



## Historic Site Preservation Board Staff Report

Date: July 12, 2011

Case No.: 3.2710 – HSPB # 59

Application Type: Certificate of Approval – Replacement of Garage Doors

Location: 141 South Cahuilla Road

Applicant: Casa Cody Inn

Zone: R-3 (Multi-Family Residential)

General Plan: SH (Small Hotel)

APN: 513-141-016

From: Glenn Mlaker, AICP, Assistant Planner

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### **PROJECT DESCRIPTION**

The proposed project is for a certificate of approval to replace two non-original garage doors with replicated overhead panel garage doors similar to original, treated with a dark brown stain at the Winter House at Casa Cody Inn.

### **RECOMMENDATION**

That Historic Site Preservation Board approve a certificate of approval for the replacement of two non-original garage doors with replicated overhead panel garage doors similar to original, treated with a dark brown stain subject to the recommendations as presented.

### **PRIOR ACTIONS TAKEN ON THE PROJECT**

On October 15, 2008 the City Council voted to approve the resolution designating the property at 141 South Cahuilla Road, the Casa Cody Inn as a Class 1 historic site.

On October 13, 2009, HSPB issued a certificate of approval for the construction of a block wall along the Casa Cody Inn north property line.

On November 10, 2009, HSPB issued a certificate of approval for the repair of one wall damaged by a fallen tree and a re-roof to include the removal and replacement of barrel tiles.

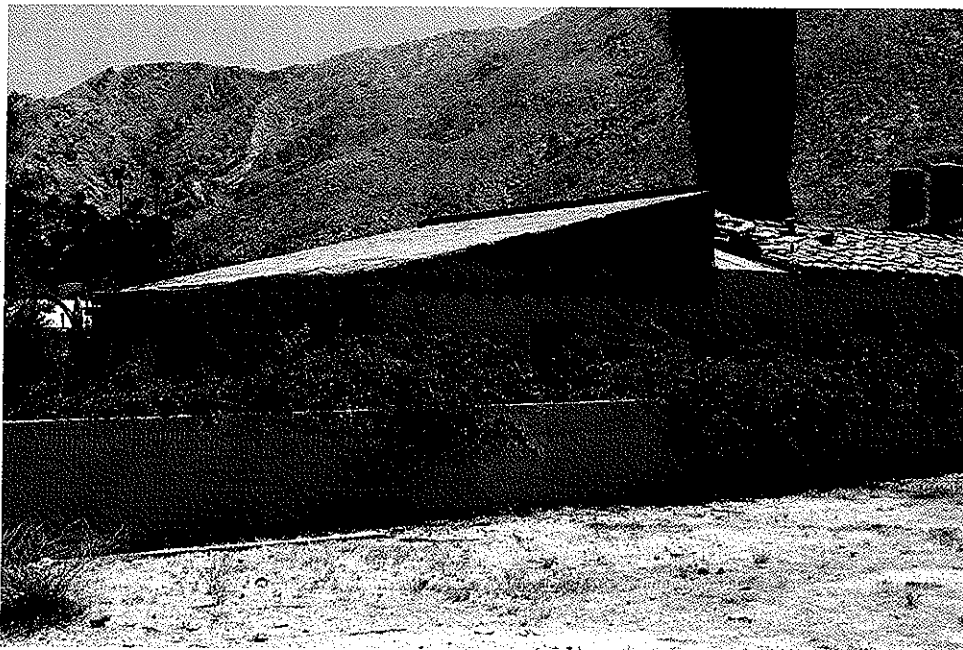
## **BACKGROUND AND SETTING**

The property located at 141 South Cahuilla Road was designated as a Class 1 historic site in 2008. Section 8.05.185 of the City Municipal Code states that any Class 1 historic site that is altered in any way must receive a Certificate of Approval from HSPB.

