




CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES
MEMORANDUM

Date: December 13, 2011
To: Historic Site Preservation Board
From: Craig A. Ewing, AICP, Director of Planning Services 
Subject: Historic Designation: Outreach Letter and Candidate Properties

Attached is a draft letter inviting property owners to consider historic designation. The Board's committee (Gilmer, Grattan, Marshall) agreed to this letter, although there remains the question of whether or not to prepare a different letter for residential properties. Based on the Board's direction, staff will prepare a final letter or letters for the Chair's signature.

The Board must also determine which properties it wishes to seek out for possible designation. I have attached the draft list prepared by Board member Marshall one year ago, which is the most recent activity we have on record. The Board may use this list as the basis for a list of properties whose owners would receive the proposed letter.

Attachments:

1. Draft letter
2. HSPB memo, December 14, 2010
3. E-mail from Barbara Marshall, December 6, 2010, with Proposed List of Candidate Properties



City of Palm Springs

Historic Site Preservation Board

3200 East Tahquitz Canyon Way • Palm Springs, CA 92262
Tel: 760-323-8245 • Fax: 760-322-8360

Date

Name
Address
City, State Zip

DRAFT

Dear _____,

The City's Historic Site Preservation Board invites you to consider historic designation for your property. As the owner of a historically important property in Palm Springs, you may already be aware that the City has recognized many of its valued sites with historic designation.

You may not be aware of the many benefits of historic designation. In fact, I think you'll be pleasantly surprised that there are many more advantages than drawbacks to official historic status. Historic designation can provide:

- eligibility to apply for property tax relief under the California "Mills Act".
- qualification for an engraved brass marker displayed on the property.
- City review of exterior changes to ensure that the identified historic characteristics of the property are not lost.
- recognition by the local preservation community, including possible inclusion in publication materials and events celebrating our local heritage.
- relief from current building codes; for example, historic properties can apply for alternative remedies to current and future accessibility and energy guidelines.

Historic designation of your property can protect an important part of the history of Palm Springs, preserving it for future generations while allowing for change and adaptability.

Many people are concerned about the process of historic review, yet there are over seventy properties in the City which are Class One designated sites. The Board would be glad to arrange a meeting for you with one of these property owners so that you might learn what their experience has been with historic designation.

A member of the Board will be calling you in the next week to speak with you directly about historic designation. We look forward to the possibility that your property might join the City's treasured inventory of historic sites. If you have any questions, feel free to call Mr. Craig Ewing at the City at 760-323-8269.

Sincerely,

John Gilmer
Chair, Historic Site Preservation Board



City of Palm Springs
Department of Planning Services

Memorandum

Date: December 14, 2010
To: HSPB Board Members
From: Craig A. Ewing, AICP, Director of Planning Services
Subject: Candidates for Historic Designation – Establishing Protocol for Prioritization

At the meeting of November 9, 2010, the HSPB reviewed the previous lists of candidates for historic designation and accepted Vice Chair Marshall's offer to create a single, consolidated list of all recently-identified properties. That list was received by staff on December 6, 2010 and is attached to this memo. The Board has not determined how to establish an up-to-date priority list, and before reviewing specific properties, it would be appropriate for the Board to consider how it selects the most worthy properties for Board action.

The Board may do some preliminary research and outreach on properties which are not yet candidates for designation. Therefore, one or more ad-hoc Board committees could be established to conduct site visits or make inquiries of property owners regarding their interest in pursuing designation. After receiving the sub-committee reports, the Board could establish its priorities.

There are a couple of ways to actually create the priority list. An ad-hoc committee of the Board could meet to develop a draft list for Board review, which could be adopted on an up-or-down vote (Motions for amendments to the list could also allowed). Alternatively, the Board may use a balloting process to individually and then collective identify its top priorities. (This balloting has been used in the past.)

At this time, we have not notified any of the property owners on the attached list. Staff recommends that the Board should only focus on selection process at this time and not discuss individual properties. Once owners have received an agenda in advance, their properties could be discussed.

Attachments:

1. List of Candidate Properties (from Vice Chair Marshall)
2. HSPB Memo, November 9, 2010

Craig Ewing

From: Barbara Marshall [atomicbee57@yahoo.com]
Sent: Monday, December 06, 2010 6:44 PM
To: Craig Ewing
Cc: John@johngilmer.com
Subject: Re: HSPB Nomination List
Attachments: HSPB Wish List.pdf

Hi Craig,

My intention when I volunteered to put together this HSPB wish list was to create a product that included all of the properties that have been discussed over the years. The attached is that list. Properties are listed under four categories: commercial, civic, religious, and residential. Within those categories they are listed in no particular order.

