



Historic Site Preservation Board Staff Report

Date: January 11, 2011
Case No.: 3.0258
Application Type: MAA for Demolition
Location: 1850 Smoke Tree Lane – Rock 12-6R – Smoke Tree Ranch
Applicant: Stephen Babson, Owner
Zone: R-1-A
General Plan: Low Density Residential
APN: 510-175-007
From: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION

An application by Stephen Babson, owner, for the demolition of a residence in Smoke Tree Ranch located at Rock 12-6R, a Class 3 historic site.

RECOMMENDATION

That the Historic Site Preservation Board approve the request to demolish the residence in Smoke Tree Ranch located at Rock 12-6R and take no action to re-designate it to a higher, more protective historic status.

PRIOR ACTIONS TAKEN ON THE PROJECT

None.

BACKGROUND AND SETTING

The subject lot is a 19,166 square foot parcel with an existing 1,987 square foot house and attached garage. The site is located in Smoke Tree Ranch on the western boundary of the development at Rock 12-6R.

DESCRIPTION AND ANALYSIS

The subject house was constructed in 1940 according to the database in the City's Planning Department. City Staff is in the process of conducting permit record research of the Building Department files to verify status of additions and remodels. Smoke Tree Ranch is listed on the City's 2004 Historic Resources Survey; however the subject house is not specifically identified.

According to the property owner, the original residence was built in 1940 and designed by architect Breo Freeman. The property was originally owned by Will and Helga Dean who occupied the house until 1971 when Marion Lonabough bought the residence. In 1978 the property was sold to William and Doris Lawrence and then in 2010 to the applicant Stephen and Melissa Babson.

An eight (8) foot expansion to the master bedroom was completed in 1971. The expansion used matching exterior materials; however aluminum frame windows were installed. From 1983 through 1989 there were three (3) small additions and remodeling projects allegedly designed by Albert Frey. These additions were apparently limited in scope and did little to change the exterior look of the house. According to the property owner, the exterior materials matched the original house visually, but were of an inferior quality. Any additional information will be reported at the meeting.

The owner is seeking demolition in order to construct a new 3,300 square foot single-family house. An approval letter from the Smoke Tree Ranch HOA approving the demolition has not been submitted at the time of the writing of this staff report.

REQUIRED FINDINGS

Definition of an Historic Site.

Section 8.05.020 of the Municipal Code provides the definition of an historic site as:

(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 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.*

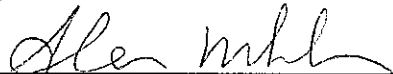
Staff has evaluated this individual structure at Smoke Tree Ranch, Rock 12-6R and absent any further information finds no significant architectural style or construction characteristics that would argue in favor of defining the subject property a historic site.

ENVIRONMENTAL ASSESSMENT

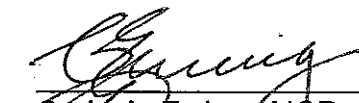
This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

NOTIFICATION

There are no public notification requirements for this application.



Glenn Mlaker, AICP
Assistant Planner



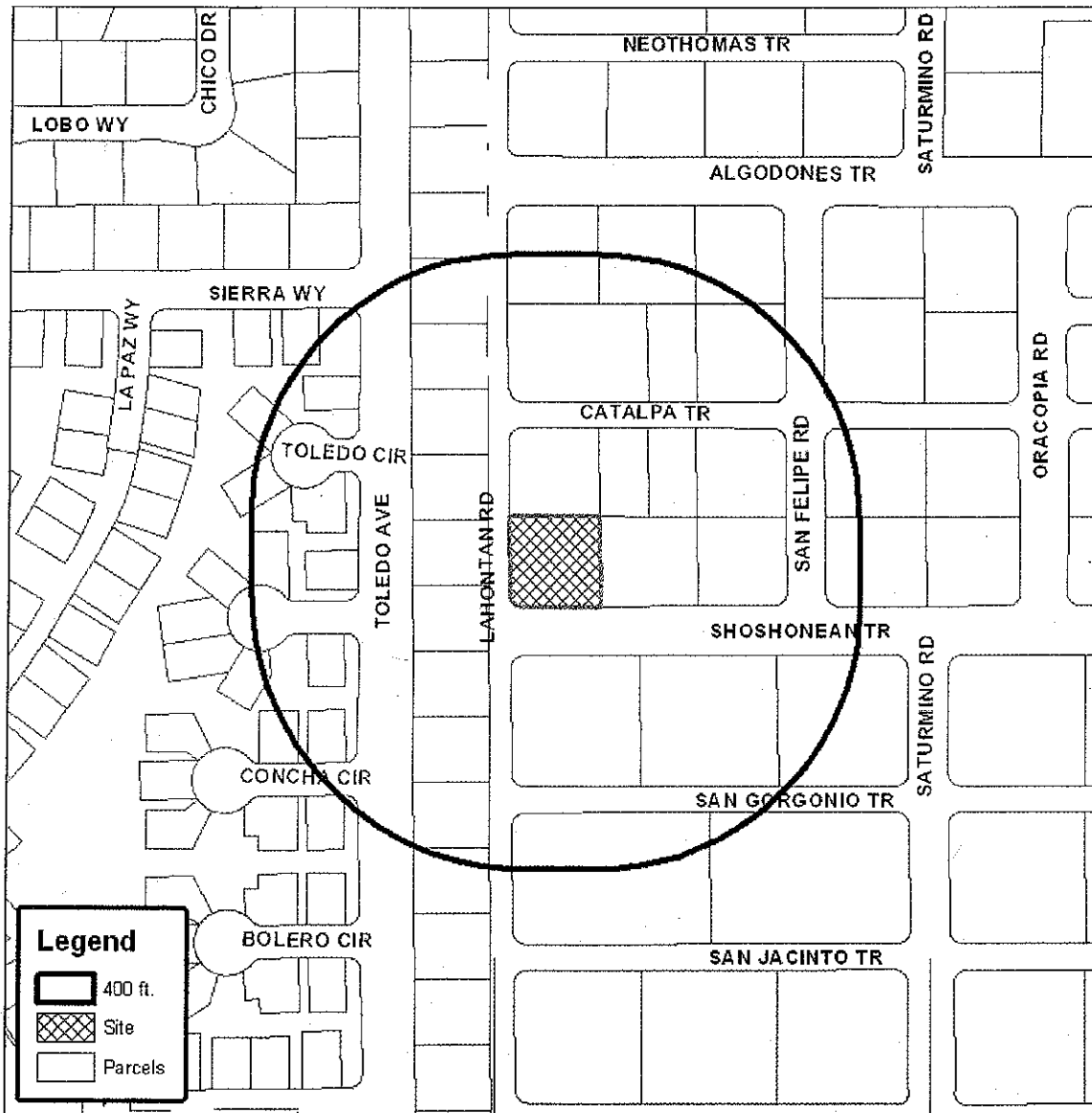
Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS

