR Contractor \_\_\_\_\_

By \_\_\_\_\_ (Sign)

DATE *11-2-50*

P.S. NO. 201-11377 B.L.F.C.O.

0150 001

# BUILDING PERMIT

## City of Palm Springs

|  |  |                            |  |  |  |  |  |
|--|--|----------------------------|--|--|--|--|--|
| OWNER<br><i>W. H. ...</i>  |  |                            |  | DESCRIPTION OF WORK TO BE DONE.<br><i>Const. ... 20x40</i>   |  |  |  |
| ADDRESS<br><i>... Rd.</i>  |  |                            |  |  |  |  |  |
| LOT SIZE<br><i>49' x 50'</i>   |  | BLDG. AREA<br><i>20x40</i> |  | REMARKS, REFERENCES & CONDITIONS OF PERMIT<br><i>Proven Pools, Contractor</i>  |  |  |  |
| ZONE<br><i>R-1</i>   |  | FIRE ZONE<br><i>...</i>    |  |  |  |  |  |
| FRONT<br><i>5</i>  |  | SIDE<br><i>7</i>           |  | PERMISSION TO CONSTRUCT THE BUILDING DESCRIBED ABOVE IS HEREBY<br>GRANTED TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF<br>THE CITY OF PALM SPRINGS. NO WORK TO BE COVERED WITHOUT INSURANCE.<br><i>W. H. ...</i><br>OWNER OR CONTRACTOR |  |  |  |
| REAR<br><i>3</i>   |  | SIDE<br><i>3</i>           |  |  |  |  |  |
| TOTAL VALUE OF WORK INCLUDING LABOR, MATERIAL, WIRING, PLUMBING, ETC. } <i>5,000</i> |  |                            |  | FEE RECEIVED<br><i>...</i><br>BUILDING DEPT.   |  |  |  |
| PERMIT FEE \$ <i>17.00</i>   |  |                            |  |  |  |  |  |
| PERMIT NO. <i>8702</i>   |  |                            |  | DATE <i>6-11-56</i>  |  |  |  |

C-8881 2M-2 R. 85700

0158 0024 64





# CITY OF PALM SPRINGS BUILDING PERMIT

|               |         |       |
|---------------|---------|-------|
| Contractor    | Address | Phone |
| Stephen       |         |       |
| Architect     | Address | Phone |
| V. Colglazier |         |       |
| Engineer      | Address | Phone |
|               |         |       |

Lic. No. 282-830

|                         |                    |
|-------------------------|--------------------|
| Total Value of Work     | 5700 <sup>00</sup> |
| Building Permit 11-3211 | 62 <sup>00</sup>   |
| Plan Check 11-3667      | 40 <sup>25</sup>   |
| SMIP Tax                | 10                 |
| Microfilm 11-3431       | 100                |
| Permit Issuance 11-3216 | 12 <sup>00</sup>   |

|                         |         |        |                  |
|-------------------------|---------|--------|------------------|
| Lot No.                 | Blk No. | Tract  | Building Address |
|                         |         |        | 645 Orange Rd.   |
| Lot Size                | Zone    | Height | Occupancy        |
|                         |         |        |                  |
| setbacks As Constructed | Front   | Side   | Side             |
|                         |         |        |                  |
|                         |         | Rear   | H.O.W.           |
|                         |         |        |                  |
|                         |         |        | Total Area       |
|                         |         |        | 6x12 172A        |
|                         |         |        | Parcel Number    |
|                         |         |        |                  |

**Description of Work**

Extend existing entry porch roof - add 2' high masonry planter.

**Special Conditions:**

DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED

|                             |      |
|-----------------------------|------|
| Const. Tax 11-3130          |      |
| Dbl. Fee/Rnwl/Misc. 11-3299 |      |
| Reroof 11-3291              |      |
| Const. Permit 11-3215       |      |
| Sewer Inspection 11-3214    |      |
| Sewer Main 61-3642          |      |
| Sewer Agreement No.         | T&A  |
| Sewer Conn. Fee 61-3641     | F.U. |
| Drainage Fee                |      |
| School Fee                  |      |

### IMPORTANT

The issuance of this permit shall not be held to be an approval of the violation of any provisions of any city or county ordinance or state law.

