



## CITY COUNCIL STAFF REPORT

DATE: May 2, 2012

PUBLIC HEARING

SUBJECT: CASE HSPB #78: APPLICATION FOR DESIGNATION OF THE DEL MARCOS HOTEL AT 225 W. BARISTO ROAD AS A CLASS 1 HISTORIC SITE

FROM: David H. Ready, City Manager

BY: The Planning Department

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### SUMMARY

Under Section 8.05 of the Palm Springs Municipal Code (Historic Resources), the City Council may designate properties as "Class 1" historic sites. The City's Historic Site Preservation Board (HSPB) has recommended such a designation for the entire site, excluding landscaping, at 225 W. Baristo Road ("Del Marcos Hotel"). The Council will conduct a public hearing and determine if the site should be designated. Class 1 designation would place the building under the guidance of Municipal Code Section 8.05 "Historic Preservation". The property owner has been notified, but no reply – either in support or opposed – has been received.

### RECOMMENDATION

1. Open the public hearing and accept public testimony.
2. Adopt Resolution No. \_\_\_\_\_: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA DESIGNATING THE PROPERTY LOCATED AT 225 W. BARISTO ROAD ("DEL MARCOS HOTEL") AS A HISTORIC SITE, CLASS 1 – HSPB 78"

### PROJECT DESCRIPTION

The HSPB initiated an investigation to determine if the subject property should be designated a Class 1 historic site. Such designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05
2. Require present and subsequent owners to maintain the site consistent with that ordinance, and

3. Grant possible property tax reduction opportunities to the owner under the State of California Mills Act.

A full project description, historic assessment report, findings and recommendations can be found in the HSPB staff report and other exhibits attached hereto.

### PRIOR ACTIONS

On December 13, 2011, the Historic Site Preservation Board initiated an investigation to determine if the subject property should be designated a historic site.

On January 10, 2012, the Historic Site Preservation Board considered background information on architect William Cody and the subject site, and directed staff to schedule a public hearing on the matter.

On February 14, 2012, the HSPB voted 5-0-1 (Gilmer absent) to recommend that the City Council designate the site at 225 W. Baristo Road, a Class 1 Historic Site in accordance with Municipal Code Section 8.05. HSPB Resolution #78 is attached.

### ANALYSIS

The property is a 20,625 square foot (0.47 acre) lot located at the south-west corner of West Baristo and South Belardo Roads. The site is rectangular (137.5 x 150 feet) with the narrower frontage facing Baristo Road. The site slopes slightly from south to north, although the building is located on a flat pad and most of the slope is experienced in the front landscape area facing Baristo Road. There are no known special geologic features on the property.

The lot is fully developed with the Del Marcos Hotel (nee San Marcos Hotel), including the U-shaped building, an outdoor pool, landscaping and parking. The hotel has seventeen rooms with private patios or balconies, and some units include small kitchens. The building was constructed in 1947-48, including the pool. Few modifications have occurred to the property since original construction; however, landscaping around the perimeter of the site appears to have been altered over the years.

The building is of wood-frame construction with an exterior of stucco, stone and wood. Its area is listed as 7,200 square feet, which is likely approximate. The base of the "U" faces Baristo Road and is two stories with six rooms upstairs and the entry lobby and covered breezeway downstairs. The easterly wing fronts Belardo Road, is one story and contains hotel units. The westerly wing contains hotel rooms and a laundry facility. According to the hotel's current manager, one of the hotel rooms in the westerly wing was originally an owner's apartment, which has since been repurposed.

The architecture is modern with the use of bold angles along the roof and front walls. Other stylistic elements include the dramatic use of stone on the front façade, the glass-enclosed lobby that connects the check-in area to the exterior breezeway and pool

deck, and the simple trellis elements on the second story walkway / deck. Functionally, the central pool deck is directly accessible from the ground level rooms and the generous use of glass provides views to the nearby mountains from most rooms.

The building was issued a building permit July 28, 1947 and was the first independent commission for architect William F. Cody, who encountered the desert when he was commissioned in 1946 to provide design services to the Desert Inn. He applied for membership in the American Institute of Architects (AIA) in 1948 – about the time the San Marcos Hotel was being completed – showing an office location in Santa Monica. The Southern California Chapter of the AIA granted the San Marcos Hotel an “honorable mention” in its award ceremony in 1949.

By 1950, William Cody and his family had relocated to Palm Springs, and he was retained to convert the Thunderbird Dude Ranch into the Thunderbird Country Club. Subsequent commissions in the Coachella Valley followed, including work at the Eldorado Country Club, the Tamarisk Country Club, the Racquet Club and the Tennis Club. He spent nearly a decade beginning in 1960 altering and expanding the Spa Hotel for the Agua Caliente Band of Cahuilla Indians. Additional commissions in California, Arizona, Texas, Cuba and Mexico continued his specialization in country club / residential developments.

