



Historic Site Preservation Board Staff Report

DATE: December 9, 2014

SUBJECT: A CERTIFICATE OF APPROVAL REQUEST BY LARS VIKLUND TO RENOVATE THE EXISTING ELEVEN ONE-STORY STRUCTURES AND THE ADDITION OF TWO NEW BUILDINGS TO BE USED FOR LOBBY AREA, STORAGE AND BREAKFAST LOUNGE AT THE LA SERENA VILLAS, A CLASS 1 HISTORICAL DESIGNATED SITE LOCATED AT 339 SOUTH BELARDO ROAD, ZONE R-3, (3.2130-MAJ / HSPB 69)

FROM: Department of Planning Services

SUMMARY

The Historical Site Preservation Board (HSPB) to review a proposal to renovate a Class 1 designated historical site consisting of eleven one-story hotel buildings; addition of two new structures to be used for lobby area, food preparation and storage areas. The renovation will include installation of new landscaping.

RECOMMENDATION:

The HSPB to approve the certificate of approval request.

ISSUES:

- The site and the existing structures have remained dilapidated for many years.

PRIOR ACTIONS:

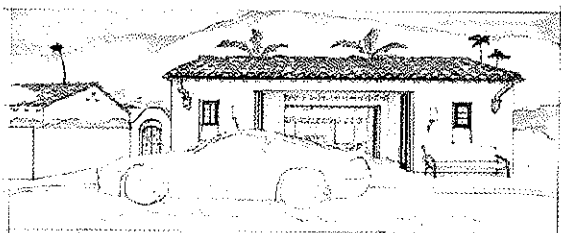
<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
1930s	The original structures at the present day La Serena Villas site were constructed.
09.20.04	An Architectural approval was granted for the renovation of the property but the renovation project was not done.
03.12.05	The HSPB granted approval to demolish one of the buildings (Bldg. 10) at the site
07.09.08	The City Council approved a Stay of Demolition for a period of six months
11.10.08	The HSPB recommended that the City Council designate the site as a Class 1 Historic Site.
05.13.09	The City Council designated the La Serena Villas site a Class 1 Historic Site; Council Resolution No. 22479.
<i>Neighborhood Meeting</i>	
2.10.14	The applicant met with the Historic Tennis Neighborhood Organization and the Palm Springs Preservation Foundation.
3.31.14	

BACKGROUND:

The small hotel known as La Serena Villas located at 339 Belardo Road was constructed in 1930s according to the 2004 Historic Resource Survey. The single-story buildings were built in the Spanish Eclectic Style. The site is generally rectangular surrounding the interior courtyard that once contained a pool. The single-story buildings were finished with elements found in the Spanish Eclectic Architecture vernacular including stucco exteriors, gabled and covered roofs with red-clay tiles, and eaves that are slightly extended with exposed rafter beams.

The site was first a part of what was called "The Townhouse and Bungalows", and then became the "Estrella Inn", then "La Serena Villas", then "The Sequoia" and later on back to "La Serena Villas". The site contains two parcels totaling approximately 0.9 acres. The larger parcel contains the existing eleven (11) dilapidated buildings; the second parcel which is smaller has remained vacant. Originally, the hotel had twenty-seven (27) rooms, three swimming pools. The two parcels are bounded by commercial uses to the east, multiple-family/small hotel uses to the north and south, and single-family residential uses to the west. The buildings have several rectangular painted brick chimneys set into the side of the structures.

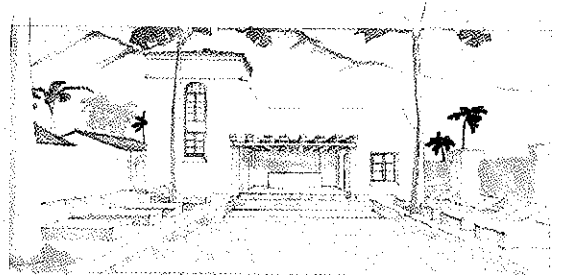
In 2004, during renovation activities at the site, much of the architecture of the buildings was removed such that today the buildings lack individual distinction. As part of the renovation activities, the buildings were stripped of stucco, some roof tiles, all interior walls, electrical, and plumbing but the renovation was never completed and the building permits expired.



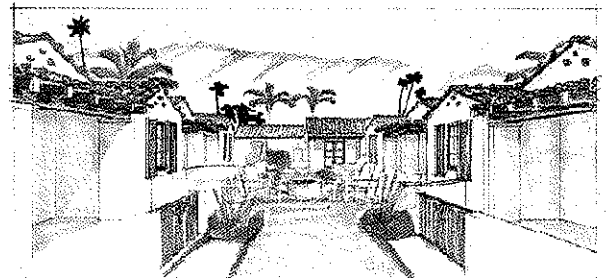
VIEW OF PROPOSED LOBBY BUILDING FROM S. BELARDO ROAD



VIEW LOOKING EAST FROM PALM COURTYARD



VIEW OF PROPOSED SUPPORT BUILDING FROM LOBBY BUILDING



VIEW LOOKING WEST IN BELARDO COURTYARD

Project Description:

The proposed project is for the restoration of eleven existing villas for a total of 18-room hotel. In addition, the project will add two new buildings; one will be used as a lobby area, the second will be used for two purposes; first as a breakfast lounge for hotel guests' use and for storage space. The new lobby area building is proposed to be one-story and approximately 1,185 square feet in size. The second new building is also a one-story structure of approximately 2,700 square feet in size.

Site Plan and Project Design:

Aside from the addition of two new structures to the site, the project design remains fairly consistent with the existing development of La Serena Villas. The hotel and the site have gone through various remodels and additions in the past; this applicant is proposing to return the development to its original style. The proposed design is consistent with the Spanish Revival style for both the new and existing buildings.



Aerial Photo of Existing Site

As stated earlier, there will be an addition of two new structures to the site. The first building is a one-story structure approximately 1,185 square feet in size and will be used primarily as the lobby area. As proposed, the maximum height of this building is twelve (12) feet; this is consistent with the existing building at the site. The second addition is a 1.5 story support building and it is approximately 2,700 square feet in size with a maximum height of thirty (30) feet and will serve as storage space and breakfast lounge area for guests' use only.