All portions of work are subject to an approved set of plans being on the job.

Failure to place permit to be placed without permission of the Building and Safety Division.

The contractor shall be responsible for establishing all property lines.

The permit shall be valid for a period of 180 days or if more than 120 days, the permit shall be renewed.

The contractor shall notify the City of Palm Springs as they complete the work and the contractor shall be responsible for the completion of the work.

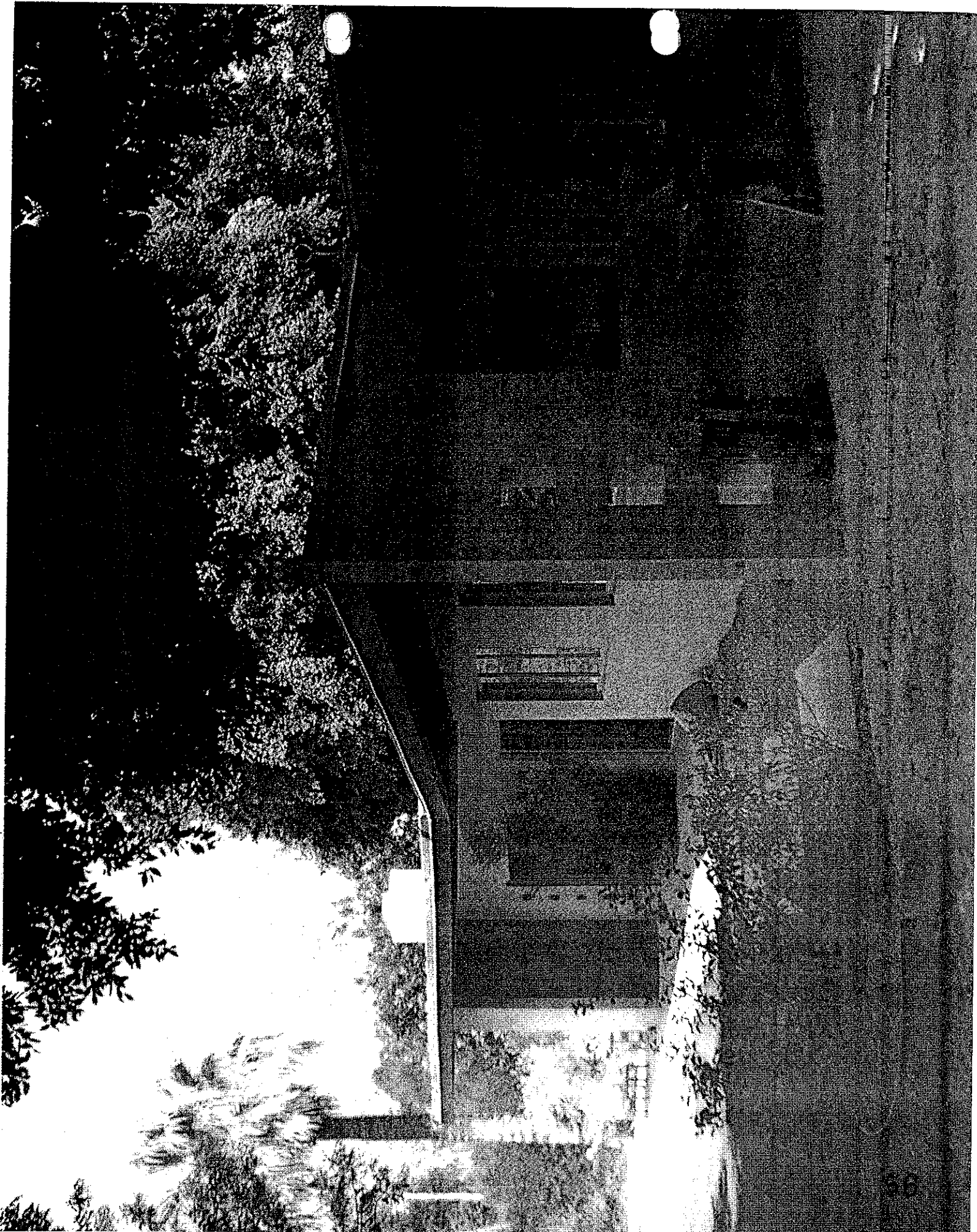
The contractor shall be responsible for the completion of the work and the contractor shall be responsible for the completion of the work.