Mr. Cody was elevated to Fellowship in the AIA in 1965 and found his last commissions back in Palm Springs where he designed St. Teresa’s Catholic Church and Convent (1966-68) and the Palm Springs Public Library (1973). Following a stroke, he died in 1978 at age 62.

## **DEFINING HISTORIC CHARACTERISTICS**

The hotel design includes a number of features that reflect its role in the post-war era of automobile travel. On-site parking was provided for all guests and an open plan surrounding the swimming pool encouraged socializing among the guests. The long sloping roofline with the angular trim and doors present a fanciful, yet casual building character. The use of floor-to-ceiling glass, stone work and redwood siding speak to the influence of Cody’s association with architect Cliff May. The building remains very close to its original design as no significant changes have been made to the structure since 1947. Changes to landscape plantings appear to have occurred over the years and no historic review is recommended for new landscaping.

## **REQUIRED FINDINGS**

As noted above in Background and Setting, Section 8.05.020 of the Municipal Code provides the definition of 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*”. Of the seven other qualities listed therein, the HSPB recommends two:

*The property reflects or exemplifies a particular period of the national, state or local history.*

The hotel was recognized in 1949 by the Los Angeles Chapter of the American Institute of Architects as a noteworthy example of new resort architecture. The building is representative of the open and informal modern style that became prominent in the post-war years through the 1960's. Its bold use of angles exemplifies the energy and optimism of the times, and the building is a unique and largely intact example of the modernist architecture for which Palm Springs is widely known. Staff supports the finding.

*The property presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value.*

The building's architect, William F. Cody, was recognized by the AIA with a Fellowship after twenty years of practice in southern California and other warm climates. He is one of the recognized groups of mid-century modern architects who practiced in the Palm Springs area. The Del Marcos Hotel is a clear precursor to Mr. Cody's involvement in resort properties, as he later developed a specialization in residential hotels and country clubs with residential components. Staff supports this finding.


#### ENVIRONMENTAL ASSESSMENT

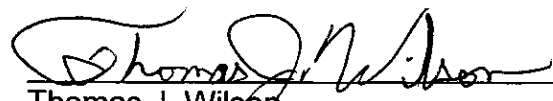
In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

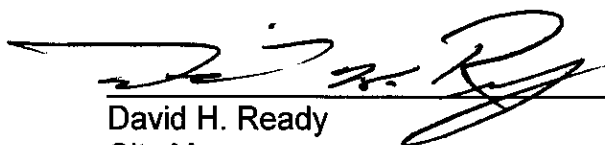
#### NOTIFICATION

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. As of the writing of this report, staff has not received any inquiries on this matter.

FISCAL IMPACT: No fiscal impact.

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

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

  
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David H. Ready  
City Manager

**Attachments:**

1. Draft City Council Resolution
2. Vicinity Map
3. Resolution #78 of the HSPB
4. HSPB staff report dated February 14, 2012
5. HSPB meeting minutes dated December 13, 2011 and January 10 and February 14, 2012
6. E-mail and draft "application" from Patrick McGrew, received February 15, 2012

RESOLUTION NO. \_\_\_\_\_

OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA DESIGNATING THE PROPERTY LOCATED AT 225 W. BARISTO ROAD ("DEL MARCOS HOTEL") AS A HISTORIC SITE, CLASS 1 – HSPB 78

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

WHEREAS, on December 13, 2011, the Historic Site Preservation Board initiated an investigation to determine if the property at 225 W. Baristo Road should be designated a historic site; and

WHEREAS, on February 14, 2012, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Hugh Stephens Residence as a historic site; and

WHEREAS, upon completion of said hearing and after considering all materials and testimony presented on the matter, the HSPB adopted Resolution #78 to recommend to City Council designation of the property located at 225 W. Baristo Road ("Del Marcos Hotel") as a Historic Site, Class 1; and

WHEREAS, notice of a public hearing of the City Council of the City of Palm Springs to consider designation of the property located at 225 W. Baristo Road ("Del Marcos Hotel") as a Historic Site, Class 1 was issued in accordance with applicable law; and

WHEREAS, on May 2, 2012 the City Council conducted a public hearing in accordance with applicable law to consider designation of the property located at 225 W. Baristo Road ("Del Marcos Hotel") as a Historic Site, Class 1; and

WHEREAS, the designation of the property located at 225 W. Baristo Road ("Del Marcos Hotel") as a Historic Site, Class 1 shall further the purpose and intent of Chapter 8.05 and promotes the sensitive preservation of said site; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the designation of a historic site is categorically exempt from environmental review pursuant to Section 15331 for the preservation of historical resources; and

WHEREAS, the City Council 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 Del Marcos Hotel's modern architecture employs bold angles along the roof and front walls. Other stylistic elements include the dramatic use of stone on the front façade, a glass-enclosed lobby that connects the check-in area to the exterior breezeway and pool deck, and the simple trellis elements on the second

story walkway / deck. Functionally, the central pool deck is directly accessible from the ground level rooms and the generous use of glass provides views to the nearby mountains from most rooms.

