



CITY COUNCIL STAFF REPORT

DATE: MARCH 7, 2012 UNFINISHED BUSINESS

SUBJECT: CASE HSPB #33: DETERMINATION OF CLASS 1 HISTORIC DESIGNATION FOR PALM SPRINGS CITY HALL, LOCATED AT 3200 EAST TAHQUITZ CANYON WAY, A CLASS 1 HISTORIC SITE

FROM: David H. Ready, City Manager

BY: The Planning Department

SUMMARY

On February 15, 2012, the City Council conducted a public hearing and directed staff to prepare a draft resolution to expand the historic designation of City Hall to include all portions of the property. Staff has prepared the draft resolution identifying the entire property as included in the designation. The City Council may amend or adopt the ordinance as it deems appropriate.

STAFF RECOMMENDATION

Adopt Resolution No. ____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA AMENDING THE CLASS 1 HISTORIC DESIGNATION OF THE PALM SPRINGS CITY HALL."

PROJECT DESCRIPTION

Palm Springs City Hall was designated a historic site, Class 1 in 1996. The Council's resolution (No. 18907) designating the site does not specifically state what portions of the property are designated historic, except that exterior alterations must be approved by the HSPB or City Council, and must also maintain the architectural integrity of the building. Staff concluded that only the building is subject to the historic classification, and on May 10, 2010, the Historic Site Preservation Board adopted a recommendation to expand the designation to include the entire site. The Council received the staff recommendation and conducted a public hearing. A full project description, historic assessment report and recommendations can be found in the attached staff reports.

PRIOR ACTIONS

On September 10, 1996, the Historic Site Preservation Board (HSPB) conducted a public hearing unanimously recommended to the City Council designation of the Palm Springs City Hall as a Historic Site, Class 1.

On October 2, 1996, the City Council conducted a public hearing and unanimously approved the Palm Springs City Hall as a Historic Site, Class 1. The Council resolution included the following language:

"Section 4. No permits for the exterior alteration to the...Palm Springs City Hall...shall be granted without prior approval of the Historic Site Preservation Board and / or the City Council, pursuant to Chapter 8.05 of the Palm Springs Municipal Code; approved alterations shall maintain the historic architectural integrity of the building."

On March 9, 2010, the Historic Site Preservation Board initiated an amendment to the approved historic designation of the Palm Springs City Hall to expand the designation to include the site's landscape and parking area. The HSPB also adopted a 120-day Stay of Demolition on the landscape and parking areas.

On May 11, 2010, the Historic Site Preservation Board conducted a public hearing and voted 7-0 to recommend amendment of the Class One historic designation of City Hall to include the entire site.

On February 15, 2012, the City Council, conducted a public hearing on the HSPB recommendation and directed staff to return with a draft resolution and site designation options.

ANALYSIS

The City Council has complete authority to determine the definition of a historic "site". While the popular definition of "site" may be a plot of land, the City's Historic Preservation ordinance includes a more specific definition (PSMC Section 8.05.020.a):

Historic Site. An [sic] 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.*

It is noteworthy that the opening of the definition states, “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.” No mention is made of land itself, although real property certainly includes land.

In recent historic designations, the City Council has been careful to specifically call out those items that are to be protected and those which are not. Examples include the front façade of the Palm Springs International Airport terminal and the second story and specific parts of the first floor of the Oasis building at the southwest corner of Tahquitz and Palm Canyon. These historic sites are very limited in their definition. However, the key point is this: For purposes of regulation under Section 8.05 of the Palm Springs Municipal Code, the definition of a particular historic site is no more or less than what the City Council decides it to be.

The record on the 1996 designation of the Palm Springs City Hall does not provide as clear a statement on the definition of the historic site as we produce today. Many references in the staff reports leading up to the Council decision suggest that the building and site (i.e., associated plot of land) were in consideration. However, the Council’s adopted resolution indicates that only alterations are to be reviewed.

In 1996, the entire property on which the City Hall building is located (APN 502-150-005) included the co-generation plant, which was built in 1985. There is no mention of the co-gen plant in any of the reports, minutes or other materials preceding the 1996 Council action. Also, the City Dog Park is located within the same parcel as City Hall. It was constructed in 1998 and dedicated in 1999 (after the Council designated City Hall as historic). There is no record that the Dog Park was reviewed by HSPB. Consequently, staff believes that the entire lot was not intended to be designated historic. Since there is no mention of which lesser portions of the property, other than the City Hall building, might warrant historic protection, staff believes that only the City Hall building is the currently-designated historic site.

As noted above, the Council has wide discretion in establishing and amending historic designations. In the case of City Hall, it may extend the designation to include the entire boundaries of APN 502-150-005. This would include the co-gen plant, the dog park, the back, side and front parking lots and all associated landscaping. The parcel also includes a 40-foot wide right-of-way strip extending about 560 feet north along El Cielo (fronting the medical office buildings behind City Hall). Any changes to any of these structures, features or elements would be subject to HSPB review.

The Council may also identify portions of the property that it wishes to exclude from the site designation. The Public Works Department has provided its recommendations regarding certain elements that it believes should not be designated historic

- A. Rear landscape area (along north side of City Hall addition)
- B. Parking lot (former unnamed street right-of-way)
- C. Dog park
- D. Co-generation plant and landscape area
- E. El Cielo Road right-of-way

In the event that the Council determines that one or more of the items are to be excluded from the historic designation, the draft resolution should be amended to identify these items.

REQUIRED FINDINGS

As noted above in Background and Setting, Section 8.05.020 of the Municipal Code provides the definition of an 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"*. Seven other qualities are listed therein:

- (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.

RECOMMENDATION

Based on the review contained in this report and City Council discussion at its February 15, 2012 meeting, staff recommends that the City Council amend the Class 1 historic designation for the Palm Springs City Hall to include all of the property constituting the City Hall site except for those portions delineated above by the Public Works Department.

ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed amendment is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

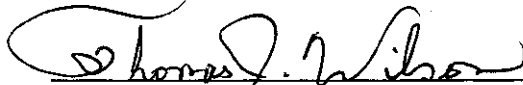
NOTIFICATION

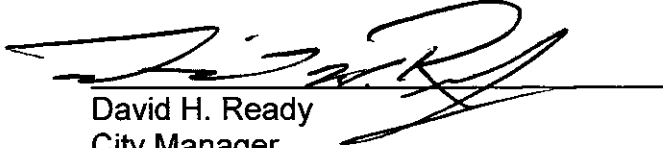
The item was posted with the agenda for the Council meeting, as required by law. A previous public hearing on this matter was conducted February 15, 2012, with advance notice provided to affected property owners.

FISCAL IMPACT

No fiscal impact.

For 
Craig A. Ewing, AICP
Director of Planning Services


Thomas J. Wilson
Assistant City Manager, Dev't Svcs

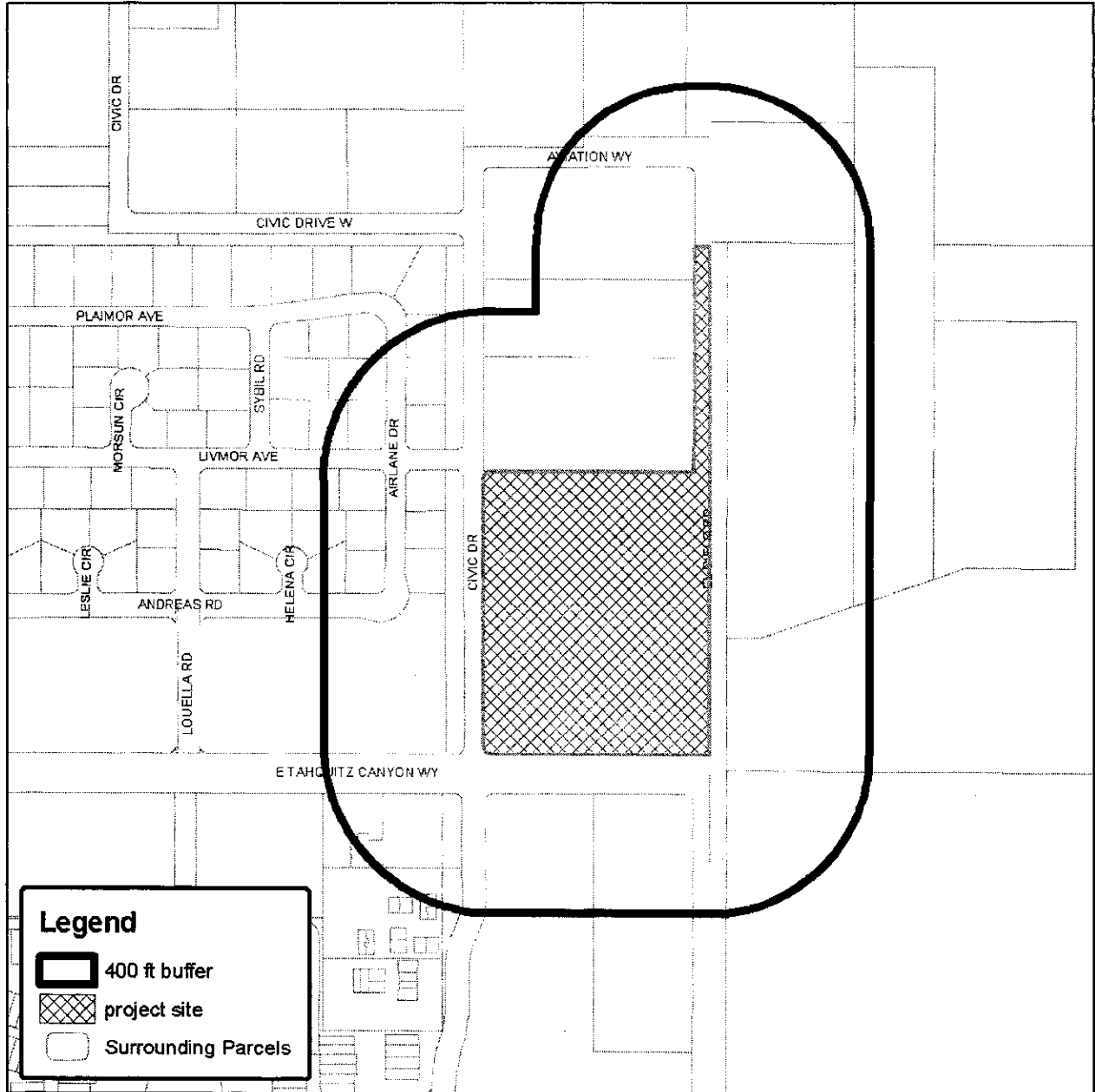

David H. Ready
City Manager

ATTACHMENTS

1. Vicinity Maps
2. Draft City Council Resolution
3. City Council Staff Reports (February 15, 2012)
4. Resolution #33A of the HSPB
5. HSPB Meeting Minutes (May 11, 2010)
6. City Council Resolution No. 18907