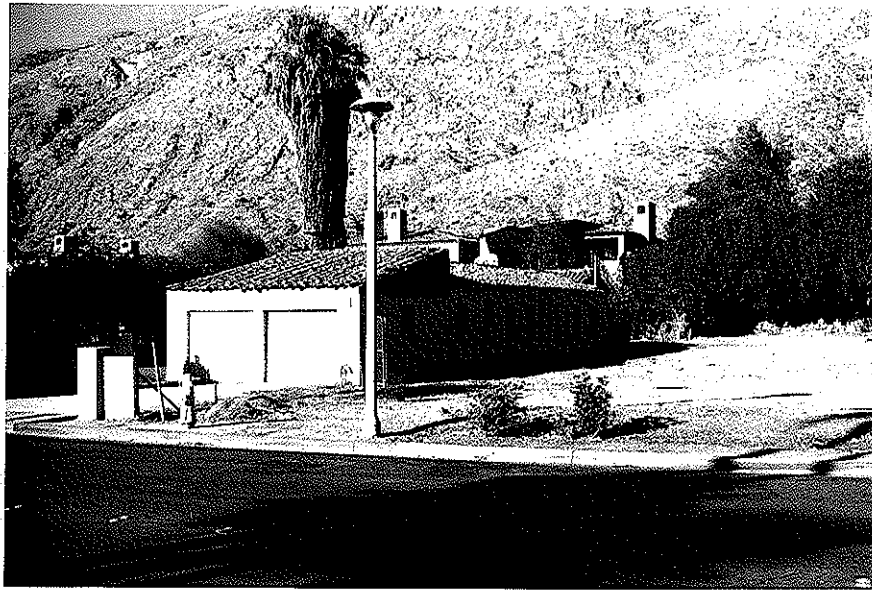
Casa Cody Inn was built between the 1900's and 1950 and is a unique small hotel complex consisting of several parcels owned originally by Judge John McCallum. Constructed during an era when small hotels were popular, Casa Cody was frequented by famous people in Palm Springs history. Its buildings and noteworthy elements are: Winter House, McCallum Era Stone Wall, Casa Cody Hotel, and adobe walls of the Adobe House.

## **DESCRIPTION AND ANALYSIS**

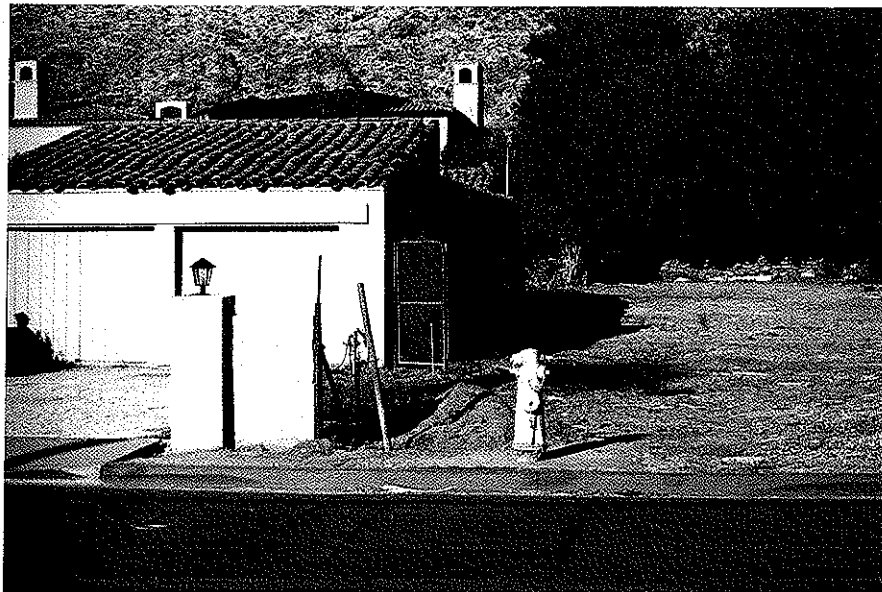
The portion of the Casa Cody Inn known as the Winter House is currently under construction as approved by HSPB on November 10, 2009 for a wall repair and re-roof.