2. The defining characteristics of this home include:
  - An open plan surrounding the swimming pool;
  - A long sloping roofline with the angular trim and doors;
  - The use of floor-to-ceiling glass, stone work and redwood siding; and
  - No significant changes have been made to the structure since its original construction.
  
3. The building was the first independent commission for architect William F. Cody, who became member of the American Institute of Architects (AIA) about the time the San Marcos Hotel was being completed. He was elevated to Fellowship in the AIA in 1965. The Southern California Chapter of the AIA granted the San Marcos Hotel an "honorable mention" in its award ceremony in 1949.
  
4. William F. Cody had a notable career in the Coachella Valley and with desert resorts beyond the local area. He converted the Thunderbird Dude Ranch into the Thunderbird Country Club and worked at the Eldorado Country Club, the Tamarisk Country Club, the Racquet Club and the Tennis Club. During the 1960's, he spent nearly a decade altering and expanding the Spa Hotel for the Agua Caliente Band of Cahuilla Indians, and had other commissions in California, Arizona, Texas, Cuba and Mexico. His last commissions were St. Teresa's Catholic Church and Convent (1966-68) and the Palm Springs Public Library (1973)

**THE CITY COUNCIL DOES HEREBY RESOLVE:**

**SECTION 1:** Pursuant to CEQA, the City Council finds that the designation of the property at 225 W. Baristo Road as a Class 1 historic site is categorically exempt from environmental review pursuant to Section 15331 whereby this designation is for the preservation of a historical resource.

**SECTION 2:** Pursuant to Section 8.05.020 of the Palm Springs Municipal Code, the City Council does hereby make the following findings regarding the property at 225 W. Baristo Road ("Del Marcos Hotel") to support designation as a Class One historic site:

- A. The property reflects or exemplifies a particular period of the national, state or local history, because the hotel was recognized in 1949 by the Los Angeles Chapter of the American Institute of Architects as a noteworthy example of new resort architecture. The building is representative of the open and informal modern style that became prominent in the post-war years through the 1960's. Its bold use of angles exemplifies the energy and optimism of the times, and the

building is a unique and largely intact example of the modernist architecture for which Palm Springs is widely known.

- B. The property 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 building's architect, William F. Cody, was recognized by the AIA with a Fellowship after twenty years of practice in southern California and other warm climates. He is one of the recognized groups of mid-century modern architects who practiced in the Palm Springs area. The Del Marcos Hotel is a clear pre-cursor to Mr. Cody's involvement in resort properties, as he later developed a specialization in residential hotels and country clubs with residential components.

SECTION 5: Based upon the foregoing, the City Council does hereby designate as a Class 1 Historic Site the property at 225 W. Baristo Road ("Del Marcos Hotel"), subject to the following conditions;

1. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. All future modifications of the existing structures, as well as any new buildings shall require HSPB review pursuant Municipal Code Ordinance 8.05.180. No HSPB review shall be required for new temporary, detached, non-habitable structures or modifications to landscaping.
3. All requirements of the Palm Springs Zoning Code shall be met.
4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED THIS \_\_\_th day of May, 2012.

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David H. Ready, City Manager

ATTEST:

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James Thompson, City Clerk



CERTIFICATION

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

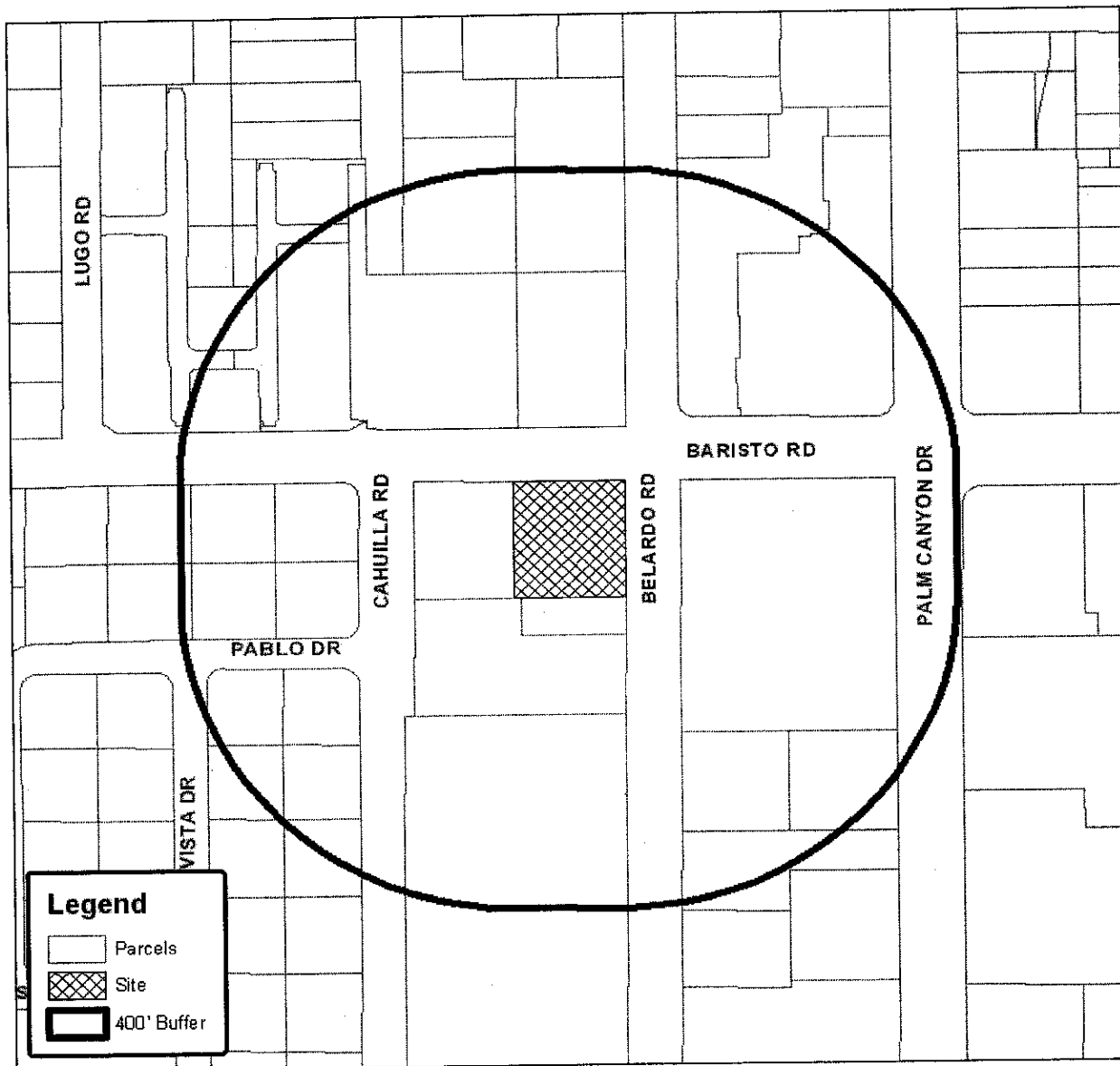
I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. \_\_\_\_\_ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
James Thompson, City Clerk  
City of Palm Springs, California



# Department of Planning Services Vicinity Map



**Legend**

- Parcels
- Site
- 400' Buffer

## CITY OF PALM SPRINGS

**CASE NO:** HSPB 78

**APPLICANT:** City of Palm Springs

**DESCRIPTION:** To consider designating the property known as the Del Marcos Hotel as a Class 1 Historic Site (Case No. HSPB 78). The subject site is addressed as follows: 225 West Baristo Road. (APN 513-202-002).

HSPB RESOLUTION NO. 78

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY LOCATED AT 225 W. BARISTO ROAD ("DEL MARCOS HOTEL") AS A HISTORIC SITE, CLASS 1 – HSPB 78.

WHEREAS, in 1947, William F. Cody received his first independent commission to design a hotel at 225 W. Baristo Road; and

WHEREAS, the Del Marcos Hotel was constructed in 1947-48 and has experienced little modification since that time such that the building retains the form, style and materials of its original construction, and

WHEREAS, the defining characteristics of this hotel include:

- Several features of William F. Cody's architectural style, including the use of bold angles in the roof and walls, floor-to-ceiling glass and open floor plans, and
- The hotel is a pre-cursor to Mr. Cody's involvement in resort properties, as he later developed a specialization in residential hotels and country clubs with residential components; and

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

WHEREAS, on December 13, 2011, the Historic Site Preservation Board (HSPB) of the City of Palm Springs, initiated an application for Historic Site Designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the property, known as the "Del Marcos Hotel", as a historic site was issued in accordance with applicable law; and

WHEREAS, on February 14, 2012, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Del Marcos Hotel as a historic site; and

WHEREAS, the designation of the Del Marcos Hotel shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the Del Marcos Hotel 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.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

*Section 1. The property reflects or exemplifies a particular period of the national, state or local history.*

The hotel was recognized in 1949 by the Los Angeles Chapter of the American Institute of Architects as a noteworthy example of new resort architecture. The building is representative of the open and informal modern style that became prominent in the post-war years through the 1960's. Its bold use of angles exemplifies the energy and optimism of the times, and the building is a unique and largely intact example of the modernist architecture for which Palm Springs is widely known. Staff supports the finding.

*Section 2. The property presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value.*

The building's architect, William F. Cody, was recognized by the AIA with a Fellowship after twenty years of practice in southern California and other warm climates. He is one of the recognized groups of mid-century modern architects who practiced in the Palm Springs area. The Del Marcos Hotel is a clear pre-cursor to Mr. Cody's involvement in resort properties, as he later developed a specialization in residential hotels and country clubs with residential components. Staff supports this finding.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the property located at 225 W. Baristo Road, Palm Springs, California ("Del Marcos Hotel") as a Historic Site, Class 1 subject to the following conditions;

1. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. All future modifications of the existing structures, as well as any new buildings shall require HSPB review pursuant Municipal Code Ordinance 8.05.180. No HSPB review shall be required for new temporary, detached, non-habitable structures or modifications to landscaping.
3. All requirements of the Palm Springs Zoning Code shall be met.