Department of Planning Services Vicinity Map

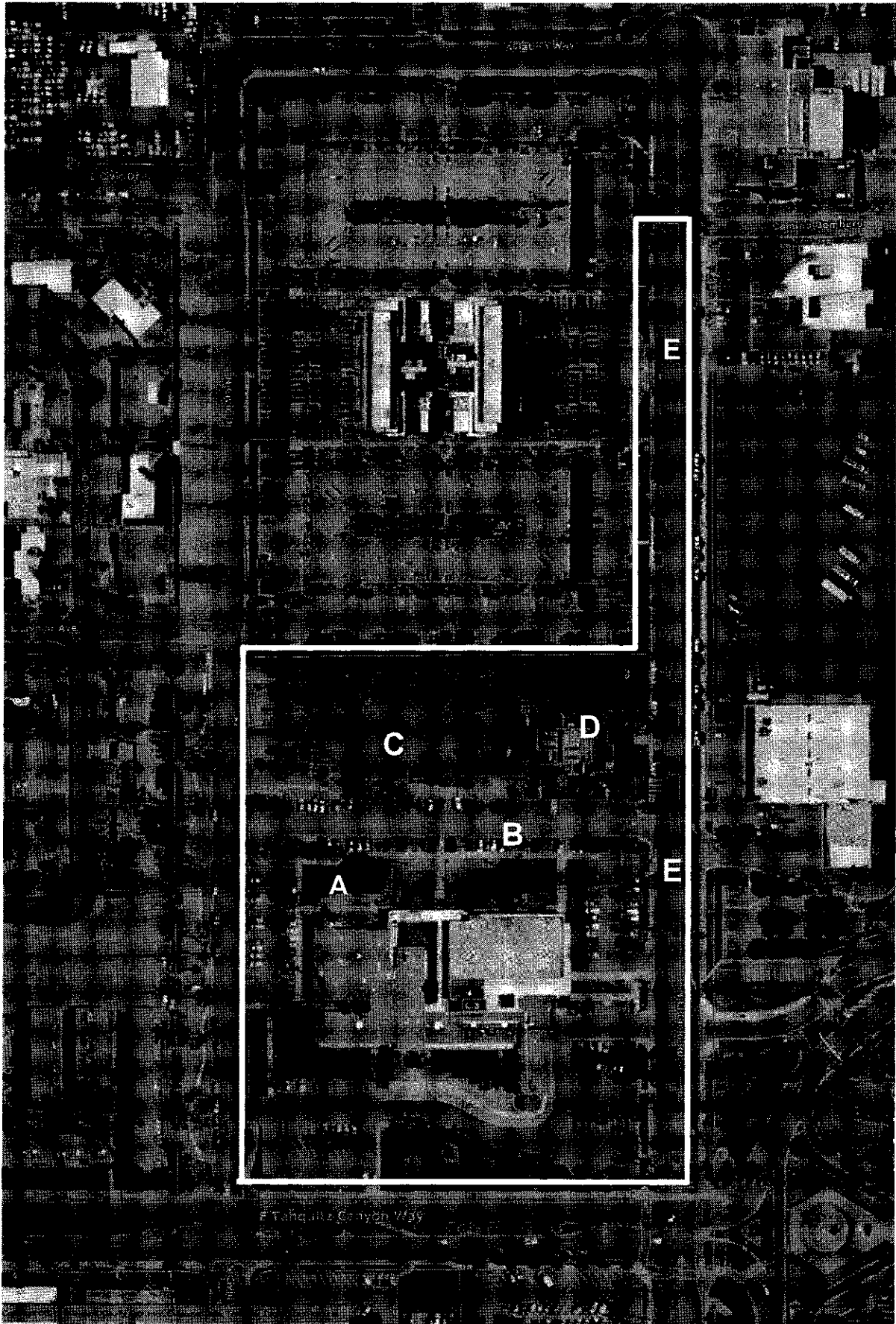


CITY OF PALM SPRINGS

CASE NO: HSPB - 33

APPLICANT: City of Palm Springs
Historic Site Preservation Board

DESCRIPTION: Amend the Palm Springs City Hall Class 1 Historic designation (Case No. HSPB 33) to include the entire City Hall site including all structures, landscape and parking areas.

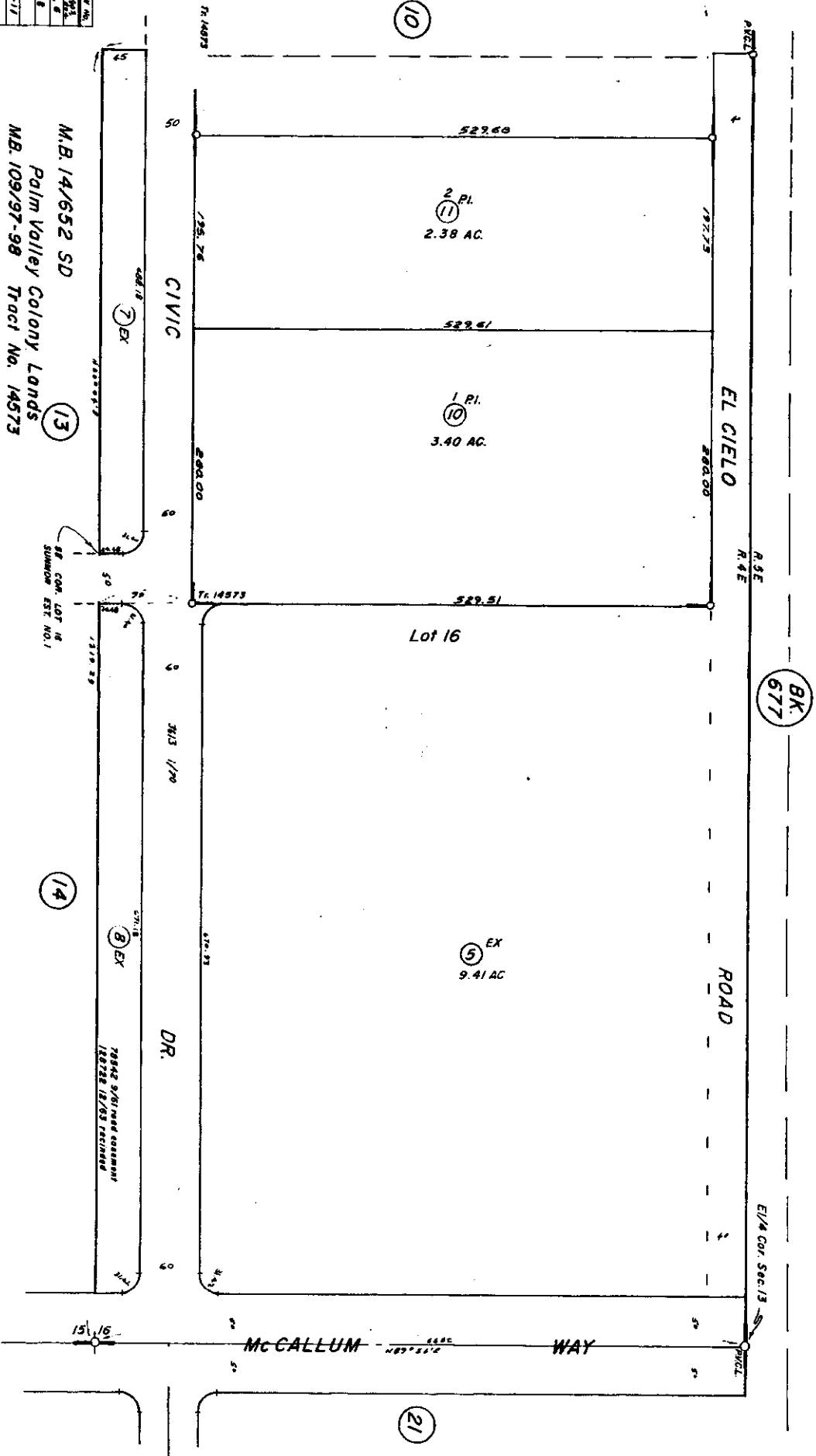
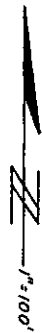