1. Vicinity Map
2. Site Plan
3. Photographs



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

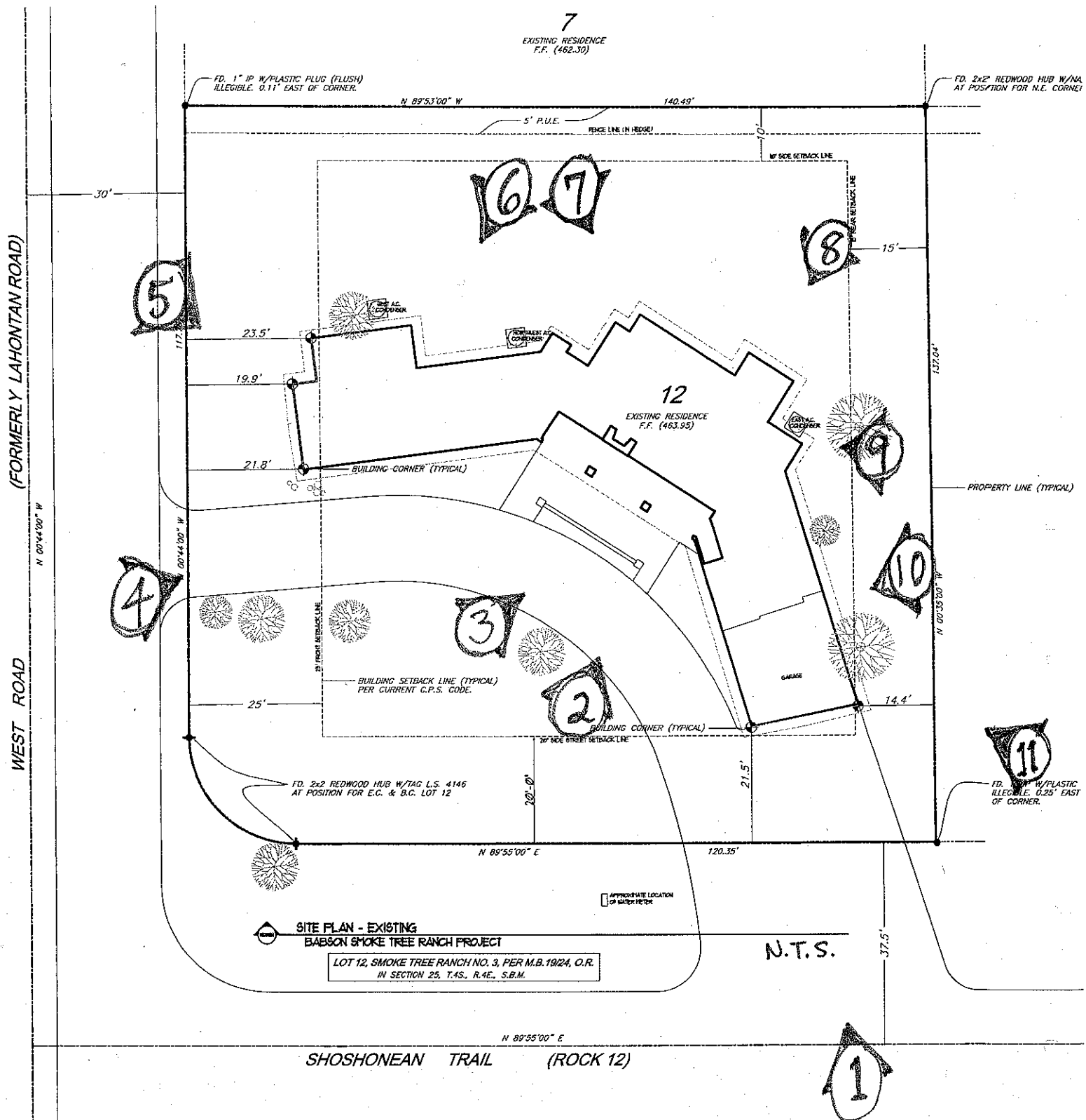
CASE NO: 3.0258 Smoke Tree Ranch

APPLICANT: Stephen Babson, Owner

DESCRIPTION: Demolition request of a house built in 1940, a Class 3 historic site located at 1850 Smoke Tree Lane, Rock 12-6R, Zone, R-1-A, Section 25, APN 510-175-007

BABSON - EXISTING HOUSE

SMOKE TREE RANCH



SITE PLAN - EXISTING
BABSON SMOKE TREE RANCH PROJECT
 LOT 12, SMOKE TREE RANCH NO. 3, PER M.B. 1924, O.R.
 IN SECTION 25, T.4S., R.4E., S.B.M.

RECEIVED

DEC 29 2010

PLATO KEY

DIAMOND RESOURCES



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Exhibit A (for MAA regarding Rock 12-6-R, Smoke Tree Ranch)

We are requesting permission for a complete demolition of the existing residence on this lot. We have preliminary plans for a new 3300 sq. ft. ranch house for which construction would start immediately after demolition.

This residence is a Class 3 historic site due to its age. The original residence was built in 1940 and was designed by Breo Freeman (an architect about whom we find little information). The house was first owned by Will and Helga Dean, then owned briefly by Marion Lonabough (1971 to 1978), and from 1978 to 2010 was owned by William and Doris Lawrence, and now is owned by Stephen and Melissa Babson.