Landscape Plan:

Conceptual landscape plans covering the entire site were submitted as part of the major architectural approval process. Proposed landscape design will include a mix of desert appropriate plant selections consisting of a mix of compacted decomposed granites, flagstone, interlocking pavers, artificial turf and colored concrete. A different mix of plants is proposed along the project frontage, the entry area and the interior of the whole site. Proposed plant selections for the site include different selections of trees, palm trees, shrubs and assorted vegetables.

Proposal and the Historic Preservation Ordinance:

There are no specific findings required to grant a Certificate of Approval, however, according to Section 8.05.190 of the Municipal Code, the HSPB shall consider the following in reviewing and acting upon a certificate of approval application:

1. *The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;*

The La Serena Villas reflects a Spanish Revival architectural style with appropriate scale for the location. The defining characteristics of La Serena Villas and its historic value to the City and the surrounding area have been impacted by the numerous attempts to remodel the site in the past. The proposed renovation and addition of two new buildings will restore the historical value to the site and surrounding area. Furthermore, as designed, the two new buildings will be respectful and appropriate in that they do relate to the existing buildings on the site.

2. *The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;*

The main exterior architectural features have been severely altered in the past. The proposed renovation will work diligently to restore the original style and materials on the existing eleven buildings. The proposal will create a complementary relationship between the historic elements of the existing buildings and the new additions.

3. *The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;*

The proposed material and design of the old and new buildings are compatible with the existing architecture of the La Serena Villas. The restoration activities will utilize similar materials designed and constructed in a manner that is compatible with and sympathetic to the original design and most importantly will maintain similar features.

4. *Archaeological or ecological significance of the area.*

The proposed project will not impact any known archeological or ecological significance of the site since the renovation and addition of two new buildings for lobby and storage areas will not involve a major earth movement or excavations.

ENVIRONMENTAL ASSESSMENT

The proposed renovation and addition of two new buildings is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 "*Determining the Significance of Impacts on Historical and Unique Archeological Resources*", the La Serena Villas is a "historic resource" under CEQA because it is listed in the local register of historic resources (Class 1, HSPB No. 69) for the historic defining characteristics that include: typical asymmetrical facades, stucco, arches over doors and windows, red, two-piece, clay barrel tiles and low-pitched roofs, and use of towers known to the Spanish Eclectic motor court hotels built during the 1930s. Another significantly important feature of La Serena Villas is the scale of the buildings, how well it was constructed to fit into the fabric of the Historic Tennis Club neighborhood, and the architectural character that defines both these sections of Belardo Road and Cahuilla Road.

According to CEQA, a project with an effect that may cause a "*substantial adverse change*" in the significance of a historical resource is a project that may have a "*significant effect*" on that resource. "Substantial adverse change" includes alteration of *the immediate surroundings* of the historic resource such that the significance of the resource would be *materially impaired*. The proposed renovation and addition project affects the immediate surroundings by introducing two new buildings to the site. CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

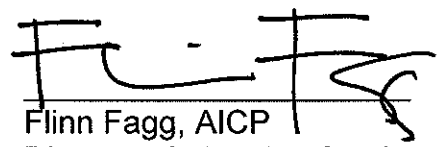
Consistent with the Secretary of the Interior Standards, the proposed renovation and addition will not attempt to replicate or mimic the characteristics of the existing buildings, but rather will be complementary to the existing buildings on the site. The project will not impact the site to the level of "a substantial adverse change" nor will it "materially impair" the significance of the historic resources or elements of the existing buildings on the site. Pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of CEQA Provision, Staff is proposing a Class 31 Categorical Exemption for the project.

CONCLUSION:

The proposed renovation and addition to the La Serena Villas is a much needed improvement and upgrade to the site and its immediate vicinity. As stated earlier, the site has been blighted for years; it has gone through several remodels, additions and changes in the past, the current proposed renovations will be sympathetic to the original architectural style of Spanish Revival. Staff believes the proposed renovations meet the guidelines for granting a certificate of approval by the HSPB. This item will be reviewed by the Architectural Advisory Committee (AAC), at their next meeting on Monday

December 8, 2014. Staff will make an oral presentation to the HSPB on the outcome of the AAC's review at its hearing of December 9, 2014.