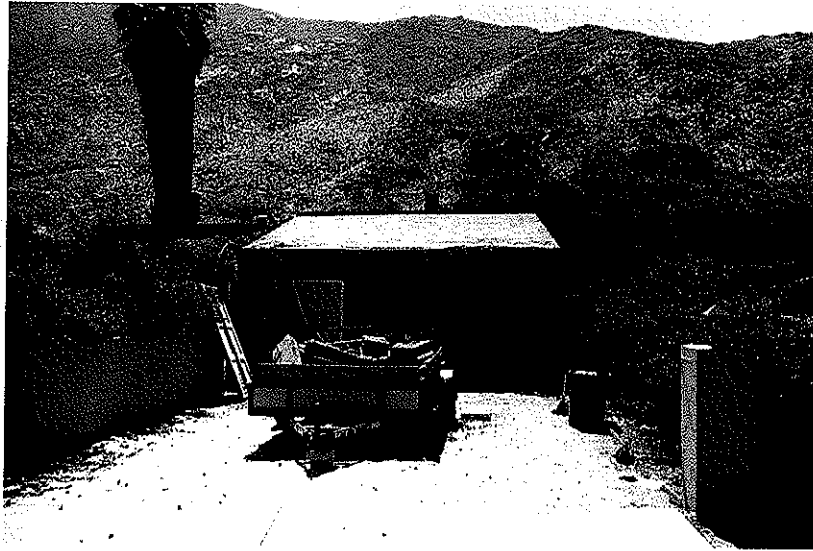
The current proposal is to remove two non-original ply-wood garage doors affixed to the side of the building facing South Cahuilla Road. The existing garage is attached to the Winter House and located at the end of a short driveway framed by two five (5) tall walls. The wall on the north property line was approved by HSPB at their October 13, 2009 meeting.



Views of non-original ply-wood garage door and roof.



Casa Cody Inn is requesting that the ply-wood doors be replaced by two replicated panel overhead garage doors similar to ones currently hidden behind the existing doors. The new door design will be accented with (2' x 2') raised wooden squares affixed to a solid wood panel. Both garage doors will be stained a dark brown (paint sample to be presented at HSPB meeting). The proposed stain color will match the original roof wood siding on the sides of the garage (see picture above).



Pictures of current conditions



## REQUIRED FINDINGS

### Definition of an Historic Site.

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

#### (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 lives of persons who made meaningful contribution to national, state or local history; or*
2. *That reflects or exemplifies a particular period of the national, state or local history; or*
3. *That embodies the distinctive characteristics of a type, period or method of construction; or*
4. *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*
5. *That represents a significant and distinguishable entity whose components may lack individual distinction; or*
6. *That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

Staff has evaluated this application for the proposed replication of garage doors at the Casa Cody Inn located at 141 South Cahuilla Road and finds that the project will not be detrimental to the overall historic nature of the building.

The distinctive architectural elements of the building will not be compromised and the replicated garage doors which replace a non-original building element will not be a detriment to the overall aesthetic look of the property. Those elements of the building which date to the early twentieth century will not be altered. Staff has concluded that the replicated garage doors will not affect the historic designation of the site, and recommends that the HSPB issue a certificate of approval.