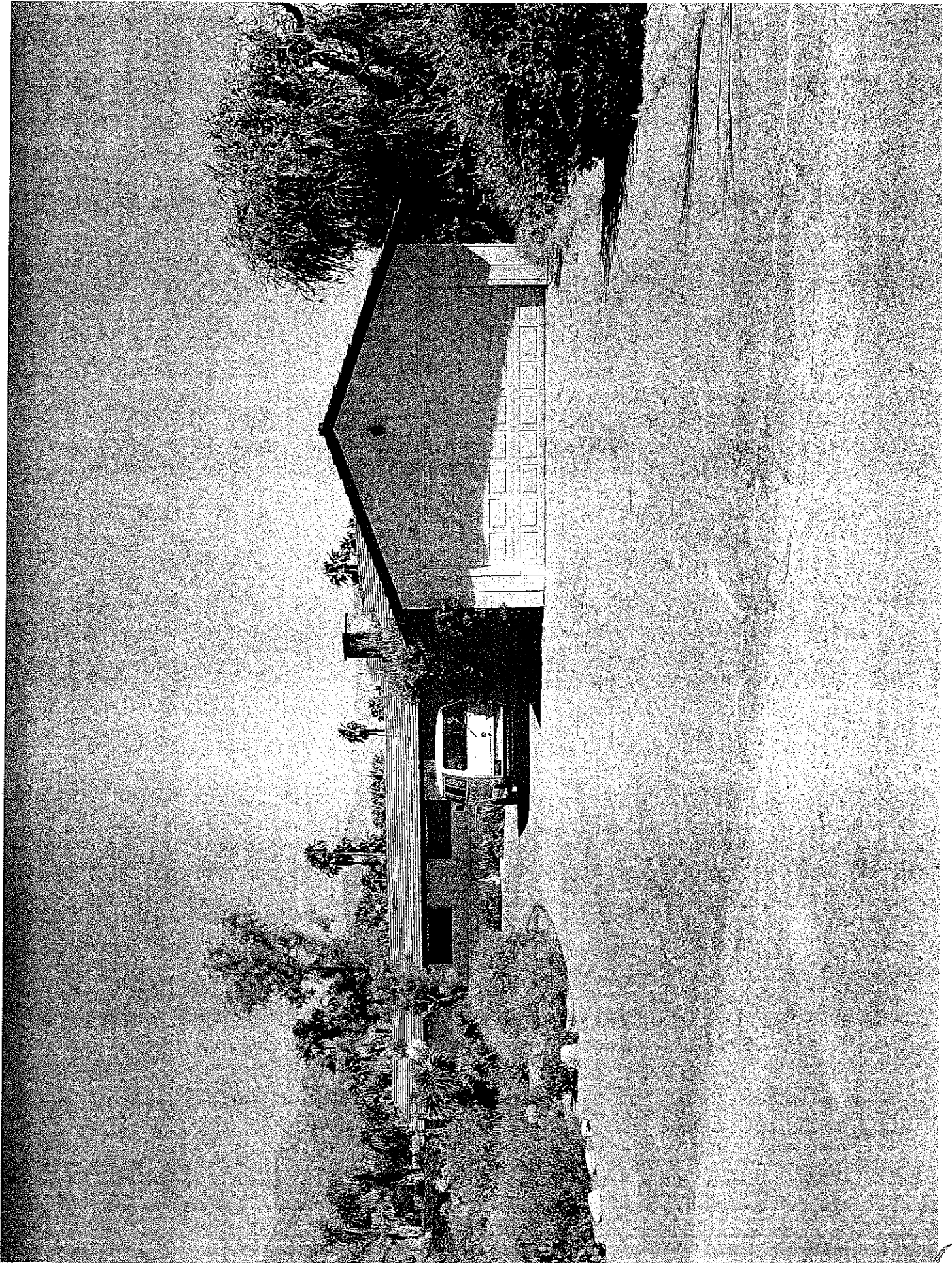
There was an 8 foot expansion to the master bedroom in 1971 (for which we find no designer name). This expansion used matching exterior materials, except for the windows (the newer windows are aluminum frame).

From 1983 through 1989 there were three small additions and remodeling projects on the residence. These were designed by Albert Frey, however each was limited in scope and did little to change the look of the house. Exterior materials matched visually (from a distance), but were of an inferior quality to the original exterior materials (for example, T-111 was used instead of solid wood siding).

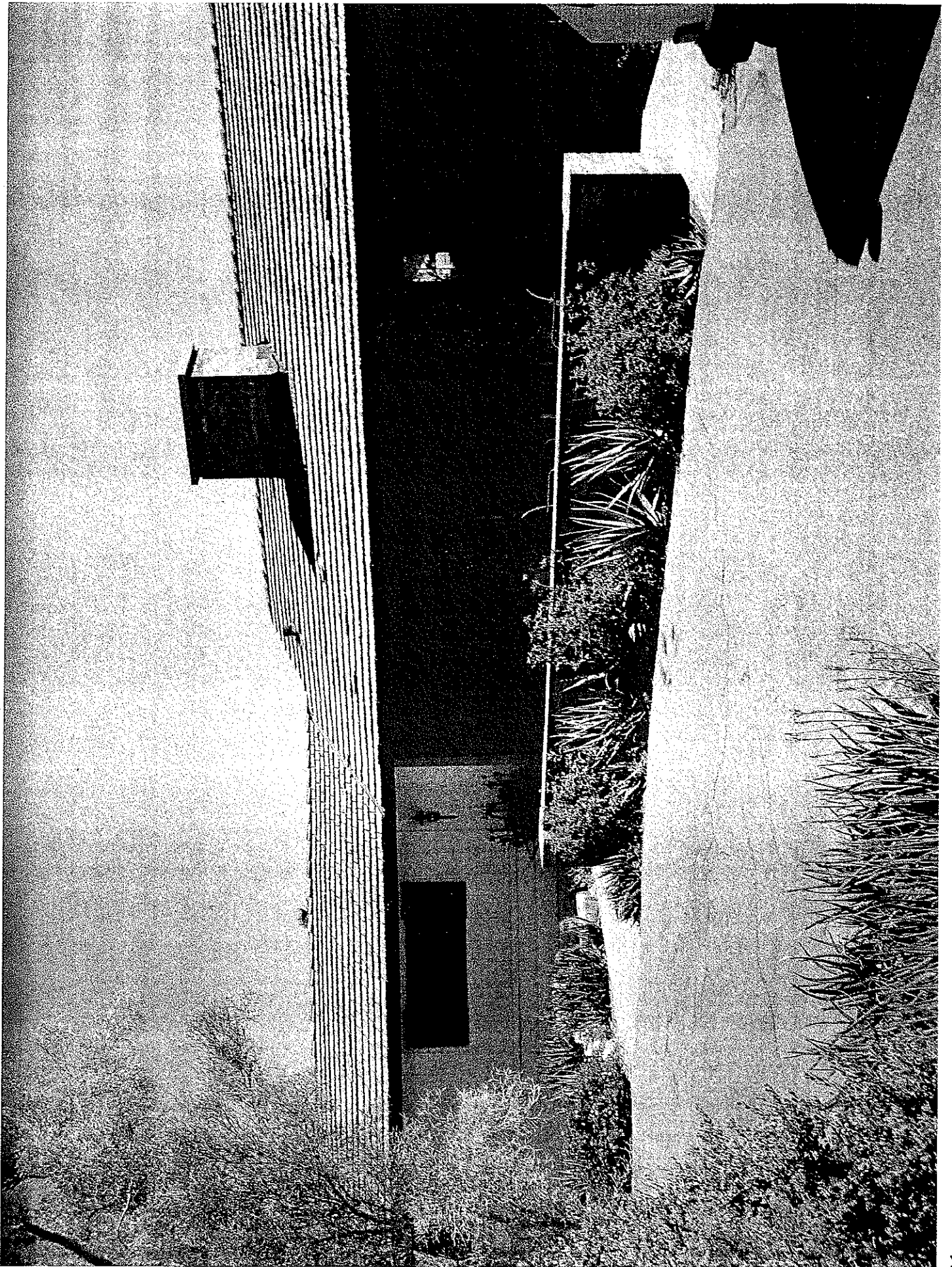
There is nothing significant about the house. Even though Albert Frey was associated with the three small remodeling projects during the 1980s, these changes do not represent his design style.