**Palm Springs City Hall
(APN 502-150-005)**

502-15

T. C. A. 1103

FOR S1/2 NE1/4 SEC. 13, T. 4S, R. 4E



DATE	OLD No.	NEW No.
1/70	802	518
3/79	802	518
9/79	803, 804	2, 8
1/80	9	9
	9	10-11

M.B. 14/652 SD
 Palm Valley Colony Lands
 M.B. 109/97-98 Tract No. 14573

DATA: R/S 33/72, 39/69, M.B. 11/310,
 28/38, 34/17

APRIL 1969

ASSessor's MAP BK. 502 PG. 15
 RIVERSIDE COUNTY, CALIF. 55

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING THE EXISTING HISTORIC CLASS 1 DESIGNATION FOR PALM SPRINGS CITY HALL, 3200 EAST TAHQUITZ CANYON WAY, TO INCLUDE THE ENTIRE PROPERTY (APN 502-150-005)

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, ON October 2, 1996, the City Council adopted Resolution No. 18907 adopting a historic designation, Class 1 for the Palm Springs City Hall building, but excluding the site and grounds; and

WHEREAS, on May 11, 2010, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law and voted to recommend amending the existing Class 1 historic designation of the Palm Springs City Hall to include the entire site in the historic designation; and

WHEREAS, the designation of the entire site of the Palm Springs City Hall shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the entire site of the Palm Springs City Hall shall promote the sensitive preservation of said site; and

WHEREAS, the City Council has reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, all written and oral testimony presented, and notes the following:

1. That the concrete area in front of the main entries to the Palm Springs City Hall embodies the distinctive characteristics of a type, period or method of construction, because the steps and plaza, as a base or "plinth", reconcile the distinctive characteristics of the mid-century modern style with the traditional design of a public building.
2. That the concrete area in front of the main entries to the Palm Springs City Hall presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; because the steps and plaza appear to be part of Albert Frey's design plan for the property; the life and work of Albert Frey has been well-documented; and his work is recognized world-wide as significant toward the development of the modern

movements of architecture, especially as he adapted such styles and movements to the local environment.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Class 1 historic designation for the Palm Springs City Hall is hereby amended to include the entire site of the Palm Springs City Hall (APN 502-150-005), subject to the following conditions;

1. All future exterior modifications including but not limited to building, site, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance.
2. No permit for the alteration of the interior or exterior of any building, or the steps or entry plaza fronting the main (south) building entries, or the hardscape of the parking lot and landscape areas, including any and all of the properties elements and characteristics shall be issued without prior approval by the Historic Site Preservation Board.
3. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
4. All existing or previously approved alterations shall be considered acceptable.

ADOPTED THIS xxTH DAY OF MONTH, YEAR.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California



CITY COUNCIL STAFF REPORT

DATE: FEBRUARY 15, 2012 PUBLIC HEARING

SUBJECT: CASE HSPB #33: RECOMMENDATION TO AMEND AN EXISTING CLASS 1 HISTORIC DESIGNATION FOR PALM SPRINGS CITY HALL TO INCLUDE SITE PARKING AND LANDSCAPE AREAS, LOCATED AT 3200 EAST TAHQUITZ CANYON WAY, A CLASS 1 HISTORIC SITE

FROM: David H. Ready, City Manager

BY: The Planning Department

SUMMARY

Under Section 8.05 of the Palm Springs Municipal Code (Historic Resources), the City Council may designate properties as "Class 1" historic sites. On October 2, 1996, the City Council adopted Resolution No. 18907 designating Palm Springs City Hall a Class 1 Historic Site. The City's Historic Site Preservation Board (HSPB) has recommended that the Class 1 designation be amended to include the parking lot and landscape areas surrounding the building. The Council will conduct a continued public hearing (from September 22, 2010) and determine if the existing historic designation should be amended. Notification of this hearing was published and mailed on January 5, 2012.

STAFF RECOMMENDATION

Adopt Resolution No. ____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA AMENDING THE CLASS 1 HISTORIC DESIGNATION OF THE PALM SPRINGS CITY HALL TO INCLUDE THE CONCRETE PLAZA IMMEDIATELY FRONTING THE MAIN AND COUNCIL CHAMBER ENTRANCES AT 3200 TAHQUITZ CANYON WAY".