Edward O. Robertson
Principal Planner

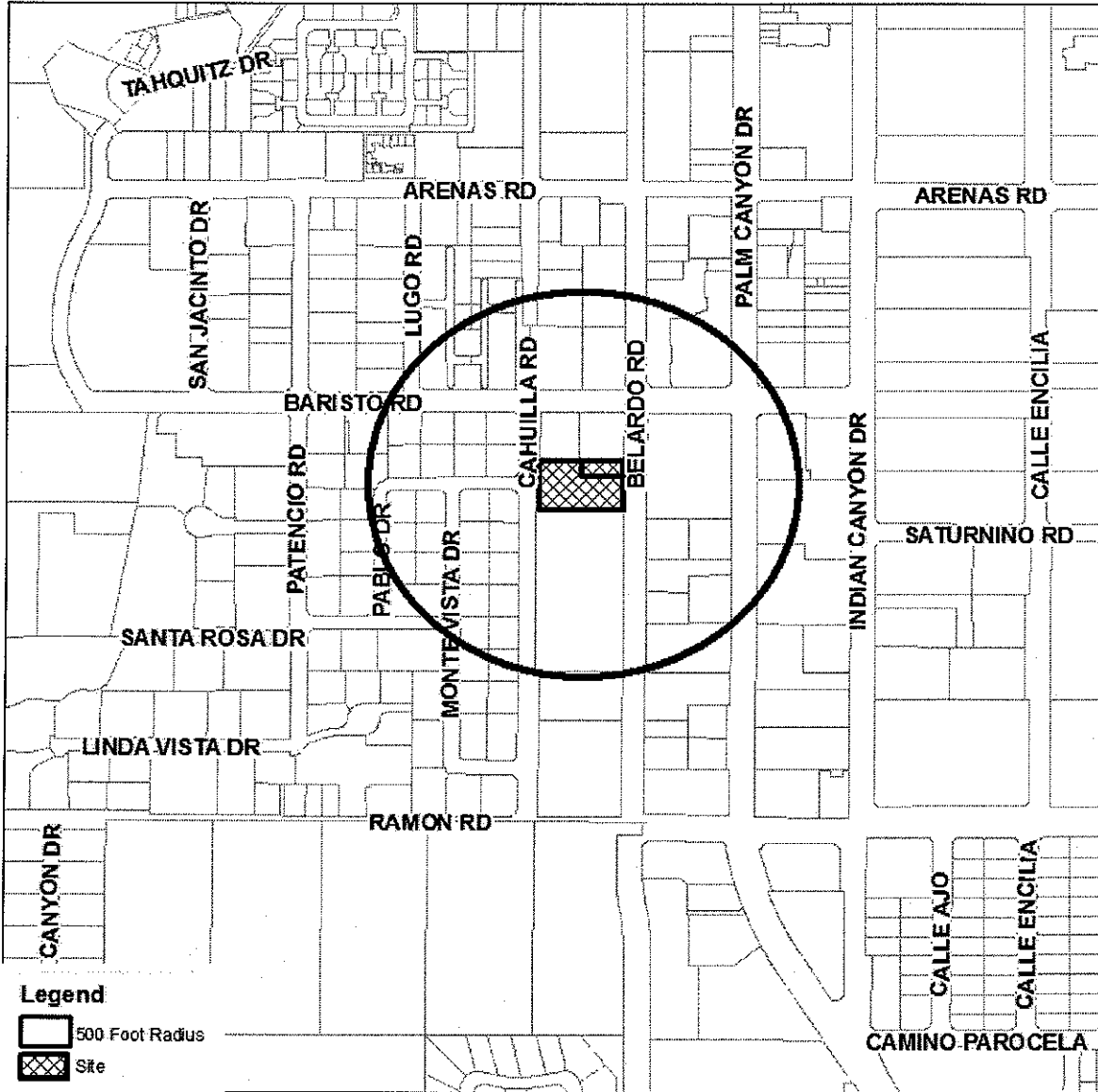

Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Aerial View of existing site
3. Photos of existing site
4. Historical References
5. Reduced Site Plans, Floor Plans, Elevations and Landscape Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: HSPB - 69
3.2130 MAA

APPLICANT: LARS VIKLUND

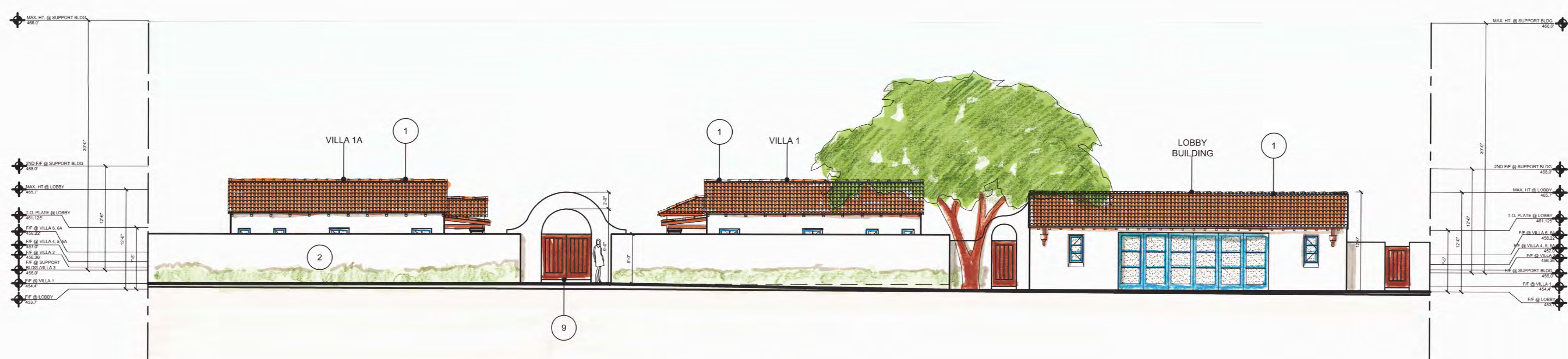
DESCRIPTION: CERTIFICATE OF APPROVAL
REQUEST TO RENOVATE ELEVEN EXISTING (11)
STRUCTURES AND THE ADDITION OF TWO NEW
BUILDINGS AT THE LA SERENA VILLAS



WEST ELEVATION FROM CAHUILLA

SCALE
1/8" = 1'-0"

2



EAST ELEVATION FROM BELARDO

SCALE
1/8" = 1'-0"

3

1	CLAY TILE ROOF - MFR.: REDLAND CLAY TILE TYPE: TWO PIECE MISSION SANDCAST 2311 COLOR: TERRA ANTIQUA BLEND WITH 15% OVER GROUT	6	WROUGHT IRON GATE / WINDOW GRILL/HAND & GUARD RAIL - MFR.: CUSTOM TYPE: HAND HAMMERED WROUGHT IRON COLOR: BLACK
2	STUCCO - MFR.: MERLEX STUCCO TYPE: SANTA BARBARA FINISH COLOR: EL DORADO WHITE	7	CHIMNEY CAP - MFR.: WOODLAND DIRECT TYPE: CLOUDY RANGE CUSTOM CHIMNEY SHROUD (15) COLOR: MATCH PLASTER
3	DOORS AND WINDOW COLOR - MFR.: BENJAMIN MOORE COLOR: ASH BLUE 2057-40	8	PLASTER COLUMN AND WOOD TRELLIS
4	GUTTER - MFR.: CUSTOM 3" HALF ROUND MATERIAL: COPPER	9	CUSTOM DECORATIVE WOOD GATE: MFR.: CUSTOM MATERIAL: MAHOGANY
5	PLASTER WINDOW - MFR.: PACIFIC REGISTER COMPANY MATERIAL: PLASTER PATTERN: CUSTOM		