Please see also the photos included with this application.

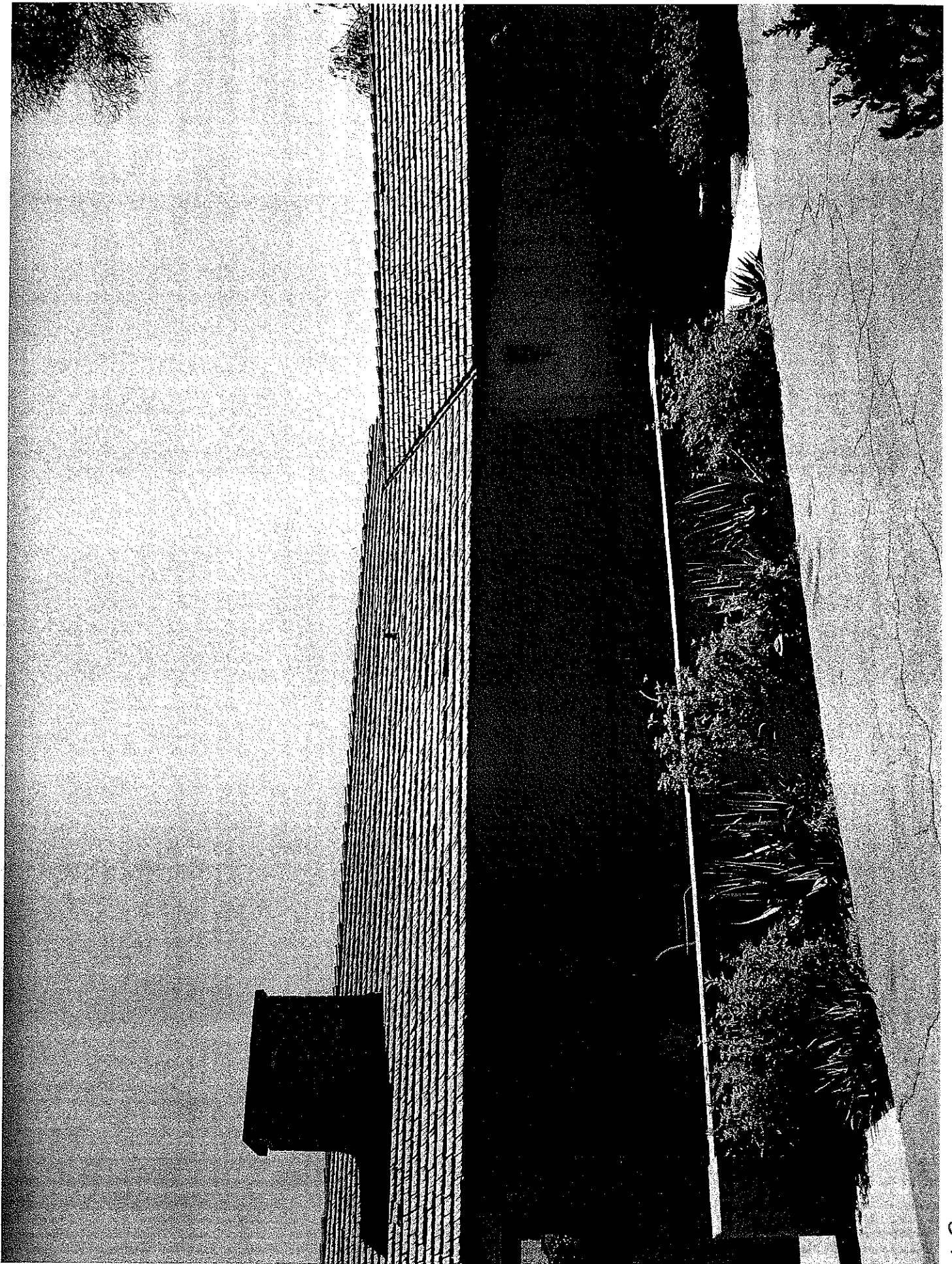
Tracy Conrad (Smoke Tree Ranch) is very familiar with this project and can be contacted at 760-327-1221.



