



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: September 11, 2018

CONSENT

SUBJECT: A CERTIFICATE OF APPROVAL REQUEST BY GLENN & JUDITH HUDGENS, OWNERS, FOR ALTERATIONS TO THE HUGH STEPHENS RESIDENCE, A CLASS 1 HISTORIC SITE, LOCATED AT 645 EAST MORONGO ROAD, ZONE R-1-C, (CASE 3.4086, HSPB #76, APN 508-323-010). (KL)

FROM: Department of Planning Services

SUMMARY

At its July 2018 meeting, the HSPB granted a Certificate of Approval for alterations to the Hugh Stephens Residence with a condition that the design of the new screening for the rooftop mechanical unit be brought back to the Board for approval.

The applicant has submitted a proposal to remove the unit from the roof and relocate it in a masonry enclosure at grade adjacent to the master bedroom addition.

RECOMMENDATION:

Approve the Certificate of Approval as proposed.

BACKGROUND:

The rooftop mechanical unit and screening is not part of the original design of the home and was installed prior to the Class 1 historic designation. The existing mechanical screening (required by the Zoning Code) diminishes the historic integrity and visual aesthetic of the historic structure. After studying the configuration, the applicant and their architect have proposed relocation of the mechanical unit to a ground-mounted location.

ANALYSIS:

Pursuant to Palm Springs Municipal Code ("PSMC") Section 8.05.180 a certificate of approval by the HSPB is required for alterations to Class 1 historic sites. Below are the factors listed in PSMC 8.05.190 that the board must consider when evaluating such requests.

- (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 historic significance of the Hugh Stephens residence lies primarily in the architecture of the structure and its association with architects Clark & Frey. The relocation of the mechanical equipment off the roof to a ground-mounted location enhances the historic value and historic integrity of the structure by removing the awkward-looking equipment screen and emphasizing the low horizontal lines of the roof.

The location on the ground on the east side of the residence adjacent to the master bedroom addition is visually inconspicuous because the masonry screenwall enclosure is proposed in the same smooth stucco finish as the proposed addition and the mechanical unit will be screened both visually and in terms of any potential noise impacts. The perimeter wall at the street and the lush desert landscape further screen the relocated equipment from public view.

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

The removal of the mechanical equipment off the roof of the Stephens residence improves the historic integrity of the home and the relationship of the proposed masonry screen wall is harmonious with the masonry exterior walls of the structure.

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

Relocating the mechanical equipment and screening off the roof enhances the exterior design and aesthetic of the historic home. The proposed masonry screen wall is compatible with the smooth stucco walls of the master bedroom addition and blends harmoniously in its arrangement, texture and material.

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

There are no known archaeological or ecological resources on the site.

ENVIRONMENTAL ASSESSMENT

The proposed relocation of the roof-mounted mechanical equipment 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 Hugh Stephens Residence is a historic resource under CEQA because it is listed in the local register of historic resources (Class 1, HSPB #76).

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 City has evaluated the proposed relocation of the mechanical equipment pursuant to the guidelines of CEQA and concluded that the project's impact is less than significant relative to the historic resource of the Stephens Residence.

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. The City has concluded that the project meets this criterion and therefore has determined that the project is Categorically Exempt from further analysis under CEQA.

CONCLUSION:

The proposed relocation of the roof-top mechanical unit enhances the visual aesthetic of the historic Hugh Stephens Residence by moving it off the roof of the home to a ground-mounted location and concealing it both visually and acoustically with a masonry screen wall. The historic integrity of the site will be strengthened by the proposed project.