EXTERIOR FINISH LEGEND

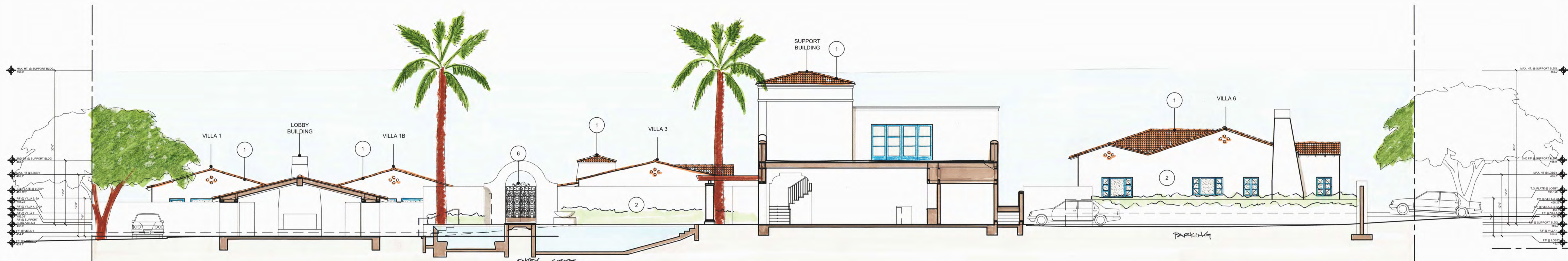
SCALE
1/8" = 1'-0"