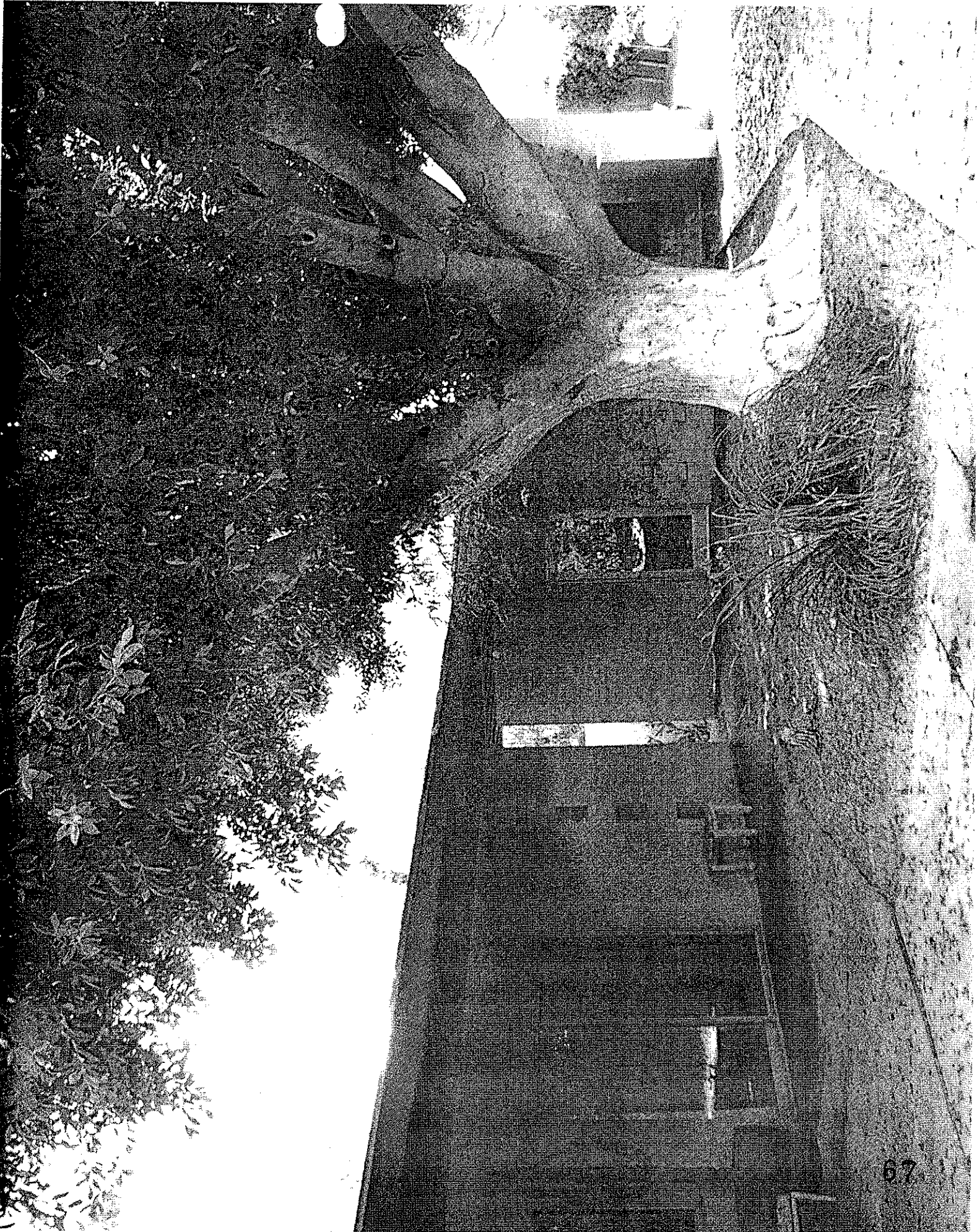
TOTAL FEE 11575

City Treasurer Validation

ISSUED BY: [Signature] DATE: 3-25-86

PERMIT NUMBER 10000





**CITY OF PALM SPRINGS  
PUBLIC HEARING NOTIFICATION**



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City Council  
Meeting Date: November 3, 2010  
Subject: HSPB 76 – Stephens Residence – 645 East Morongo Raod

---

**AFFIDAVIT OF PUBLICATION**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on October 23, 2010.

I declare under penalty of perjury that the foregoing is true and correct.

Kathie Hart  
Kathie Hart, CMC  
Chief Deputy City Clerk

**AFFIDAVIT OF POSTING**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board and in the Office of the City Clerk on October 21, 2010.

I declare under penalty of perjury that the foregoing is true and correct.

Kathie Hart  
Kathie Hart, CMC  
Chief Deputy City Clerk

**AFFIDAVIT OF MAILING**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on October 21, 2010, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (157 notices)

I declare under penalty of perjury that the foregoing is true and correct.

Kathie Hart  
Kathie Hart, CMC  
Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING  
CITY COUNCIL  
CITY OF PALM SPRINGS

PROPOSED DESIGNATION OF THE STEPHENS RESIDENCE – HSPB 76  
AS CLASS 1 HISTORIC SITE AND NOTICE OF EXEMPTION FROM CEQA

645 EAST MORONGO ROAD

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Palm Springs, California, will hold a Public Hearing at its meeting of November 3, 2010. The City Council meeting begins at 6:00 p.m. in the Council Chambers at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider a recommendation of the Historic Site Preservation Board to designate the property known as the Stephens Residence as a Class 1 Historic Site (Case HSPB 76); located at 645 East Morongo Road, APN 508-323-010.

**ENVIRONMENTAL DETERMINATION:** This request is categorically exempt from review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), whereas the proposed designation meets the conditions outlined for preservation of a historic resource. The application is available for public review in the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday.

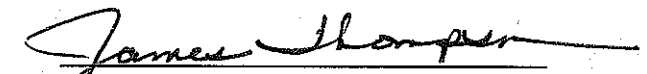
**REVIEW OF PROJECT INFORMATION:** The staff report and other supporting documents regarding this project are available for public review at City Hall between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

**COMMENT ON THIS APPLICATION:** Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

James Thompson, City Clerk  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