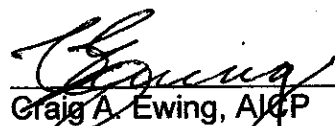
4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED this 14th day of February, 2012.

AYES: 5, Cohen, Grattan, DeLeeuw, Ploss and Vice Chair Strahl  
NOES: None  
ABSENT: 1, Chair Gilmer  
ABSTENTIONS: None

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA



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Craig A. Ewing, AICP  
Director of Planning Services  
Historic Site Preservation Board Secretary



## Historic Site Preservation Board Staff Report

Date: February 14, 2012

Case No.: HSPB-78 – “The Del Marcos Hotel”

Application Type: Application for Historic Designation

Location: 225 W. Baristo Road

Applicant: The City of Palm Springs

Zone: R3: Multi-family residential and hotel zone

General Plan: Small Hotel

APN: 513-202-002

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

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### **PROJECT DESCRIPTION**

An application by the City of Palm Springs, requesting the Historic Site Preservation Board to recommend to City Council designation of 225 W. Baristo Road “The Del Marcos Hotel” as a Class 1 historic site. Such designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05
2. Require present and subsequent owners to maintain the site consistent with that ordinance,
3. Grant possible property tax reduction opportunities to the owner under the State of California Mills Act.

### **RECOMMENDATION**

That the Historic Site Preservation Board (HSPB) recommend that the City Council determine that the Del Marcos Hotel / 225 W. Baristo Road is a historic structure and

that it be assigned Class 1 historic status. A draft resolution is attached for consideration.

## **PRIOR ACTIONS**

In 2004, the Del Marcos Hotel site was identified in the Citywide Historic Resources Survey as possessing significant historic importance.

On December 13, 2011, the Historic Site Preservation Board initiated an application to consider if the subject property should be designated a historic structure.

## **BACKGROUND AND SETTING**

### Definition of a Historic Site.

Section 8.05.020 of the Municipal Code provides the definition of a 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 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.*

A Class 1 Historic Site may also qualify for historic designation at the federal, state and/or county level.

### Designation of Historic Sites.

The City Council is authorized to designate Historic Sites.

The Historic Site Preservation Board makes recommendations to the City Council that certain sites be designated as Historic Sites in accordance with Section 8.05.135 of the

Municipal Code. The Board may initiate studies, surveys and investigations it deems necessary to adequately gather information in consideration of a recommendation.

Conditions that apply to Class 1 Historic Sites.

According to Section 8.05 of the Municipal Code, the following shall apply to a Class 1 Historic Site:

1. It shall meet the definition of a historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The structure/site may not be modified nor objects removed without the approval of the City Council.
5. The use may be limited by the City Council to the extent that it may impair the integrity of the site.
6. A plaque explaining the historic nature of the site will be installed at the site.
7. Compliance with all rules and regulations for Historic Sites and Historic Districts under Article IV of Chapter 8.05 of the Municipal Code shall be required.

**DESCRIPTION AND ANALYSIS**

The property is a 20,625 square foot (0.47 acre) lot located at the south-west corner of West Baristo and South Belardo Roads. The site is rectangular (137.5 x 150 feet) with the narrower frontage facing Baristo Road. The site slopes slightly from south to north, although the building is located on a flat pad and most of the slope is experienced in the front landscape area facing Baristo Road. There are no known special geologic features on the property.

The lot is fully developed with the Del Marcos Hotel (nee San Marcos Hotel), including the U-shaped building, an outdoor pool, landscaping and parking. The hotel has seventeen rooms with private patios or balconies, and some units include small kitchens. The building was constructed in 1947-48, including the pool. Few modifications have occurred to the property since original construction, and a listing of building permits is provided below.

The building is of wood-frame construction with an exterior of stucco, stone and wood. Its area is listed as 7,200 square feet, which is likely approximate. The base of the "U" faces Baristo Road and is two stories with six rooms upstairs and the entry lobby and covered breezeway downstairs. The easterly wing fronts Belardo Road, is one story and contains hotel units. The westerly wing contains hotel rooms and a laundry facility. According to the hotel's current manager, one of the hotel rooms in the westerly wing was originally an owner's apartment, which has since been repurposed.

Within the courtyard created by the building's U-shaped plan is a swimming pool and sundeck, including appropriate furnishings and storage closets. A shuffleboard court is located at the far southwest corner of the property. Landscaping is largely limited to the



W. Baristo side of the property in front of the building's main entry, and is primarily defined by a green lawn, a few trees and a planter bed along the building. A ficus hedge is found along the south (rear) property line, and some landscaping is provided between the west side of the building and the adjacent property. A monument sign is located in the lawn near the intersection of the two streets.