#### **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

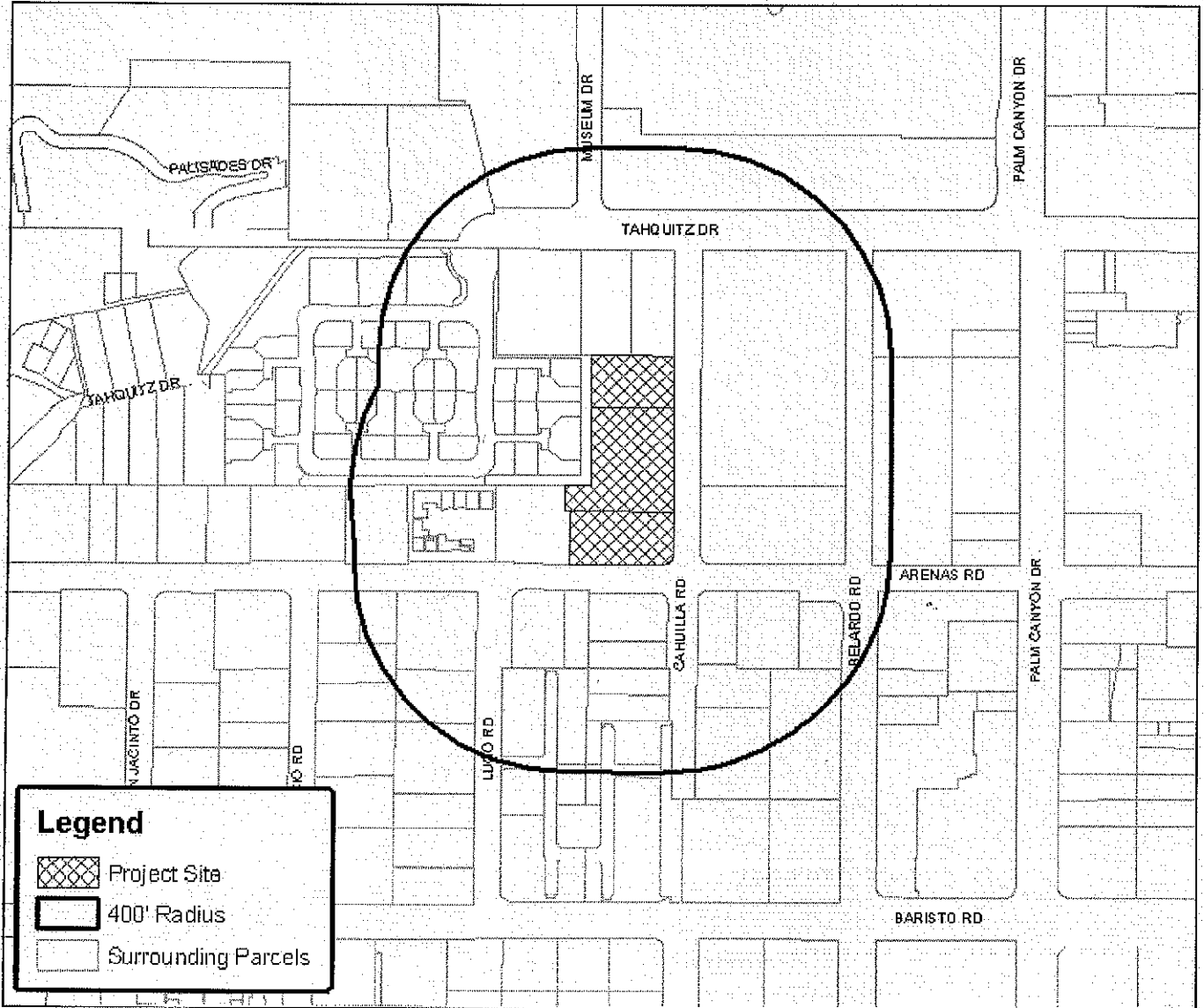
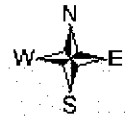
  
Craig A. Ewing, AICP  
Director of Planning Services, AICP

#### **ATTACHMENTS**

1. Picture of original door
2. Site Photographs



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** Case 3.2710 / HSPB 59

**APPLICANT:** Casa Cody Inn

**DESCRIPTION:** Certificate of Approval for the replacement of two non-original garage doors located at Casa Cody Inn a Class 1 historic property, 141 South Cahuilla Road



**PRIVATE  
PROPERTY**

Trespassing / Loitering  
Forbidden by Law



Violators  
will be Prosecuted

602PC & 11.64.020 PSMC