PROJECT DESCRIPTION

The Historic Site Preservation Board has initiated an amendment to the existing Class 1 designation for City Hall to expand the designation to include the parking and landscape areas surrounding the City Hall building. No other changes to the existing designation are proposed. If adopted by the City Council, such amendment would:

1. Place the entire property (as opposed to only the City Hall building) under the provisions of Municipal Code Section 8.05 (Historic Preservation).
2. Require the City Council to forward any proposed changes to the parking lot or landscaping to the HSPB for review.

A full project description, historic assessment report and Staff's findings and recommendations can be found in the attached staff report to the Historic Site Preservation Board dated April 13, 2009.

PRIOR ACTIONS

On September 10, 1996, the Historic Site Preservation Board (HSPB) conducted a public hearing unanimously recommended to the City Council designation of the Palm Springs City Hall as a Historic Site, Class 1.

On October 2, 1996, the City Council conducted a public hearing and unanimously approved the Palm Springs City Hall as a Historic Site, Class 1. The Council resolution included the following language:

"Section 4. No permits for the exterior alteration to the...Palm Springs City Hall...shall be granted without prior approval of the Historic Site Preservation Board and / or the City Council, pursuant to Chapter 8.05 of the Palm Springs Municipal Code; approved alterations shall maintain the historic architectural integrity of the building."

On March 9, 2010, the Historic Site Preservation Board initiated an amendment to the approved historic designation of the Palm Springs City Hall to expand the designation to include the site's landscape and parking area. The HSPB also adopted a 120-day Stay of Demolition on the landscape and parking areas.

On May 11, 2010, the Historic Site Preservation Board conducted a public hearing and voted 7-0 to recommend amendment of the Class One historic designation of City Hall to include the entire site.

BACKGROUND AND SETTING

The Palm Spring City Hall was construction in the 1950's (with subsequent additions) during the mid-century modern architectural wave that swept through the desert at that time. Among the best-known architects of that era, Albert Frey with then-partners John Porter Clark and Robson C. Chambers undertook the design of the City's government center. The architectural features and merits of the building are described below.

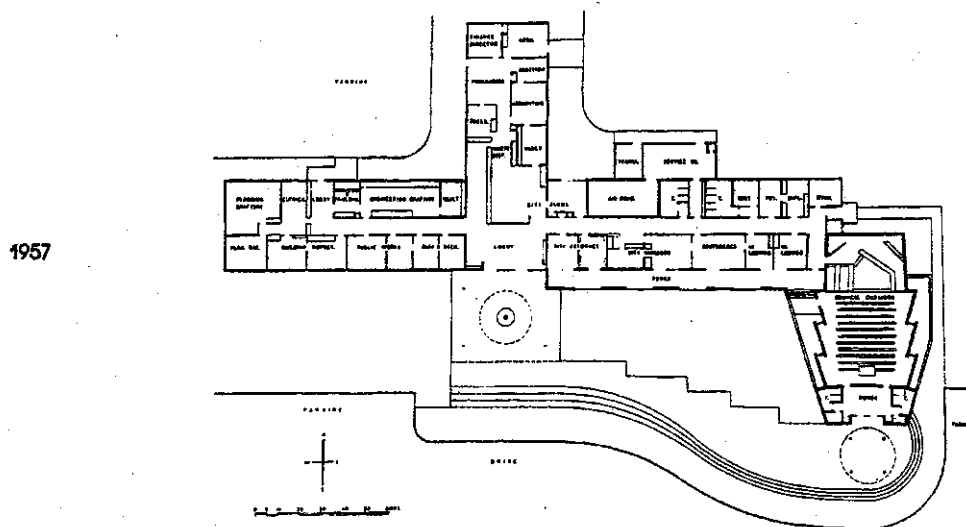
The site is located at the northwest corner of the eastern terminus Tahquitz Canyon Way at El Cielo Road. City Hall, the Police and County government buildings to the south and the Palm Springs International Airport to the east define this part of the City as the community's government center. Certain common features define all these

facilities, including low-rise buildings, significant street setbacks, parking lots in front of the buildings and predominantly low landscaping, usually in the form of lawns.

ANALYSIS

In the October 2, 1996 staff report to the City Council, the Palm Springs City Hall was included with several other Albert Frey structures as recommended for designation as historic sites, Class 1. The report cited Joseph Rosa's, Albert Frey, Architect (1990; Rizzoli International Publications, Inc.) for much of the information used to analyze the property's architectural and historic importance. However, no specific mention is made of the building's relationship to the site or site conditions (lot size, shape, setbacks, etc.) nor is there a discussion of the design of the parking lot and landscape areas. The record is silent regarding any design or historic significance associated with the grounds of the City Hall complex.

In Mr. Rosa's book, a site plan for City Hall is reproduced, but only the cement plinth in front of the building is included:



PALM SPRINGS CITY HALL, PALM SPRINGS, CALIFORNIA

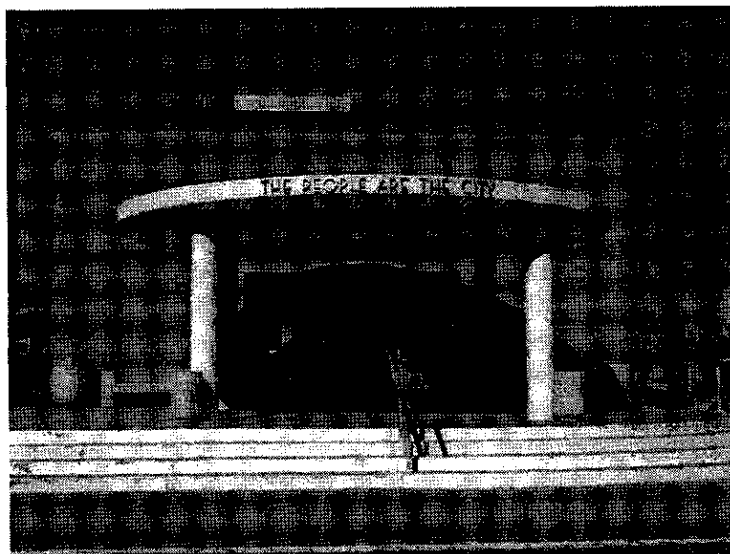
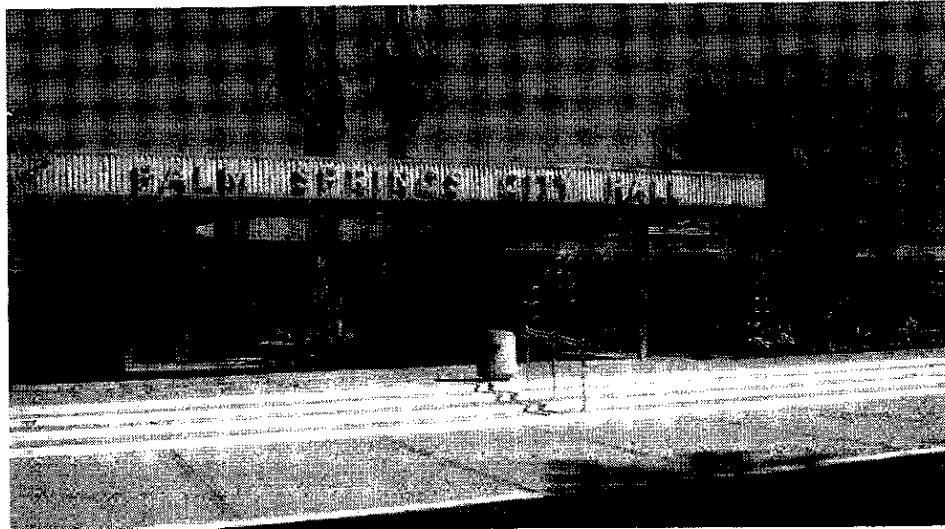
Staff has also investigated the possibility that famed landscape architect Garrett Eckbo may have designed the landscaping for the site. However, a review of the Eckbo archives at the University of California has revealed no drawings, prints or manuscripts for the property. The archives include photos of the site, but there is no evidence to indicate that Mr. Eckbo had any involvement in the design of the site's landscaping. Based on the record, there does not appear to be any acknowledged architectural or historic significance to either the parking lots or landscape areas surrounding the building.

Staff notes that absent any specific information, it may still be possible to ascribe significance based on site conditions and features. Public comment has been received

to suggest that the parking lot's layout provides certain unobstructed views of the City Hall building from Tahquitz Canyon Way. According to this argument, any revision that would allow cars to park where they are currently not parking would inhibit the views of the historic building. There is some merit to this argument if there can be found historic significance to the open views of the site.

One example of such significance can be found in how the building is set on its base. The low-rise building that reflects the mid-century modern ethic includes the concrete base – or “plinth” – that has long been a characteristic of important buildings. Government buildings, churches, banks were classically placed on massive foundations that included a long series of steps from the ground level to the entry:

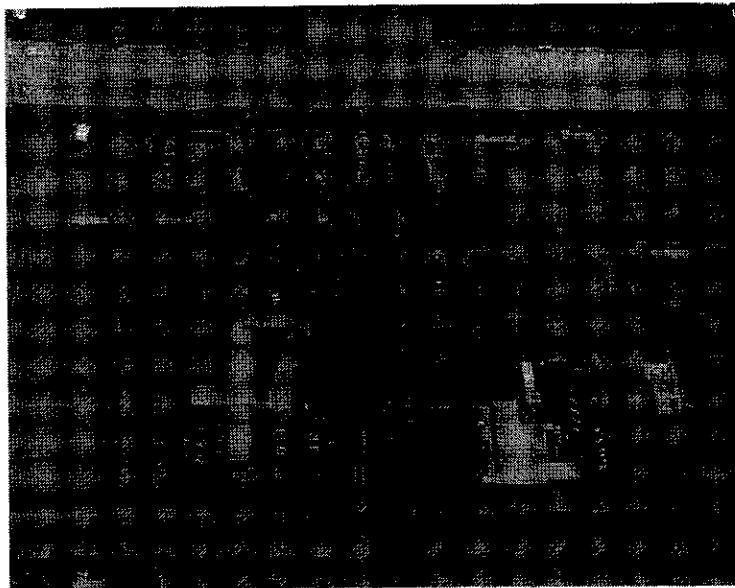
The low-rise nature of Palm Springs City Hall compressed the plinth to a flat concrete base with only a few steps:



This concrete element is not protected by the current designation, but is an important element in setting the scale of the building within the meaning of a government facility.

Whether it is important to view the building and base from off-site is a separate issue. Government buildings are often located and designed to be prominently viewed from surrounding areas. It is more difficult to achieve such prominence with a low-rise building on a flat lot; however, the placement of parking to the sides of the main City Hall entries, as well as the use of an unadorned lawn provides an open view of the building from the street. Staff recognizes these elements as design choices, but it is not clear whether they rise to the level of "historic".

During the time of the building's initial construction, the development of the Tahquitz / El Cielo area was generally devoid of significant landscape or other features and the buildings sat in a fairly open and unobstructed landscape:



However, other features were soon introduced, including a fountain at the airport, statuary on several sites and trees throughout the area, which combined to interrupt the originally unimpeded views. Consequently, it does not appear that the City ever considered the open and visible look of City Hall or other public buildings to be of singular importance. Monuments, statues, other decorative elements and trees were placed in front of the low-rise buildings; these created a more complicated setting and demonstrated that more than views of the building were important to the community.

REQUIRED FINDINGS

As noted above in Background and Setting, Section 8.05.020 of the Municipal Code provides the definition of an 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". Seven other qualities are listed therein:

- (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.

In review of the records and photographs, staff believes that several of the findings can be made to extend the historic designation to include the concrete steps and walkway in front of the building. This plinth element embodies the distinctive characteristics of the mid-century modern style, as applied to a public building (finding no. 4) and appears to be part of Albert Frey's design plan for the property (finding no. 5).