Parking is provided directly off S. Belardo Road using "bay" parking: Vehicle spaces are perpendicular to and directly accessed from the street. The exact number of spaces is not known as the paving is severely worn and the paint striping no longer visible.

The architecture is modern with the use of bold angles along the roof and front walls.<sup>1</sup> Other stylistic elements include the dramatic use of stone on the front façade, the glass-enclosed lobby that connects the check-in area to the exterior breezeway and pool deck, and the simple trellis elements on the second story walkway / deck. Functionally, the central pool deck is directly accessible from the ground level rooms and the generous use of glass provides views to the nearby mountains from most rooms.

The building was issued a building permit July 28, 1947. The permit indicates Sam W. Marcus as the owner and William Cody as the architect. The hotel was named the Hotel del Marcos, according to an early advertisement. The pool permit was issued December 28, 1947. Subsequent building permits were issued for a small storage building (1950), a "hotel sprinkler system" (1953), a sliding glass door (1955) and a remodel of the reception area and laundry / storage room (1996). The landscaping, including exterior lighting fixtures, has been modified over the years so that the original arrangement – while reflected in the present design – has not been preserved.

The building was the first independent commission for William F. Cody, who encountered the desert when he was commissioned in 1946 to provide design services to the Desert Inn.<sup>2</sup> Though a native of Ohio, Mr. Cody attended Beverly Hills (CA) High School, Santa Monica Junior College and the College of Architecture and Fine Arts at the University of Southern California, where he received a Bachelor's degree in Architecture in 1942. During the war years, he worked on industrial, military and educational facilities in northern and southern California, and Arizona. He also worked for Cliff May, a leading southern California building designer, and is credited with work on May's Pace-Setter House – an influential, low-cost California ranch house design.

Mr. Cody received National Design Award recognition for several elementary and high school buildings on which he worked while employed at the firm of Marsh, Smith and Powell (Los Angeles, CA). He applied for membership in the American Institute of Architects (AIA) in 1948 – about the time the San Marcos Hotel was being completed –

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<sup>1</sup> Bold, angular roof and wall elements were also characteristics of the Googie style of architecture that began about the same time in the Los Angeles area, reflecting the optimism of the post-war era.

<sup>2</sup> The biographical information on William F. Cody is derived from the Biography Section of the "Guide to the William F. Cody Papers"; Loe, Nancy E and Laura Sorveti; California Polytechnic State University, San Luis Obispo; Copyright 2009, Trustees of the California State University.

showing an office location in Santa Monica. The Southern California Chapter of the AIA granted the San Marcos Hotel an “honorable mention” in its award ceremony in 1949.

By 1950, William Cody and his family had relocated to Palm Springs, and he was retained to convert the Thunderbird Dude Ranch into the Thunderbird Country Club. Subsequent commissions in the Coachella Valley followed, including work at the Eldorado Country Club, the Tamarisk Country Club, the Racquet Club and the Tennis Club. He spent nearly a decade beginning in 1960 altering and expanding the Spa Hotel for the Agua Caliente Band of Cahuilla Indians. Additional commissions in California, Arizona, Texas, Cuba and Mexico continued his specialization in country club / residential developments.

Mr. Cody was elevated to Fellowship in the AIA in 1965 and found his last commissions back in Palm Springs where he designed St. Teresa's Catholic Church and Convent (1966-68) and the Palm Springs Public Library (1973). Following a stroke, he died in 1978 at age 62.

## REQUIRED FINDINGS

As noted above in Background and Setting, Section 8.05.020 of the Municipal Code provides the definition of 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*”. Seven other qualities are listed therein with staff's analysis provided below:

1. *The resource is associated with events that have made a meaningful contribution to the nation, state or community.*

No specific event of national, state or local history is known to be associated with the property. Staff does not support this finding.

2. *The property is associated with lives of persons who made meaningful contribution to national, state or local history.*

No specific individual who made meaningful contribution to the national, state or local history is known to be associated with the property. Staff does not support this finding.

3. *The property reflects or exemplifies a particular period of the national, state or local history.*

The hotel was recognized in 1949 by the Los Angeles Chapter of the American Institute of Architects as a noteworthy example of new resort architecture. The building is representative of the open and informal modern style that became prominent in the post-war years through the 1960's. Its bold use of angles exemplifies the energy and optimism of the times, and the building is a unique and largely intact example of the modernist architecture for which Palm Springs is widely known. Staff supports the finding.

4. *The property embodies the distinctive characteristics of a type, period or method of construction.*

The building uses standard wood-frame and stucco construction techniques. While the materials are used to express the modern style, the construction itself is conventional for its time. Staff does not support the finding.

5. *The property presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value.*

The building's architect, William F. Cody, was recognized by the AIA with a Fellowship after twenty years of practice in southern California and other warm climates. He is one of the recognized group of mid-century modern architects who practiced in the Palm Springs area. The Del Marcos Hotel is a clear pre-cursor to Mr. Cody's involvement in resort properties, as he later developed a specialization in residential hotels and country clubs with residential components. Staff supports this finding.