Ken Lyon, RA
Associate Planner

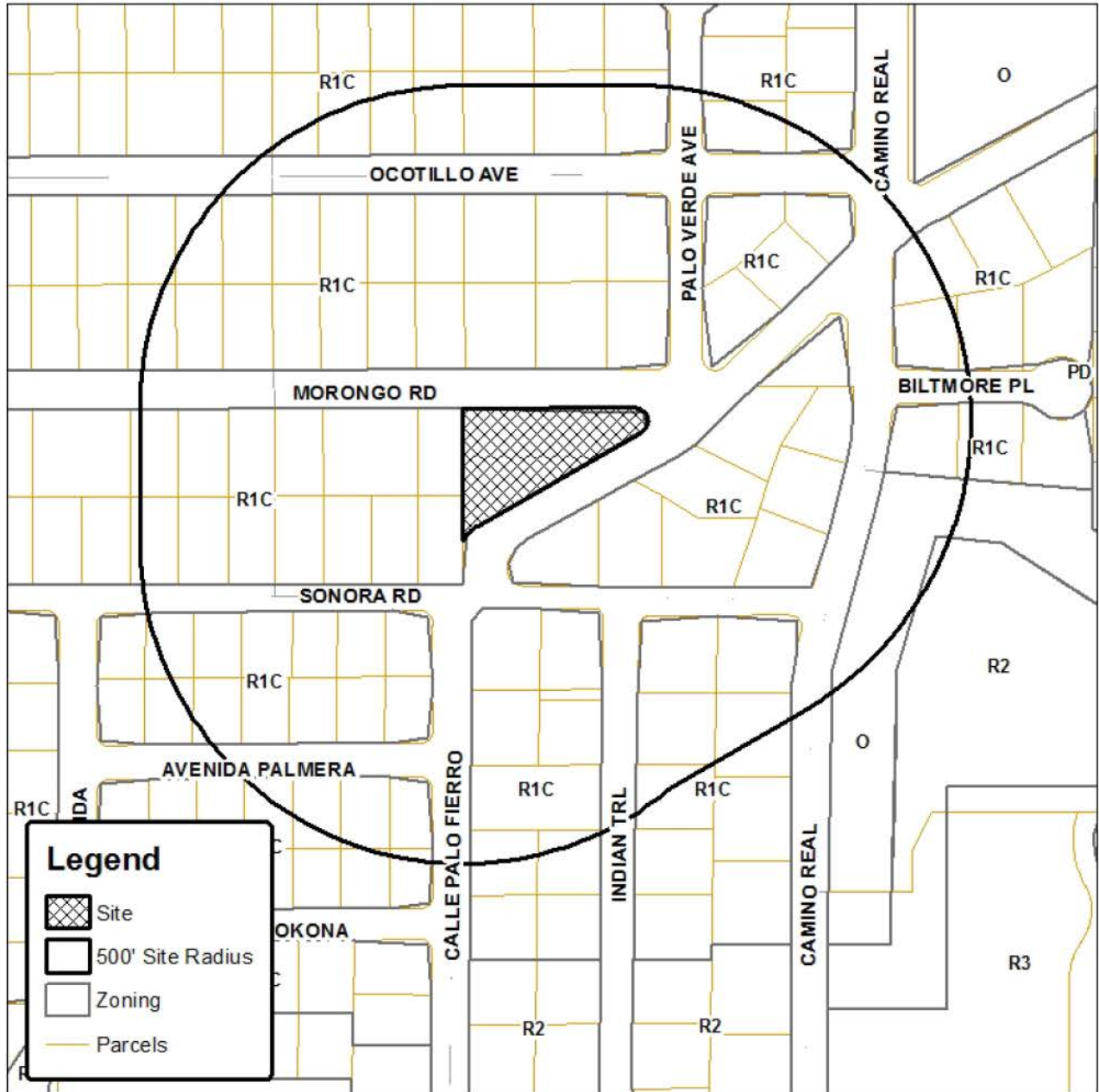
Flinn Fagg, AICP
Director of Planning Services

Attachments:

1. Vicinity Map.
2. Plans, elevations, sections, photos.



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
HSPB 76: 645 E MORONGO ROAD