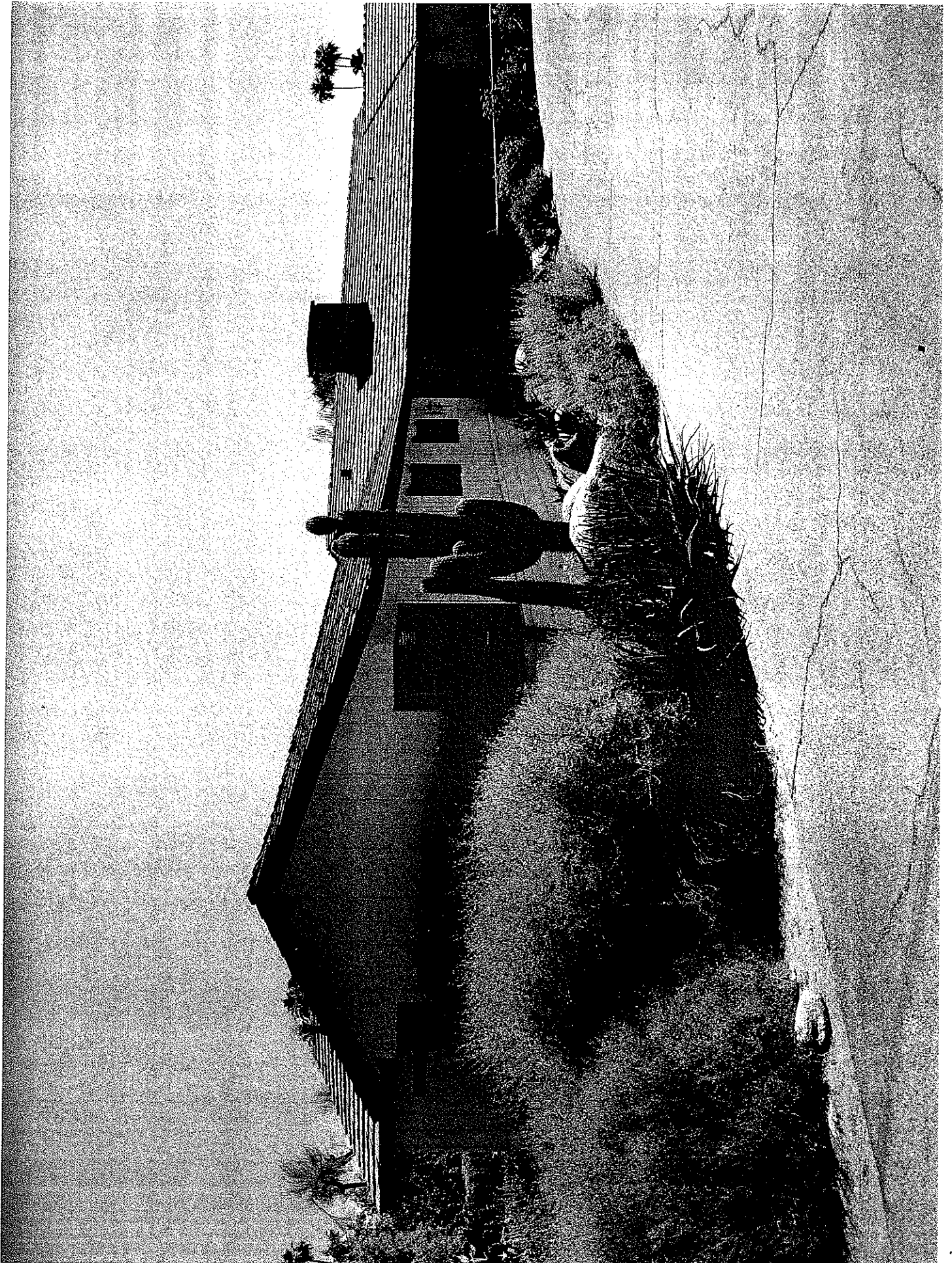
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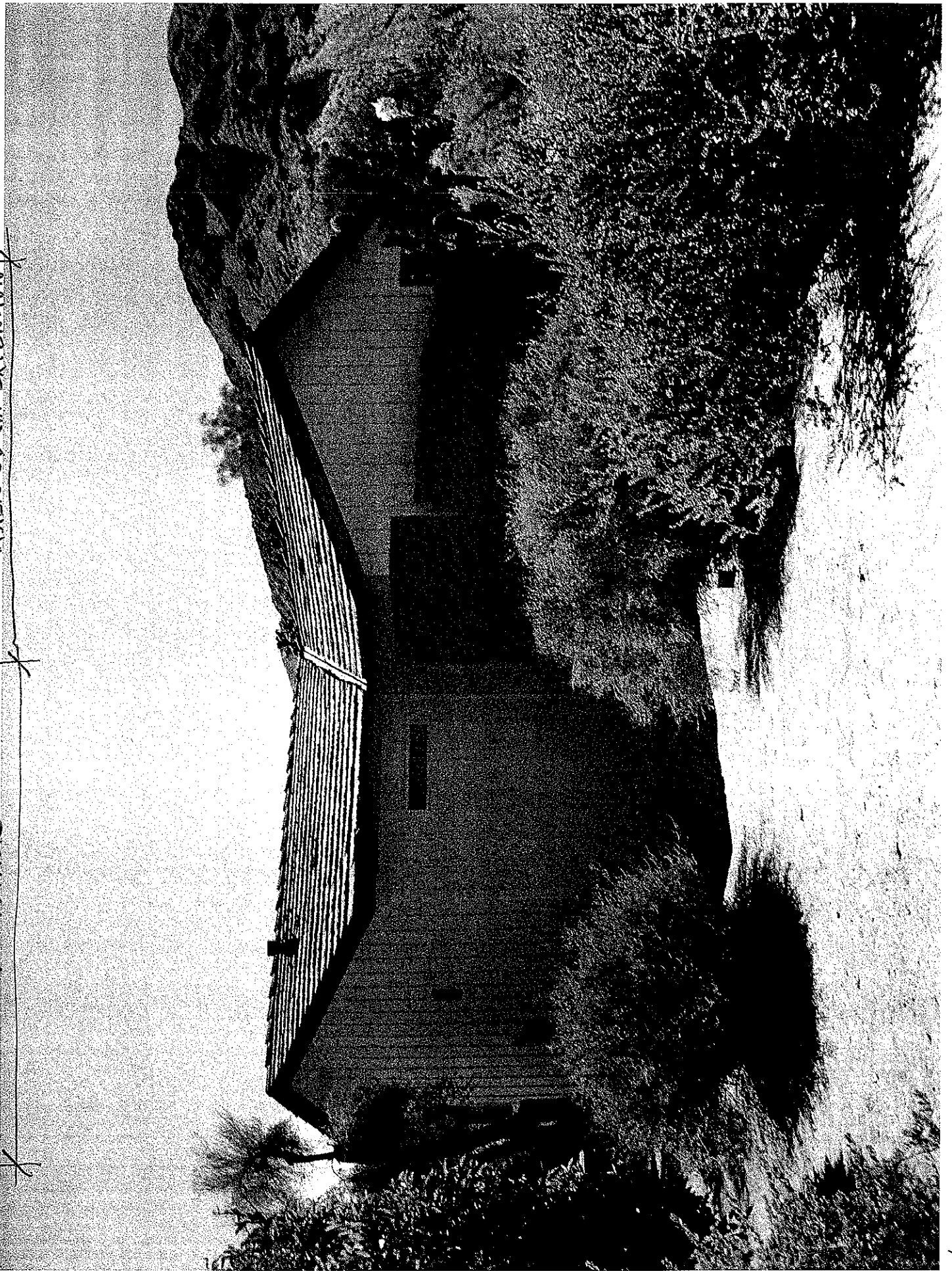