My observation has been that there has been some confusion on the part of staff, the board and the public regarding the wish list's purpose, effectiveness and attendant responsibilities. I think it would be very helpful to agendize a discussion about this topic on the 14th.

Cheers,
Barbara

--- On **Mon, 12/6/10**, **Craig Ewing** <Craig.Ewing@palmsprings-ca.gov> wrote:

From: Craig Ewing <Craig.Ewing@palmsprings-ca.gov>
Subject: HSPB Nomination List
To: "Barbara Marshall" <atomicbee57@yahoo.com>
Date: Monday, December 6, 2010, 12:00 PM

Barbara,

Just a reminder regarding the list of candidate properties for potential designation. We are assembling the agenda for the HSPB meeting of December 14th, and wondering if you'll have your preliminary list in the next two days. Feel free to give me a call – 760-323-8269.

Craig A. Ewing, AICP

Director of Planning Services

City of Palm Springs

3200 E. Tahquitz Canyon Way

Palm Springs, CA 92262

760-323-8269

When I am working on a problem I never think about beauty.

I only think about how to solve the problem.

But when I have finished, if the solution is not beautiful,

I know it is wrong.

- *Buckminster Fuller (1895-1983)*

HSPB DRAFT 6Dec10 - Potential Candidates for Historic Designation

#	Historic Name (Known As)	Address	Owner	Year	Arch/Builder	Nominate	Notes
	COMMERCIAL						
C01	Kocher-Samson Building	760 N Palm Canyon	Mike Kilroy	1934	A. Lawrence Kocher & Albert Frey		
C02	Del Marcos Hotel	225 W Baristo		1947	William F Cody		
C03	Atikian Office Building (Adagio Gallery)	191 S Palm Canyon		1950	William F Cody		
C04	Harold Hicks Real Estate Building	1345 N Palm Canyon		1956	E Stewart Williams		
C05	Lapham Building	666 N Palm Canyon	Laine Scott	1960	Howard & Lawrence Lapham		
C06	L'Horizon Hotel (The Horizon Hotel)	1050 E Palm Canyon		1952	William F Cody		
C07	Professional Park 1, 2 & 3	199 S Civic Drive		1964	Donald Wexler		
C08	Robinson's Department Store (The Alley)	333 S Palm Canyon		1953	Charles Luckman & William L Pereira		
C09	Town & Desert Apartments (The Hideaway)	370 W Arenas	Christy Eugenis	1947	Herbert Burns		
C10	Dollard Building	687 N Palm Canyon		1947	John Porter Clark & Albert Frey		
C11	Palm Springs Women's Club	314 S Cahuilla		1947	John Porter Clark & Albert Frey		
C12	Caballeros Plaza	980 E Tahquitz Canyon Way		1971	Hugh Kaptur		
C13	Carnell Building	184-196 N Palm Canyon		1935	Schenk & Harry Williams		
C14	Colonial House/Howard Manor (Colony Palms Hotel)	572 N Indian Canyon		1936	Unknown		
C15	Chamber of Commerce	190 E Amado		1957	Local tradesmen		
C16	Coachella Valley Savings & Loan #1	383 S Palm Canyon		1956	E Stewart Williams		