While the parking lot and some of the landscaping are also part of the original design, the record fails to demonstrate that they represent part of the deliberate or historic design scheme of the City Hall building. Further, staff does not recommend extending historic designation for the parking lot and landscaping on the basis of protecting views from off site; such off-site views do not appear to be a historic element of the site.

RECOMMENDATION

Based on the above analysis, staff recommends that the Board recommend to City Council the amendment of the Class 1 historic designation for the Palm Springs City Hall to include the concrete steps and entry plaza in front of the main entrance and Council Chambers.

ENVIRONMENTAL ASSESSMENT


In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed amendment is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

NOTIFICATION


Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within four hundred (400) feet of the subject property have been notified and notice was made in a newspaper of general circulation.

FISCAL IMPACT:

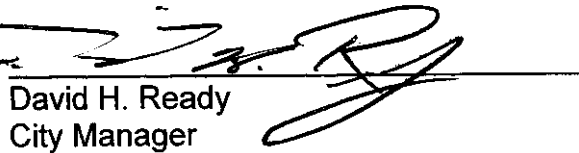
No fiscal impact.



Craig A. Ewing, AICP
Director of Planning Services



Thomas J. Wilson
Assistant City Manager, Dev't Svcs



David H. Ready
City Manager

ATTACHMENTS

1. Vicinity Map
2. Draft City Council Resolution
3. Resolution #33A of the HSPB
4. HSPB Staff Reports and Meeting Minutes (excerpt) of March 9, April 13, and May 11, 2010
5. Related HSPB exhibits
6. City Council Resolution No. 18907

RESOLUTION NO. 33-A

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND THE EXISTING HISTORIC CLASS I DESIGNATION FOR PALM SPRINGS CITY HALL, 3200 EAST TAHQUITZ CANYON WAY, TO INCLUDE THE ENTIRE SITE OF THE PALM SPRINGS CITY HALL.

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, ON October 2, 1996, the City Council adopted Resolution No. 18907 adopting a historic designation, Class I for the Palm Springs City Hall building, without specifically including the entire site and grounds, and

WHEREAS, on February 9, 2010, the Historic Site Preservation Board, by a vote of 7 to 0, initiated an application to amend the existing historic designation of the Palm Springs City Hall to consider including the entire site; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the Palm Springs City Hall site as a Class I historic site was issued in accordance with applicable law; and ,

WHEREAS, on April 13 and May 11, 2010, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider amending the existing Class I historic designation of the Palm Springs City Hall to specifically include the entire site; and

WHEREAS, the designation of the site of the Palm Springs City Hall shall further the purpose and, intent of Chapter 8.05; and

WHEREAS, the designation of the Palm Springs City Hall site shall promote the sensitive preservation of said site; and

WHEREAS, the Historic Site Preservation Board has carefully reviewed and considered all of the evidence in connection with the designation, including but not limited to the staff report, application and historical research, all written and oral testimony presented, and notes the following:

1. The site of the Palm Springs City Hall provides an important element as the setting of the building within the meaning of a government facility.

2. The site design is a part of the original plan of the Clark, Frey, Chambers Williams and Williams design of the City Hall.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

Finding 1: That the Palm Springs City Hall and site is associated with events that have made a meaningful contribution to the nation, state or community, as the city expanded from the downtown core to the east to create a new government complex, and

Finding 3: That the Palm Springs City Hall and site reflects or exemplifies a particular period of the national, state or local history; because the city was among the first to develop an entire civic complex in a non-traditional style, and

Finding 4: That the Palm Springs City Hall and site embodies the distinctive characteristics of a type, period or, method of construction; because the building and its site are component of the distinctive characteristics of the contemporary architectural interpretation of civic center buildings.

Finding 5: That the Palm Springs City Hall and site presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value because the steps and plaza appear to be part of Clark, Frey, Chambers, Williams and Williams design plan for the property; the life and work of Albert Frey has been well-documented; and his work is recognized world-wide as significant in the development of the modern movements of architecture as he adapted such styles and movements to the local environment.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council amend the Class I historic designation for the Palm Springs City Hall to include the entire site subject to the following conditions:

1. All future exterior modifications including but not limited to building, site, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance.
2. No permit for the alteration of the building exterior or site, including any and all of the defining elements and characteristics shall be issued without prior approval by the Historic Site Preservation Board. .
3. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
4. All existing or previously approved alterations shall be considered acceptable.

ADOPTED this 11th day of May, 2010

AYES: DeLeeuw, Grattan, Ploss, Strahl, Williams, Marshall, Gilmer
NOES: none
ABSENT: none
ABSTENTIONS: none

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA,

6. PUBLIC HEARINGS:

- 6A. Case HSPB 33 (*Palm Springs City Hall*) – An application by the City of Palm Springs Historic Site Preservation Board to amend the designation of the Palm Springs City Hall to include the City Hall site as a Class 1 historic site at 3200 East Tahquitz Canyon Way, Zone CC, Section 13.

Director Ewing summarized the staff report. Chair Gilmer reviewed his own memo previously e-mailed to the Board and offered his arguments for designation of the entire site. The Board discussed the request.

Chair Gilmer opened the public hearing. John Tymon spoke in favor of designating the entire site. No other speakers came forward, and Chair Gilmer closed the public hearing.

Board member Grattan confirmed that the parking lot modifications currently under review would not be 'grandfathered' under the draft condition that allows all previously-approved alterations.

M/S/C (Ploss / DeLeeuw, 7-0) To approve the draft resolution prepared by Chair Gilmer to recommend amendment of the Class One historic designation of City Hall to include the entire site, subject to the following amendments:

1. The architects of record be listed as Clark, Frey, Chambers, Williams and Williams, and
2. The hearing dates of both April 13 and May 11, 2010 be listed.