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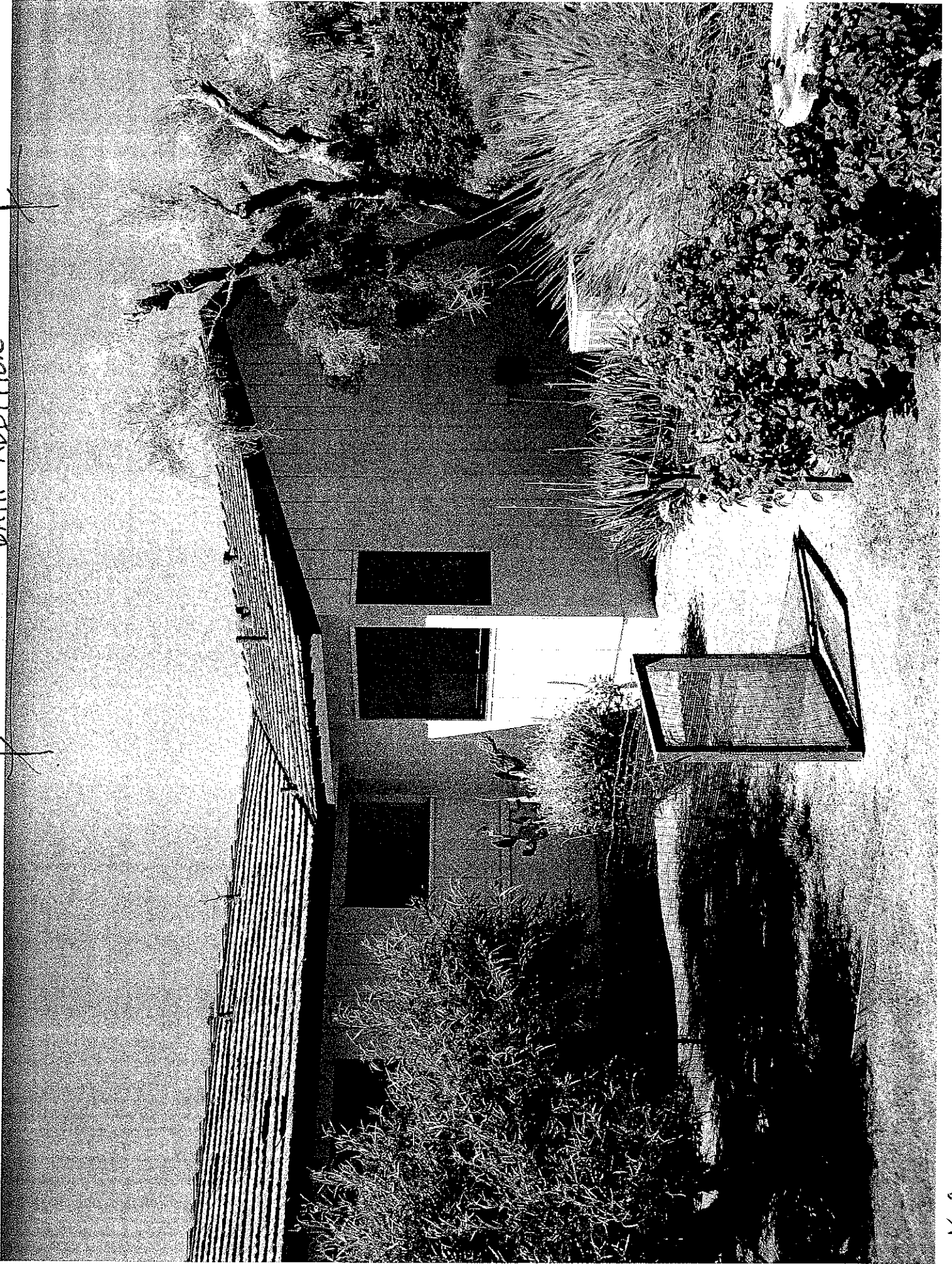
BATH ADDITIONS