HSPB DRAFT 6Dec10 - Potential Candidates for Historic Designation

C17	Nichols Store Building (Trina Turk)	891-899 N Palm Canyon		1953	John Porter Clark & Albert Frey	
C18	Clark & Frey Office Building	879 N Palm Canyon		1947	John Porter Clark & Albert Frey	
C19	Nichols Building/Dr. Purcell's Office	700 N Palm Canyon		1945	Albert Frey	
C20	San Jacinto Hotel (Movie Colony Hotel)	726 N Indian Canyon		1935	Albert Frey	
C21	Union Bank	500 S Indian Canyon				
C22	Casa Palmeras	783 N Indian Canyon	Mike Kilroy	1935	Paul R Williams	
C23	Korakia Pensione	257 S Patencio		1925	Gordon Coutts	
C24	Shell Gas Station	2796 N Palm Canyon		1964	William F Cody	
C25	Caliente Tropics Hotel	411 E Palm Canyon		1963	Ken Kimes	
C26	The Racquet Club	2743 N Indian Canyon		1935	Albert Frey, William Krisel, William F Cody	
	CIVIC					
CV1	Fire Station #4	1300 La Verne Way	City of PS	1971	Hugh Kaptur	
CV2	PS Unified School District Building	333 S Farrell	PSUSD	1963	E Stewart Williams	
CV3	Raymond Cree Middle School	1011 Vista Chino		1966	Donald Wexler	
	RELIGIOUS					
RL1	First Church of Christ	605 S Riverside		1956	Albert Frey & Robson Chambers	
RL2	Saint Theresa Catholic Church	2800 E Ramon		1968	William F Cody	
	RESIDENTIAL					
RS1	Palevsky House	1021 W Cielo	Palevsky	1968	Craig Ellwood	

HSPB DRAFT 6Dec10 - Potential Candidates for Historic Designation

RS2	Smith/Shore House	432 W Hermosa	David Lee & Mark Nichols	1964	Donald Wexler	
RS3	Max Factor House	277 El Portal	Kupperman	1920s	Unknown	
RS4	Willard House (Moorten Gardens)	1735 S Palm Canyon	Moorten	1929	Alvah Hicks	
RS5	Farrell (William & Virginia) House	177 Santa Catalina		1936	Unknown	
RS6	Williams (E Stewart) House	1250 Paseo El Mirador		1958	E Stewart Williams	
RS7	Sinatra House	1148 Alejo/1145 E Via Colusa		1946	E Stewart Williams	
RS8	Elrod House	2175 Southridge	Mike Kilroy	1968	John Lautner	
RS9	Pullman House	1320 E Tamarisk		1937	Edmund F Lindop & General House Inc.	Steel
RS10	Hope House	Southridge		1979	John Lautner	
RS11	Robert Alexander House (Honeymoon Hideaway)	1350 Ladera		1962	Dan Palmer & William Krisel	
RS12	Villa Hermosa	155 Hermosa Place		1945	Albert Frey	
RS13	Purcell House	252 E Ocotillo		1933	William Gray Purcell	
RS14	Dean Martin House	1123 N Via Monte Vista		1956	Dan Palmer & William Krisel	
RS15	Gillette Estate	324 W Overlook		1923	Unknown	
RS16	Haymond House	1415 N Camino Centro		1964	Albert Frey & Robson Chambers	
RS17	Goldberg House	2340 Southridge		1963	William F Cody	
RS18	Dr. Franz Alexander House	1011 W Cielo		1955	Walter White	
RS19	Peter Lawford House	1295 N Via Monte Vista		1956	Dan Palmer & William Krisel	
RS20	Ocotillo Lodge	1111 E Palm Canyon		1957	Dan Palmer & William Krisel	
RS21	Twin Palms Royal Desert Estates	1825 S Aquanetta		1957	Dan Palmer & William Krisel	

HSPB DRAFT 6Dec10 - Potential Candidates for Historic Designation

RS22	Francis Crocker Library (Now a private residence)	2555 N Via Miraleste	1960	John Porter Clark	
RS23	Park Imperial South	1750-1844 S Araby	1961	Barry Berkus	
RS24	Burgess House	550 W Palisades	1945	Bill Burgess, Albert Frey, Hugh Kaptur	
RS25	Cody House	1950 E Desert Palms	1980	William F Cody	
RS26	Lee Miller House	1757 S Palm Canyon	1940	Unknown	
RS27	John Porter Clark House	1200 Paseo El Mirador	1939	John Porter Clark	
RS28	Smoke Tree Ranch	1800 S Sunrise Way	1936	Albert Frey, E Stewart Williams, Cliff May, Wallace Neff	
RS29	Paul Grimm House	526 S Calle Palo Fierro	1935	Unknown	
RS30	Worker Houses	562-566 S Calle Ajo	1935	Unknown	Spanish Eclectic
RS31	Unable to locate	2805 Anza Trail	1952	Owner-built?	
RS32	Pearl McManus House (Arenas Gardens)	529 W Arenas	1931	Unknown	
RS33	Elvis Presley Estate	845 Chino Canyon	1946	Albert Frey	
RS34	Bennett (Melba & Frank) House	1184 N Camino Mirasol	1934	Unknown	