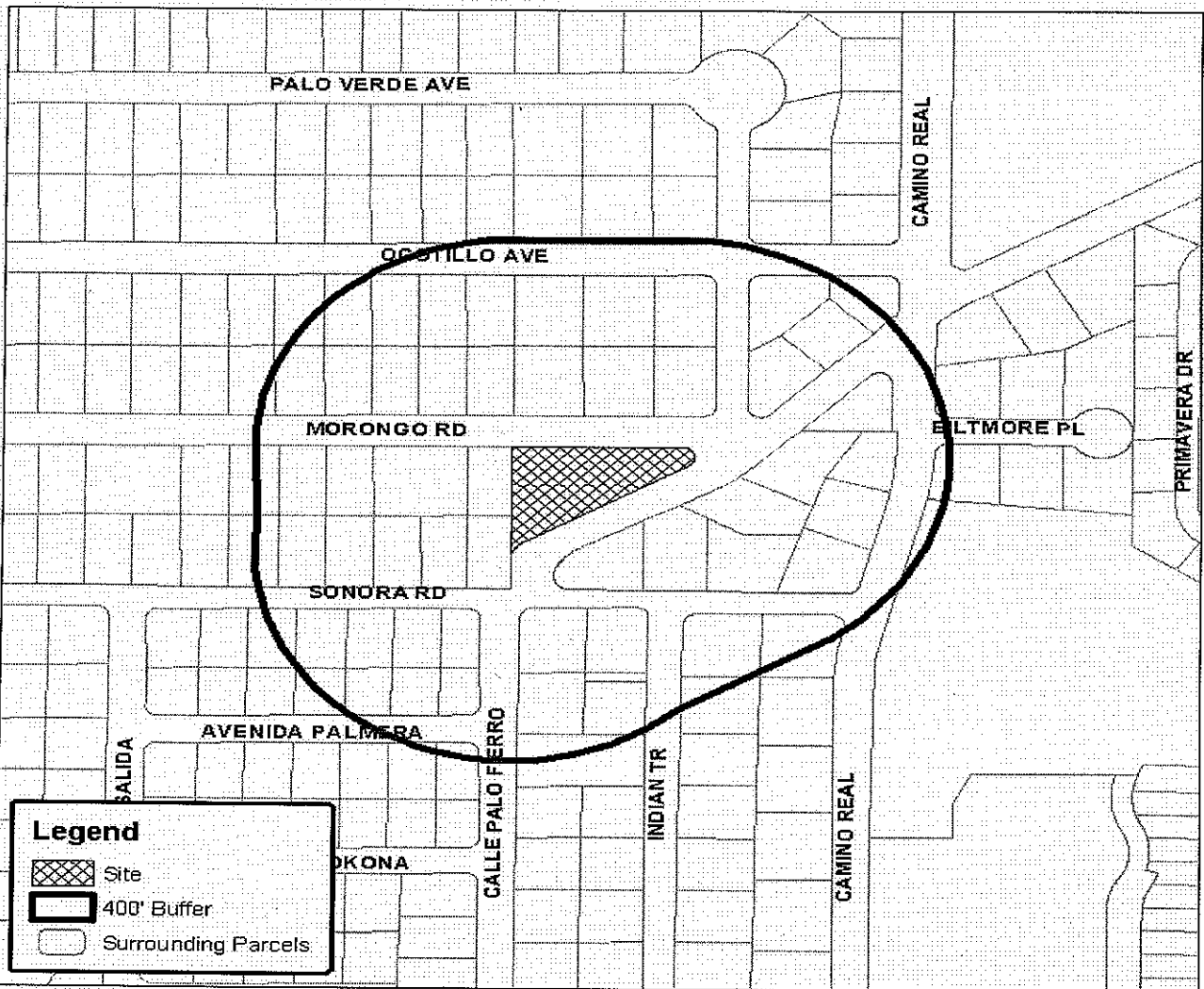
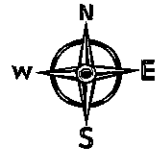
Any challenge of the proposed project in court may be limited to raising only those issues raised at the Public Hearing described in this Notice or in written correspondence delivered to the City Clerk at, or prior to, the City Council hearing. (Government Code Section 65009[b][2]). An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Craig A. Ewing, AICP, Director of Planning Services at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.




  
James Thompson  
City Clerk



# Department of Planning Services Vicinity Map



**Legend**

-  Site
-  400' Buffer
-  Surrounding Parcels

## CITY OF PALM SPRINGS

**CASE NO:** HSPB 76

**APPLICANT:** City of Palm Springs

**DESCRIPTION:** Consider designating the property known as the Stephens Residence as a Class 1 Historic Site located at 645 East Morongo Road, Zone R1C, Section 23. (APN 508-323-010)