4



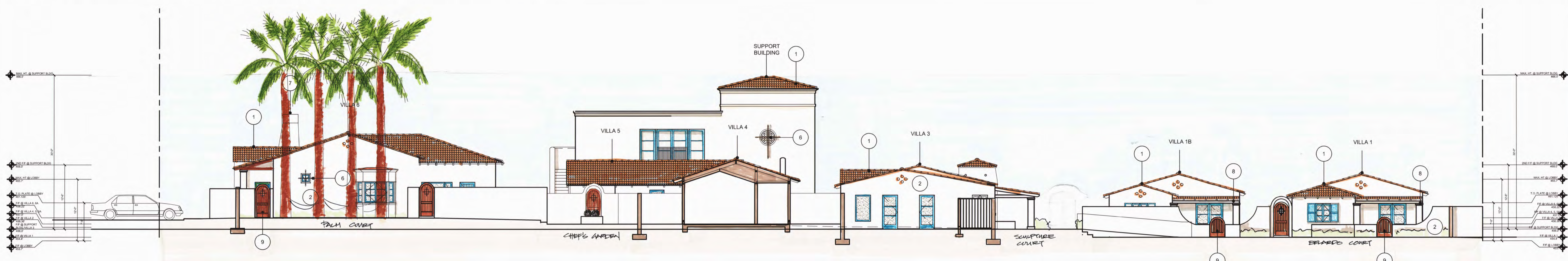
EAST WEST SECTION THROUGH LOBBY AND SUPPORT BUILDING LOOKING NORTH

SCALE
1/8" = 1'-0" 1



EAST WEST SECTION THROUGH LOBBY AND SUPPORT BUILDING LOOKING SOUTH

SCALE
1/8" = 1'-0" 2

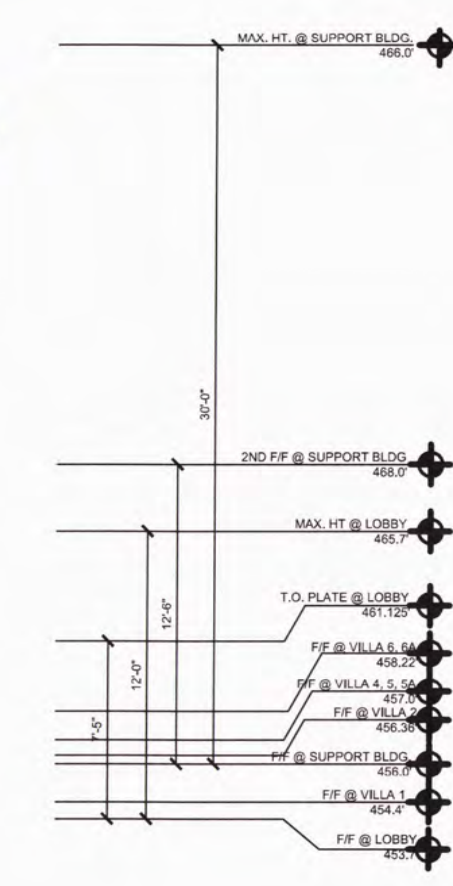
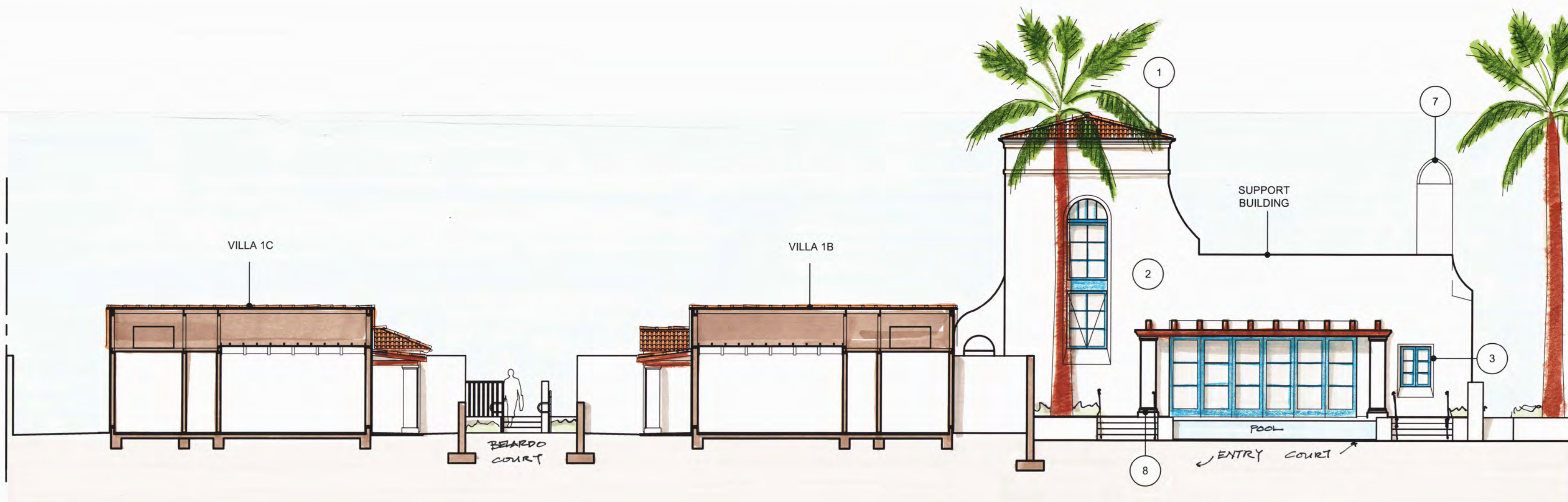
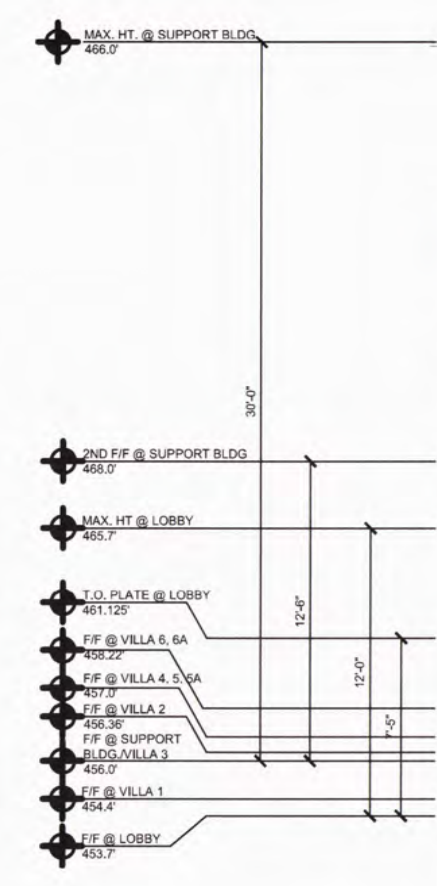
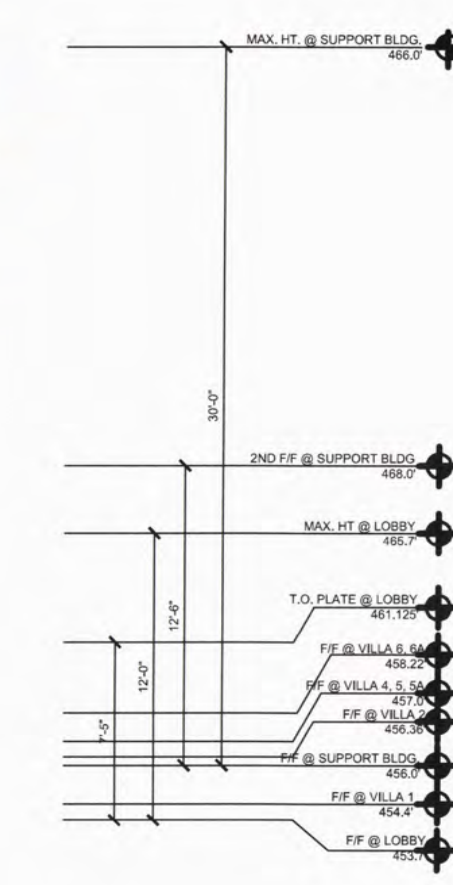
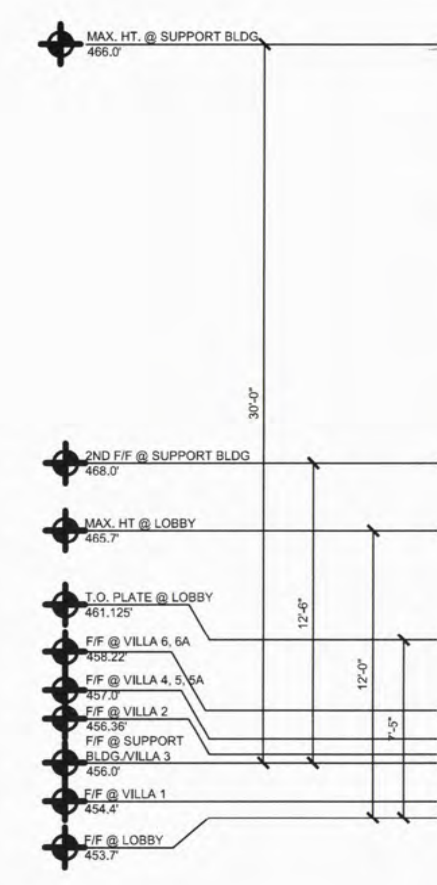
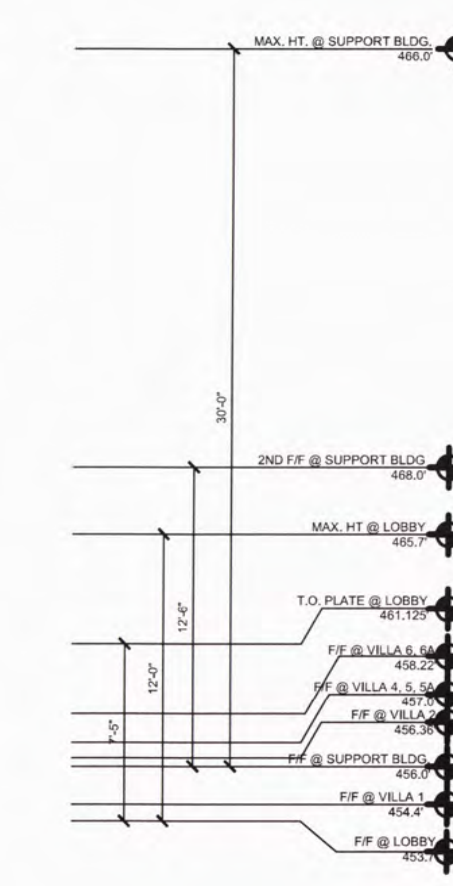
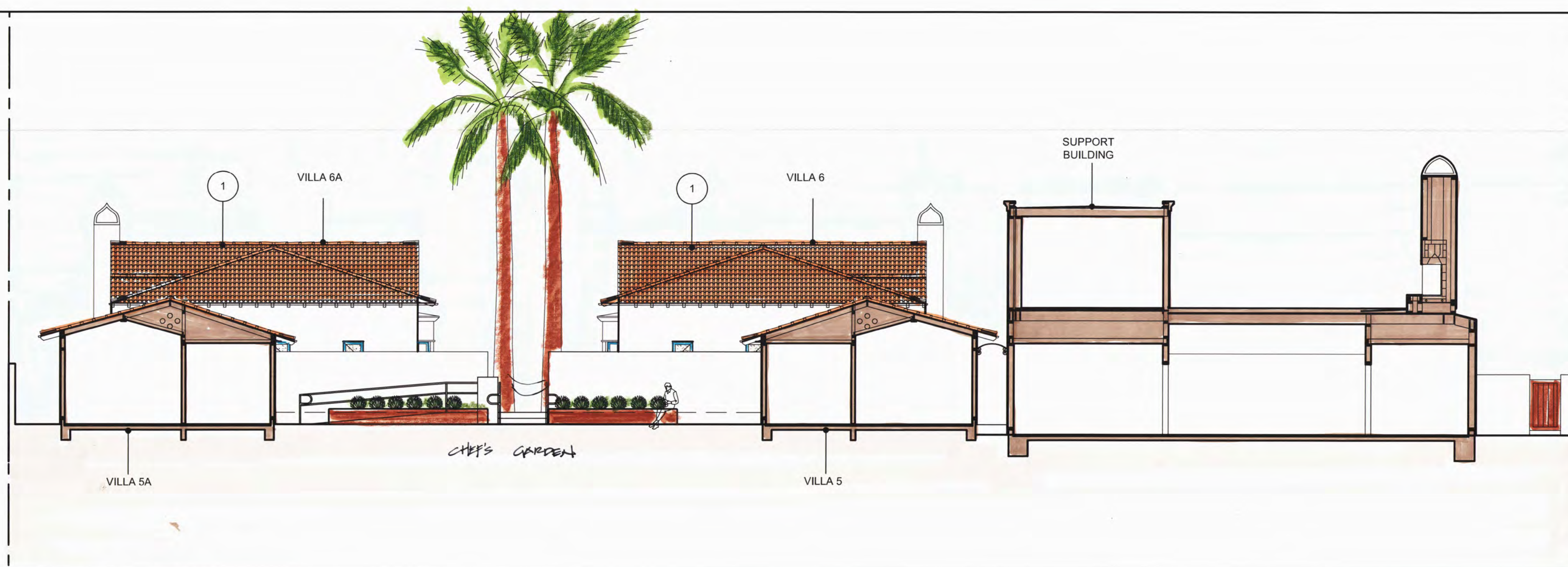
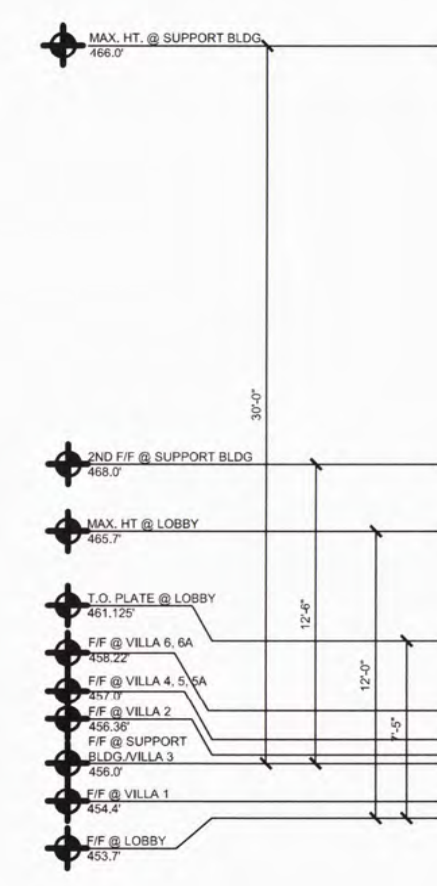