6. *The property represents a significant and distinguishable entity whose components may lack individual distinction.*

The project does not meet this finding.

7. *The property has yielded or may be likely to yield information important to national, state or local history or prehistory.*

The project does not meet this finding.

## CONCLUSION

The Del Marcos Hotel occupies a unique place in the panoply of Palm Springs' mid-century modern buildings. It is one of the first hotels to express the modern style of bold angles, floor-to-ceiling glass and open floor plan. At the beginning of William F. Cody's career, it is a significant insight into the future work he would create in the Coachella Valley and beyond. The hotel's relatively undisturbed condition also makes it an appropriate candidate for future preservation.

## RECOMMENDATION

Staff recommends that the Board:

- 1 Determine that the Del Marcos Hotel is eligible for historic designation.
- 2 Recommend that the Del Marcos Hotel building be designated as a Class One historic site and be so regulated under Chapter 8.05 of the Municipal Code. The landscaping is not recommended for designation / regulation.

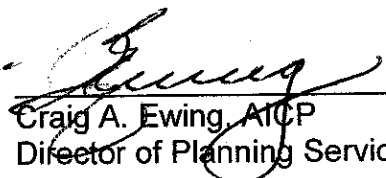
A draft resolution is attached for the Board's consideration.

## ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation 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 three hundred (300) feet of the subject property have been notified. As of the writing of this report, staff has not received any inquiries on this matter.



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Craig A. Ewing, AICP  
Director of Planning Services

## ATTACHMENTS

1. Vicinity Map
2. Draft HSPB Resolution #78
3. Historic Site Preservation Board minutes of December 13, 2011
4. Background information

# DRAFT

## HSPB RESOLUTION NO. 78

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE PROPERTY LOCATED AT 225 W. BARISTO ROAD ("DEL MARCOS HOTEL") AS A HISTORIC SITE, CLASS 1 – HSPB 78.

WHEREAS, in 1947, William F. Cody received his first independent commission to design a hotel at 225 W. Baristo Road; and

WHEREAS, the Del Marcos Hotel was constructed in 1947-48 and has experienced little modification since that time such that the building retains the form, style and materials of its original construction, and

WHEREAS, the defining characteristics of this hotel include:

- Several features of William F. Cody's architectural style, including the use of bold angles in the roof and walls, floor-to-ceiling glass and open floor plans, and
- The hotel is a pre-cursor to Mr. Cody's involvement in resort properties, as he later developed a specialization in residential hotels and country clubs with residential components; and

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

WHEREAS, on December 13, 2011, the Historic Site Preservation Board (HSPB) of the City of Palm Springs, initiated an application for Historic Site Designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the property, known as the "Del Marcos Hotel", as a historic site was issued in accordance with applicable law; and

WHEREAS, on February 14, 2012, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider designation of the Del Marcos Hotel as a historic site; and

WHEREAS, the designation of the Del Marcos Hotel shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of the Del Marcos Hotel shall promote the sensitive preservation of said site; and

# DRAFT

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.

THE HISTORIC SITE PRESERVATION BOARD HEREBY FINDS AS FOLLOWS:

*Section 1. The property reflects or exemplifies a particular period of the national, state or local history.*

The hotel was recognized in 1949 by the Los Angeles Chapter of the American Institute of Architects as a noteworthy example of new resort architecture. The building is representative of the open and informal modern style that became prominent in the post-war years through the 1960's. Its bold use of angles exemplifies the energy and optimism of the times, and the building is a unique and largely intact example of the modernist architecture for which Palm Springs is widely known. Staff supports the finding.

*Section 2. The property presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value.*

The building's architect, William F. Cody, was recognized by the AIA with a Fellowship after twenty years of practice in southern California and other warm climates. He is one of the recognized group of mid-century modern architects who practiced in the Palm Springs area. The Del Marcos Hotel is a clear pre-cursor to Mr. Cody's involvement in resort properties, as he later developed a specialization in residential hotels and country clubs with residential components. Staff supports this finding.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate the property located at 225 W. Baristo Road, Palm Springs, California ("Del Marcos Hotel") as a Historic Site, Class 1 subject to the following conditions;

1. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
2. All future modifications of the existing structures, as well as any new buildings shall require HSPB review pursuant Municipal Code Ordinance 8.05.180. No HSPB review shall be required for new temporary, detached, non-habitable structures or modifications to landscaping.
3. All requirements of the Palm Springs Zoning Code shall be met.

4. That the City Clerk submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
5. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.

ADOPTED this 14th day of February, 2012.