REVISIONS	DATE

FLOOR PLAN: HOUSE ADDITION
DR. HUGH STEPHENS RESIDENCE
CLARK & FREY ARCHITECTS
CLASS 1 HISTORIC SITE

645 E. MORONGO ROAD
PALM SPRINGS, CA. 92264-8403

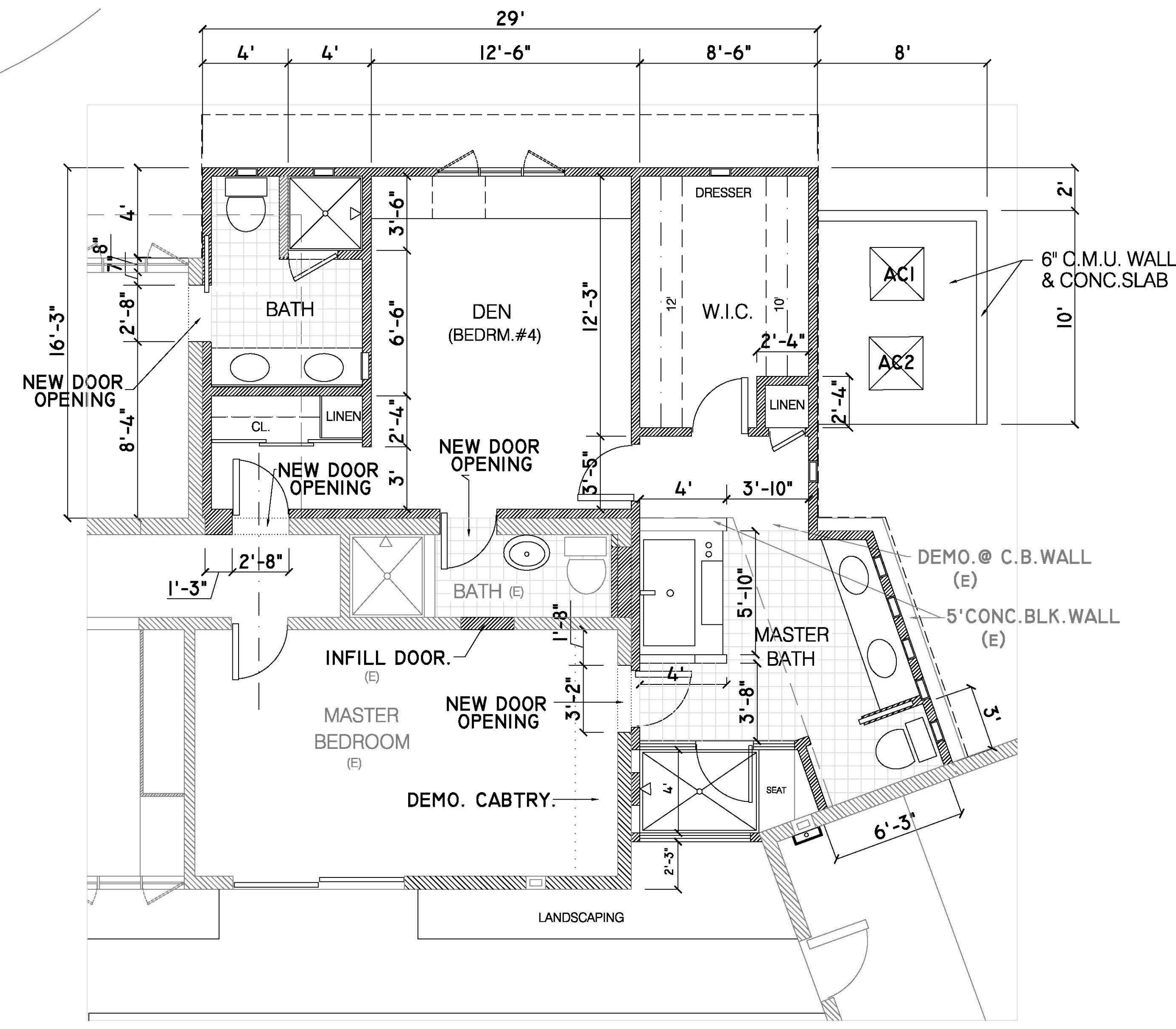
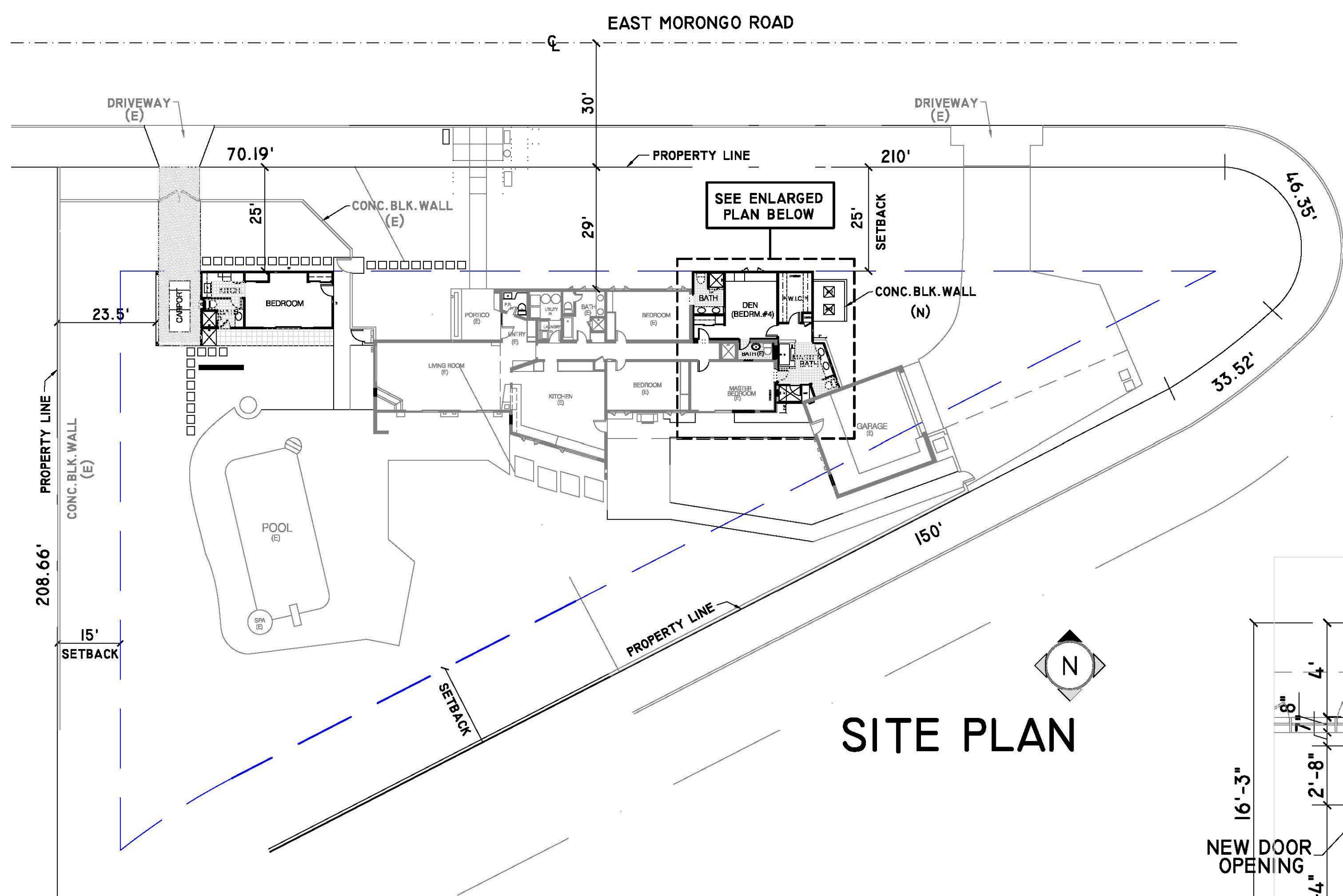
DATE: 8/15/18