MASTER BDR. m EXTENSION

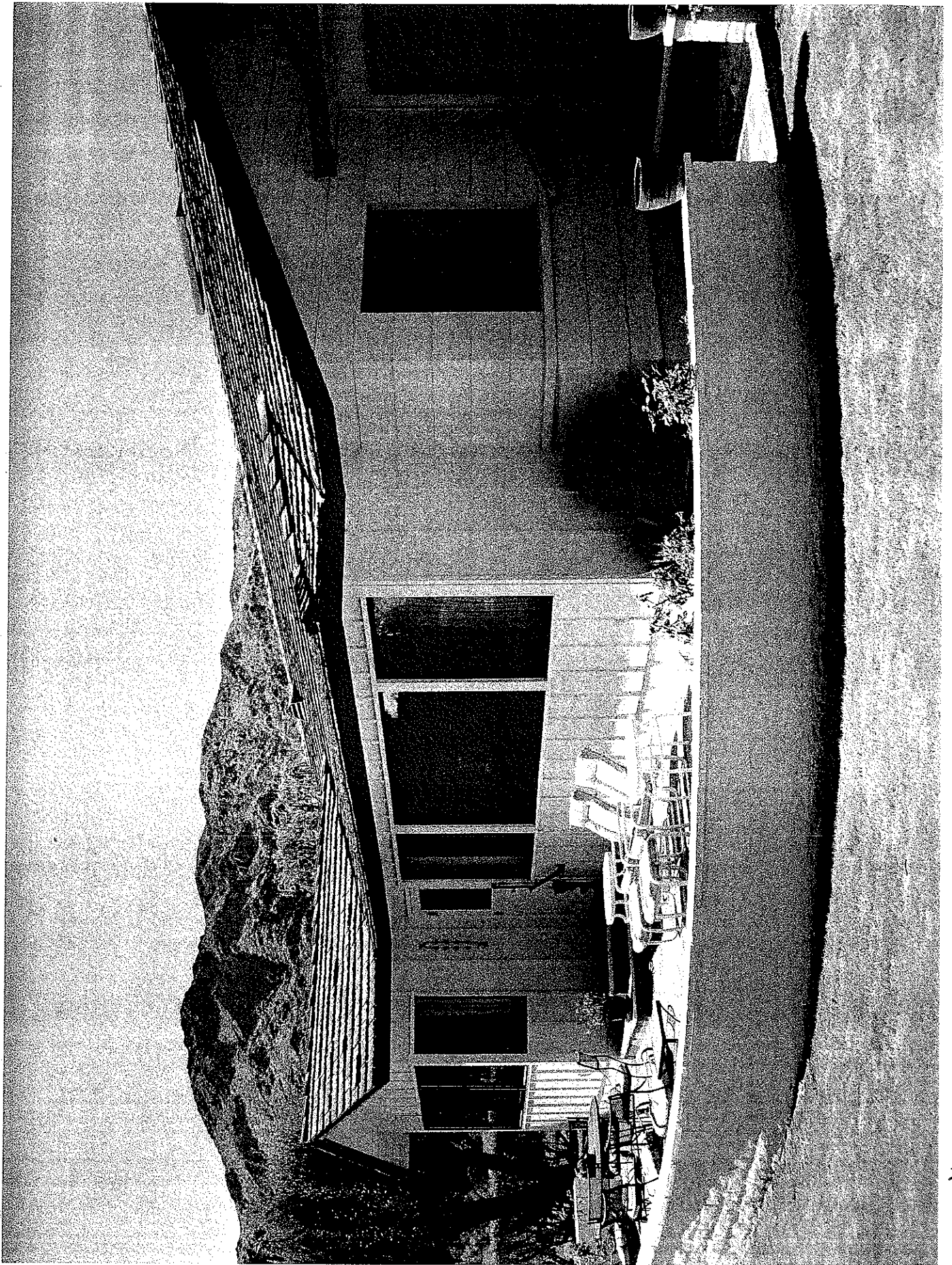


ORIGINAL HOUSE

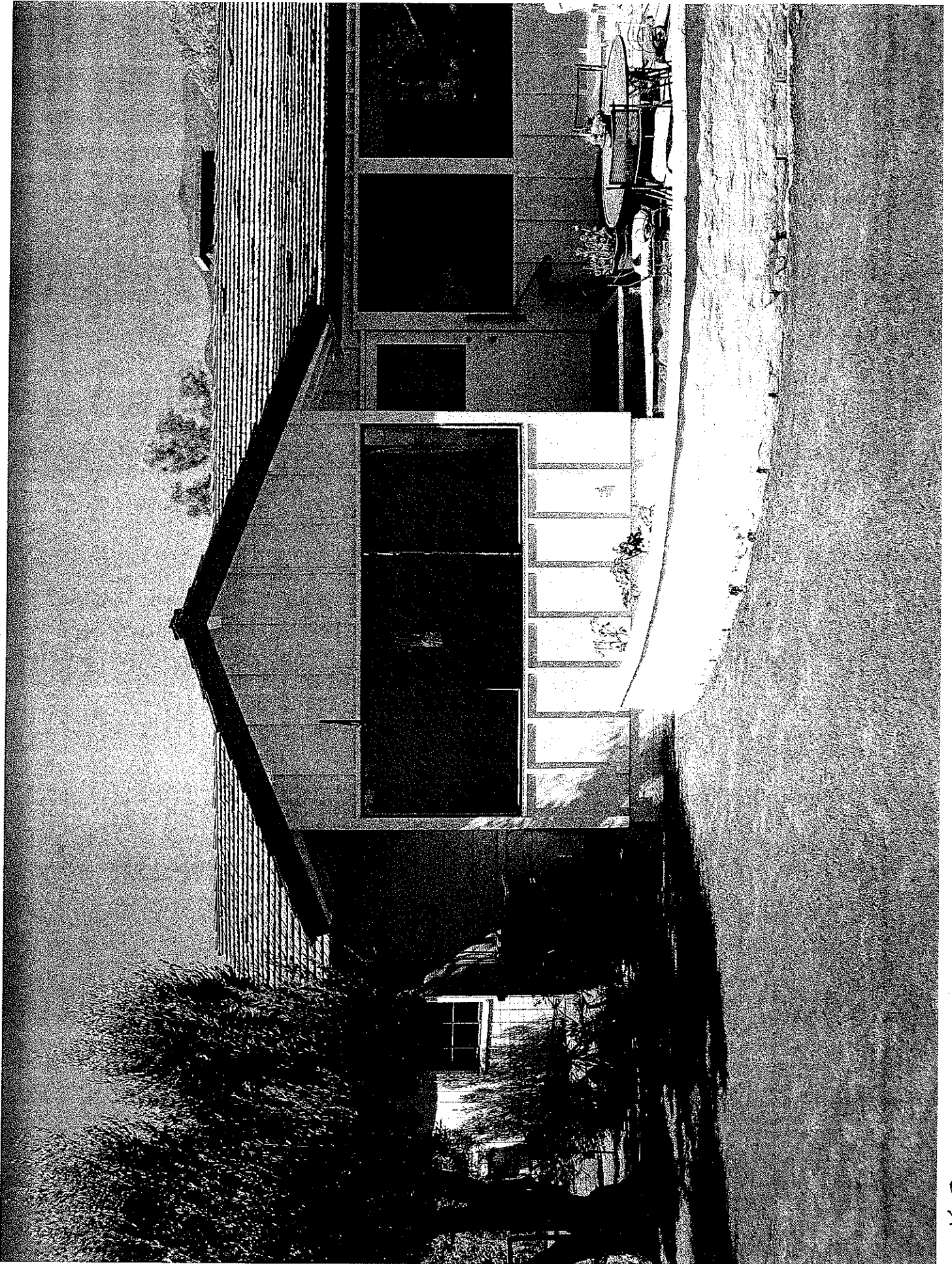
BATH ADDITION



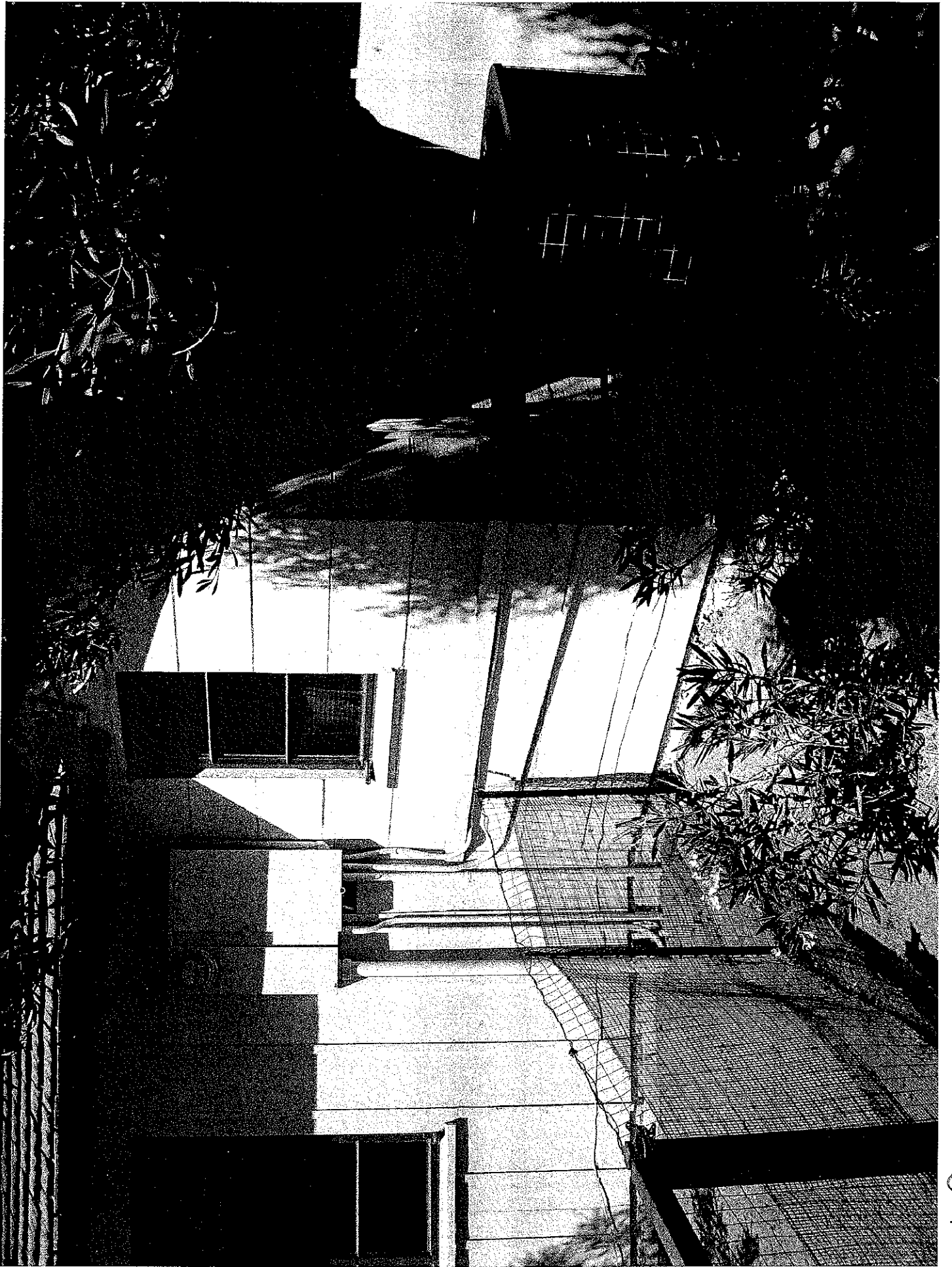