7. CERTIFICATE OF APPROVAL REQUEST(S):

- 7A. Case HSPB 3 (*Welwood Murray Library*) – An application by the City of Palm Springs to remodel and expand the existing public library at 100 S. Palm Canyon Drive, a Class One historic site, Zone C-B-D, Section 15. (CE)

Assistant Planner Mlaker presented the staff report, including staff's recommendation to approve the request. Speakers on behalf of the applicant included Ana Escalante, Alex Meyerhoff, Barbara Roberts (City Librarian) and Al Smoot, project manager. The Board discussed a number of issues:

- use and design of the outdoor plaza, including public access and landscaping
- design of the addition, including relationship to the building, its historic elements, scale, materials and color
- use of the site and plaza in relation to adjacent buildings and development
- accessibility to the site and availability of restrooms to the community room
- placement and use of interior furnishings

Recorded
10-8-96
38625

RESOLUTION NO. 18907

OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS,
CALIFORNIA, DESIGNATING THE FREY HOUSE II, THE
VALLEY STATION OF THE PALM SPRINGS AERIAL
TRAMWAY, THE LOEWY HOUSE, PALM SPRINGS CITY
HALL, AND THE CAREY-PIROZZI HOUSE AS CLASS 1
HISTORIC SITES.

* * * * *

WHEREAS the Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey House have contributed substantially to the historic architectural diversity of the City of Palm Springs; and

WHEREAS the Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey-Pirozzi House have long been landmarks of the City of Palm Springs for residents, architectural students and visitors; and

WHEREAS the Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey-Pirozzi House together constitute a significant portion of a body of work designed by the architect Albert Frey, FAIA, along with various partners; and

WHEREAS the life and work of Albert Frey, FAIA, has been well-documented, and his work is recognized world-wide as significant toward the development of the International style and other modern movements of architecture, especially as he adapted such styles and movements to the local environment; and

WHEREAS the Palm Springs General Plan provides for the long-term preservation of significant architectural and historic buildings; and

WHEREAS Chapter 8.05 of the Palm Springs Municipal Code provides for the designation of sites with architectural and historic significance; and

WHEREAS on September 10, 1996, the Historic Site Preservation Board held a public hearing to recommend the designation of the Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey-Pirozzi House as historic sites and unanimously recommends to the City Council designation of said properties as Class 1 Historic Sites; and

WHEREAS the City Council concurs in the recommendation of the Historic Site Preservation Board regarding the architectural and historic value of the Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey-Pirozzi House; and

WHEREAS the designation of the Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey-Pirozzi House shall further the purposes and intent of the General Plan and Chapter 8.05 of the Palm Springs Municipal Code; and

WHEREAS the designation of the Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey-Pirozzi House shall promote the sensitive preservation and restoration of said sites.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Palm Springs, California, as follows:

- Section 1. The Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey House were constructed during the period 1946-1965 and have since contributed to the historic architectural diversity of the City of Palm Springs.
- Section 2. The Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey House are excellent examples of the Modern architectural movement in the City of Palm Springs as designed and adapted by the renowned architect Albert Frey, FAIA.
- Section 3.
- a. The Frey House II, owned by Albert Frey ("Owner"), and located at 686 Palisades Dr., shall be designated as a Class 1 Historic Site pursuant to Chapter 8.05 of the Palm Springs Municipal Code. The site is located on Lot 10, and a portion of Lot 8, of Palm Springs Palisades, M/B 19/23, Riverside County, California; APN 513-110-020.
 - b. The Valley Station of the Palm Springs Aerial Tramway, owned by Mount San Jacinto Winter Park ("Owner"), and located at the westerly terminus of Tram Way, shall be designated as a Class 1 Historic Site pursuant to Chapter 8.05 of the Palm Springs Municipal Code. The site is located on a portion of Sec. 7, T.4S., R.4.E., Riverside County, California; APN 505-020-012.
 - c. The Loewy House, owned by James Gaudineer ("Owner"), and located at 600 Panorama Rd., shall be designated as a Class 1 Historic Site pursuant to Chapter 8.05 of the Palm Springs Municipal Code. The site is located on a portion of the SW1/4 SE1/4 of Section 3, T.4S., R.4E., Riverside County, California; APN 504-292-014.
 - d. Palm Springs City Hall, owned by the City of Palm Springs ("Owner"), and located at 3200 E. Tahquitz Canyon Way, shall be designated as a Class 1 Historic Site pursuant to Chapter 8.05 of the Palm Springs Municipal Code. The site is located on Lot 16 of Palm Valley Colony Lands, MB 14/652, San Diego County, California; APN 502-150-005.
 - e. The Carey-Pirozzi House, owned by Vincent & Karen Pirozzi ("Owners"), and located at 651 W. Via Escuela, shall be designated as a Class 1 Historic Site pursuant to Chapter 8.05 of the Palm Springs Municipal Code. The site is located on Parcel 1, R/S 27/75, Riverside County, California; APN 504-193-002.
- Section 4. No permits for the exterior alteration to the Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey-Pirozzi House shall be granted without the prior approval of the Historic Site Preservation Board and/or the City Council, pursuant to Chapter 8.05 of the Palm Springs Municipal Code; approved alterations shall maintain the historic architectural integrity of the building.
- Section 5. The Owners shall permit the City to demark the Frey House II, the Valley Station of the Palm Springs Aerial Tramway, the Loewy House, Palm Springs City Hall, and the Carey-Pirozzi House as historic sites with a plaque of the City's choosing.
- Section 6. This resolution, and the historic designation put in place by it, shall not affect title to the subject properties.


Section 7. The City Council hereby directs the City Clerk to submit this resolution to the county recorder for recordation within 90 days of the effective date of this resolution.

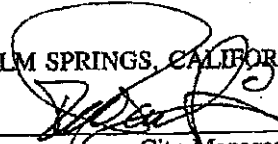
ADOPTED this 2nd day of October, 1996.

AYES: Members Barnes, Hodges, Oden, Spurgin and Mayor Kleindienst
NOES: None
ABSENT: None

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

By 
City Clerk


City Manager

REVIEWED & APPROVED: 