SCALE: 1/4"=1'

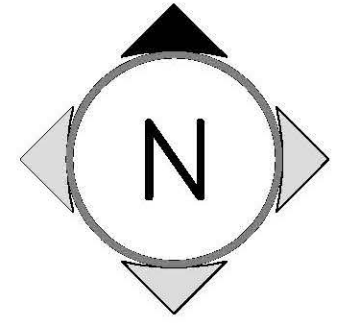
JOB: HUDGENS

SHEET NO.
2.0

OF -



KEY TO DRAWINGS
 [Hatched pattern] EXISTING TO REMAIN
 [Solid pattern] NEW CONSTRUCTION
 [Dotted pattern] DEMO.



DATE

REVISIONS

ELEVATIONS: HOUSE ADDITION

DR. HUGH STEPHENS RESIDENCE
 CLARK & FREY ARCHITECTS
 CLASS I HISTORIC SITE

645 E. MORONGO ROAD
 PALM SPRINGS, CA. 92264-8403

DATE: 8/15/18

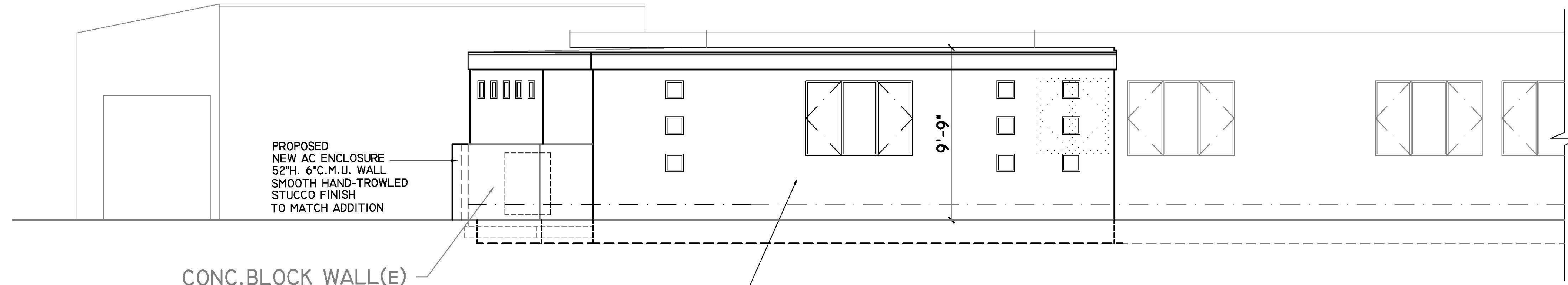
SCALE: 1/4"=1'

JOB: HUDGENS

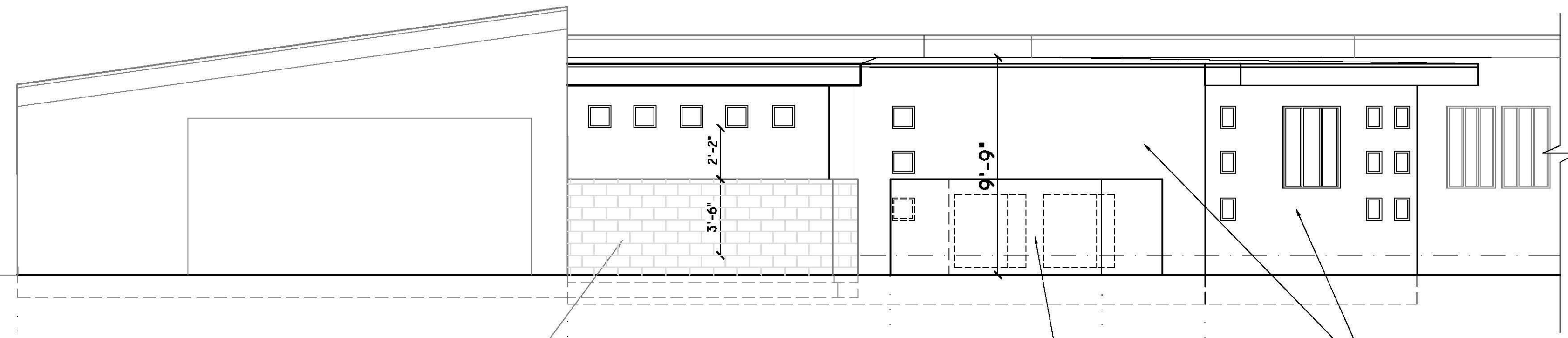
SHEET NO.