EAST WEST SECTION THROUGH VILLA COURTYARDS

SCALE
1/8" = 1'-0" 3

1	CLAY TILE ROOF - MFR.: RED AND CLAY TILE TYPE: TWO PIECE MISSION SANDCAST 2311 COLOR: TERRA ANTIQUA BLEND WITH 15% OVER GROUT	6	WROUGHT IRON GATE / WINDOW GRILLHAND & GUARD RAIL - MFR.: CUSTOM TYPE: HAND HAMMERED WROUGHT IRON COLOR: BLACK
2	STUCCO - MFR.: MERLEX STUCCO TYPE: SANTA BARBARA FINISH COLOR: EL DORADO WHITE	7	CHIMNEY CAP - MFR.: WOODLAND DIRECT TYPE: CLOUDY RANGE CUSTOM CHIMNEY SHROUD (15) COLOR: MATCH PLASTER
3	DOORS AND WINDOW COLOR - MFR.: BENJAMIN MOORE COLOR: ASH BLUE 2057-40	8	PLASTER COLUMN AND WOOD TRELLIS
4	GUTTER - MFR.: CUSTOM 3" HALF ROUND MATERIAL: COPPER	9	CUSTOM DECORATIVE WOOD GATE - MFR.: CUSTOM MATERIAL: MAHOGANY
5	PLASTER WINDOW - MFR.: PACIFIC REGISTER COMPANY MATERIAL: PLASTER PATTERN: CUSTOM		

EXTERIOR FINISH LEGEND SCALE 1/8" = 1'-0" 4



NORTH SOUTH SECTION THROUGH GARDENING COURT LOOKING WEST

SCALE
1/8" = 1'-0"

2

NORTH SOUTH SECTION THROUGH SCULPTURE COURT LOOKING WEST

SCALE
1/8" = 1'-0"