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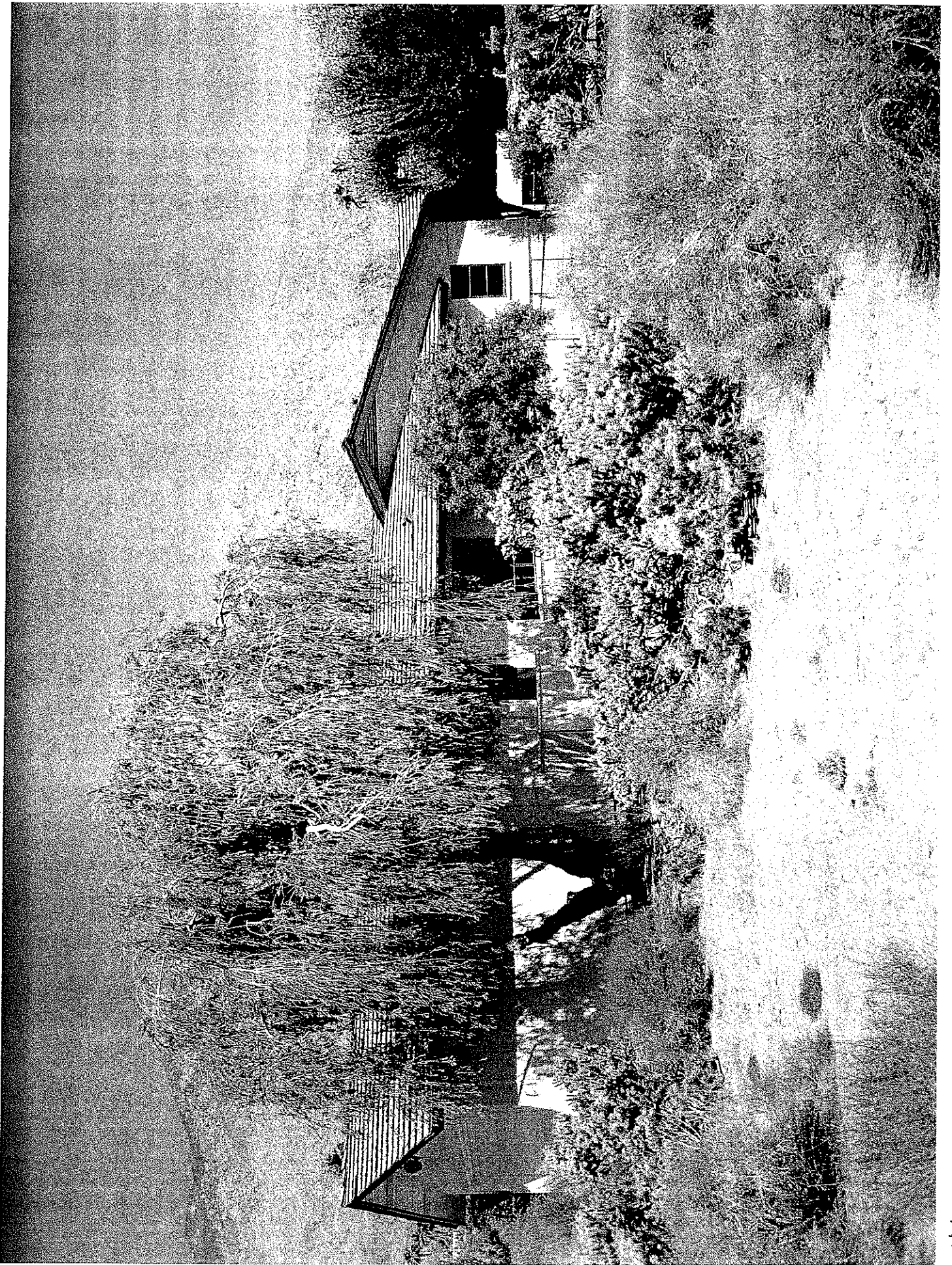
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