4.0

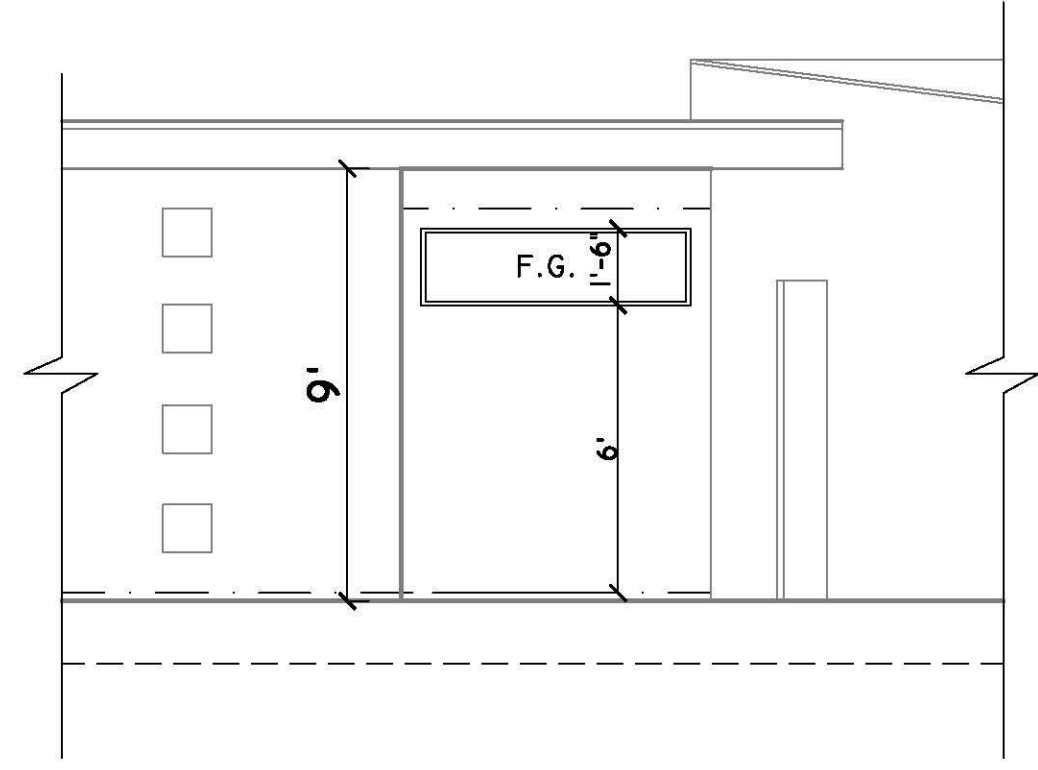
OF -



**NORTH ELEVATION
 (PARTIAL)**



**EAST ELEVATION
 (PARTIAL)**
 E-NE PERPENDICULAR TO GARAGE & NEW M. BATH



**SOUTH ELEVATION
 (PARTIAL)**