3

NORTH SOUTH SECTION THROUGH VILLA 1B & 1C

SCALE
1/8" = 1'-0"

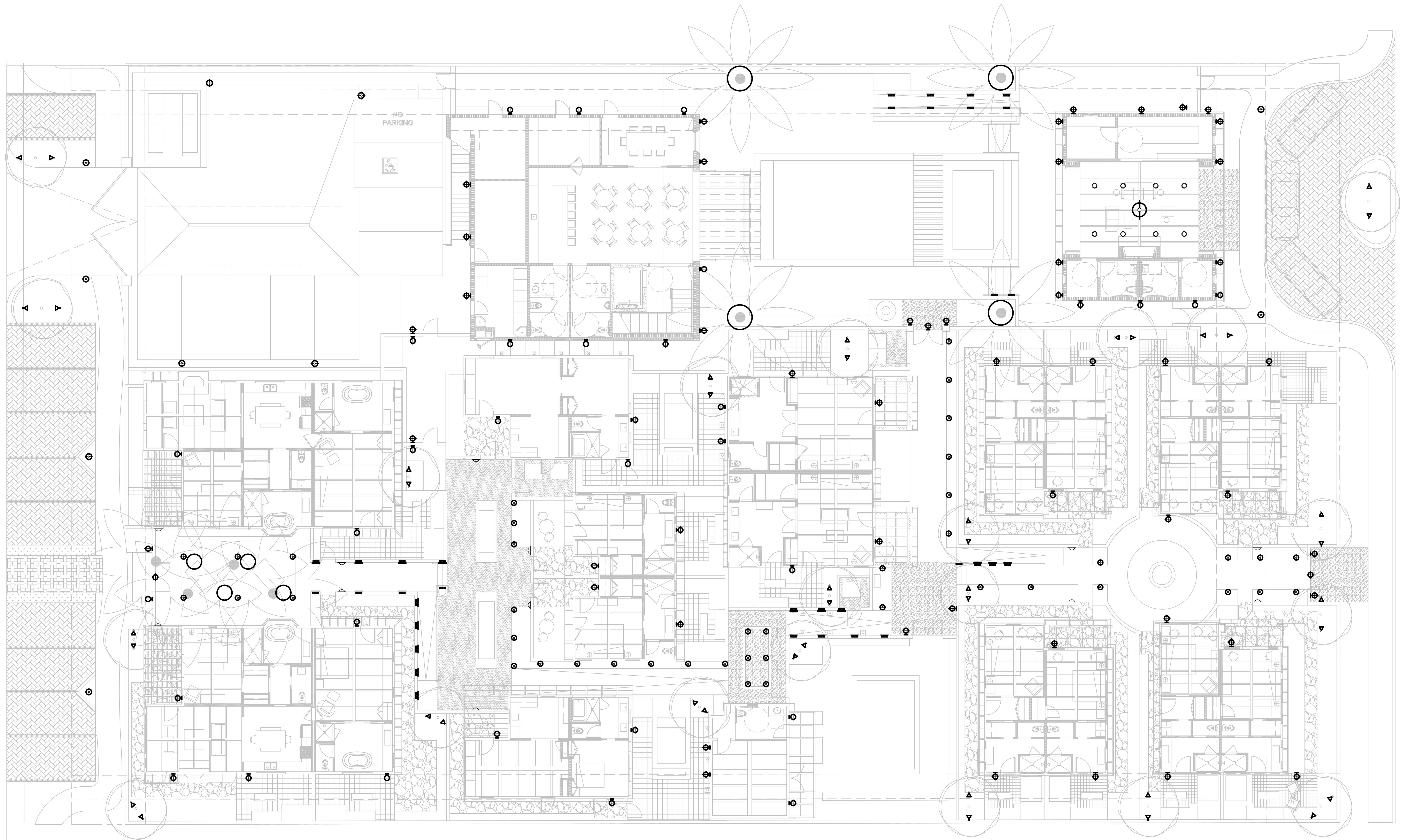
4

1	CLAY TILE ROOF - MFR.: REDLAND CLAY TILE TYPE: TWO PIECE MISSION SANDCAST 2311 COLOR: TERRA ANTIQUA BLEND WITH 15% OVER GROUT	6	WROUGHT IRON GATE / WINDOW GRILL/HAND & GUARD RAIL - MFR.: CUSTOM TYPE: HAND HAMMERED WROUGHT IRON COLOR: BLACK
2	STUCCO - MFR.: MERLEX STUCCO TYPE: SANTA BARBARA FINISH COLOR: EL DORADO WHITE	7	CHIMNEY CAP - MFR.: WOODLAND DIRECT TYPE: CLOUDY RANGE CUSTOM CHIMNEY SHROUD (15) COLOR: MATCH PLASTER
3	DOORS AND WINDOW COLOR - MFR.: BENJAMIN MOORE COLOR: ASH BLUE 2057-40	8	PLASTER COLUMN AND WOOD TRELLIS
4	GUTTER - MFR.: CUSTOM 3" HALF ROUND MATERIAL: COPPER	9	CUSTOM DECORATIVE WOOD GATE: MFR.: CUSTOM MATERIAL: MAHOGANY
5	PLASTER WINDOW - MFR.: PACIFIC REGISTER COMPANY MATERIAL: PLASTER PATTERN: CUSTOM		

EXTERIOR FINISH LEGEND

SCALE
N.T.S.

4



ELECTRICAL SITE PLAN

SCALE: 1/8"=1'-0" NORTH

M|R|C
ENGINEERING, INC.

Professional Engineers & Lighting Consultants
 611 745-3433-9105 T: 760-342-9100
 PALM DESERT | SANTA ANA | SAN DIEGO

Project Number:
14053.00

02/05/2014 SD
04/29/2014 DD

PRELIMINARY
NOT FOR
CONSTRUCTION

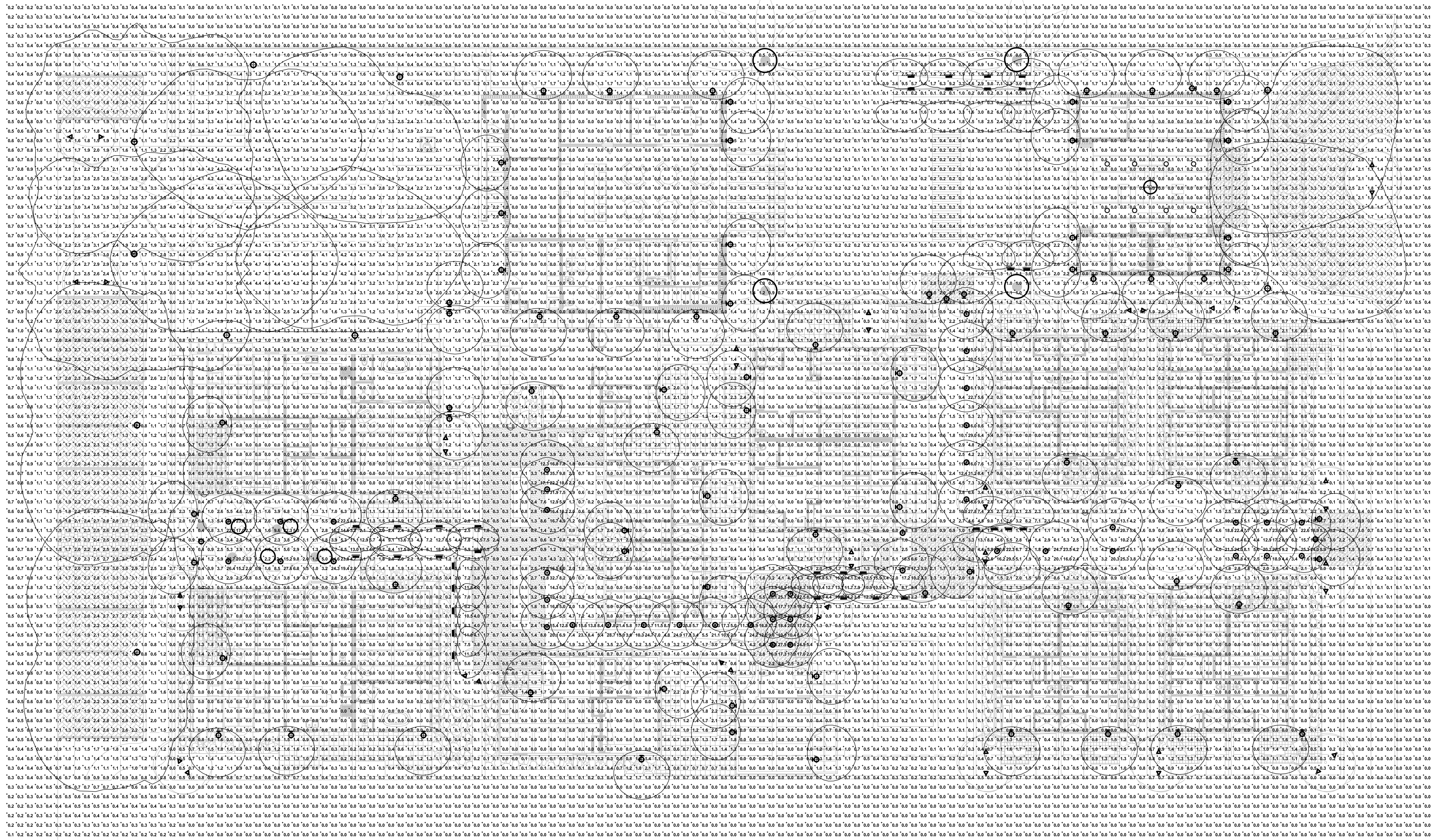
JOB# 201306

E1.0

LA SERENA VILLAS
539 SOUTH BELARDO ROAD
PALM SPRINGS, CA 92262

DESIGN | ARCHITECTURE
SUBU

669 Mulholland Avenue
Pacific Palisades, CA 90272
310.310.2100 phone fax
www.subu.com



SITE PHOTOMETRIC PLAN

SCALE: 1/8"=1'-0"
NORTH

DESIGN ARCHITECTURE
SUBU

LA SERENA VILLAS
33M SOUTH BELLAIR ROAD
PALM SPRINGS, CA 92262

Professional Engineers & Lighting Consultants
669 Mulholland Avenue
Paco Palms, CA 90272
310-310-2100 phone fax
www.subu.com

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB# 201306

E2.0

MRC
ENGINEERING, INC.
Project Number:
14053.00
Professional Engineers & Lighting Consultants
61 760-840-0051 1 760-260-9100
PALM DESERT SANTA ANA SAN DIEGO



NEW - TYPE "A"
 DESCRIPTION:
 DECORATIVE GAS LANTERN
 7'-0" A.F.G.



NEW - TYPE "B"
 DESCRIPTION:
 ROOM NUMBER LIGHT
 WITH LED LAMP
 3" ABOVE SIGN



NEW - TYPE "C"
 DESCRIPTION:
 STEP LIGHT WITH LED LAMP
 18" A.F.G.



NEW - TYPE "D"
 DESCRIPTION:
 DECORATIVE LIGHT COLUMN
 WITH SYMMETRICAL LIGHT
 DISTRIBUTION USING LED.
 10'-0" A.F.G.



NEW - TYPE "E"
 DESCRIPTION:
 DECORATIVE PATH LIGHT
 WITH LED LAMP
 2'-0" A.F.G.



NEW - TYPE "F"
 DESCRIPTION:
 ADJUSTABLE ACCENT LIGHT
 WITH LED LAMP @ GRADE

02/05/2014 SD
 04/29/2014 DD

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB# 201306

E3.0

M|R|C
 ENGINEERING, INC.
 Professional Engineers & Lighting Consultants
 61 765-343-9005 | 1-760-343-9100
 PALM DESERT | SANTA ANA | SAN DIEGO

Project Number:
 18053.00

DESIGN | ARCHITECTURE
SUBU
 669 Mulholland Avenue
 Pacific Palisades, CA 90272
 310.310.2100 phone fax
 www.subu.com

LA SERENA VILLAS
 539 SOUTH BELARDO ROAD
 PALM SPRINGS, CA 92262