AYES:                    —  
NOES:                   —       —  
ABSENT:               —  
ABSTENTIONS:       —

ATTEST:

CITY OF PALM SPRINGS,  
CALIFORNIA  
**DRAFT**

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Craig A. Ewing, AICP  
Director of Planning Services  
Historic Site Preservation Board Secretary

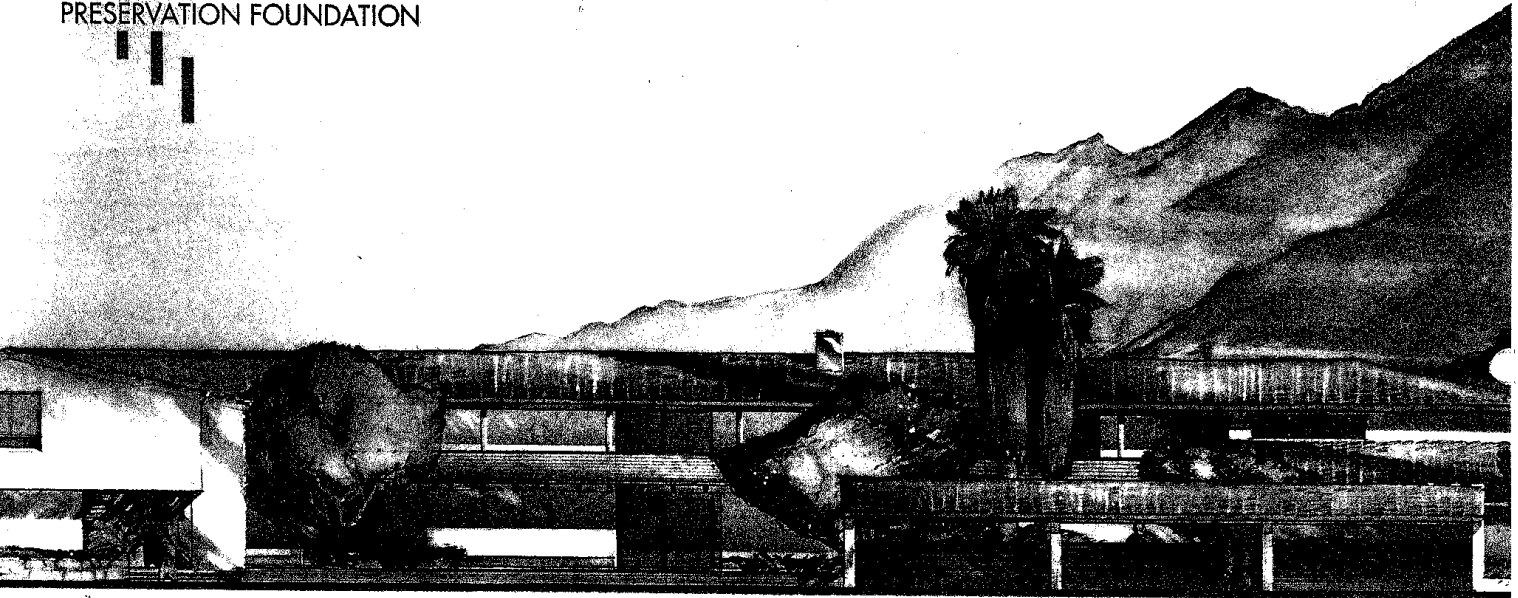
THE ARCHITECTURE OF

# William F. Cody

A DESERT RETROSPECTIVE

PALM SPRINGS  
PRESERVATION FOUNDATION

# PSPF Desk Copy



024

WILLIAM F. CODY ARCHITECT



# William Francis Cody, F.A.I.A.

By the time he was seven years old, William Francis Cody was already an "expert" on architectural styles, remembers his brother John Cody.



"Our mother, Anna, was a graduate of Pennsylvania School of Art and a successful interior designer in the Midwest. She would quiz Bill about the different styles of architecture they encountered on drives around our hometown of Dayton, Ohio."

Determined that her sons receive an education in the arts, Anna had a large influence on Bill, not only in terms of learning about architecture, but also in

teaching him the finer points of art. Day trips often took them into the surrounding countryside where they painted on easels. Bill's talent for painting later became evident in many of his architectural renderings.

## ART & ARCHITECTURE IN LOS ANGELES

Bill's father owned a successful haberdashery business with stores in multiple states and in the late 1920s, after a visit to Southern California, he fell in love with Los Angeles and decided to sell out and move his family West. They eventually settled into a home designed and built by Anna in Westwood. All of the beams above the doors in the house were hand carved by Bill and his mother.

As a student at Beverly Hills High School, Bill's artistic talents began to steer him toward his future profession as he and fellow classmate Jack L. Warner, of Warner Brothers Studios fame, designed and built the stage sets for school plays. After graduating high school in 1932 and a brief stint working at a filling station (much to his Mother's dismay), Bill Cody enrolled in the University of Southern California with his sights firmly targeted on becoming an architect. By all accounts, he stood out among his fellow students.

Not only were Cody's architectural skills on display at USC, he was honing his entrepreneurial and business skills as well. Cody was quick to form an alliance with Southern California designer and home builder Cliff May, who had become extremely sought after and best known

for his low slung, rambling, elegant ranch houses. May's signature style, influenced by the Ranchos and Haciendas of early California, almost always included adobe walls, vaulted wood ceilings, huge fireplaces, large covered outdoor corridors, brick and wood floors, and most importantly, an emphasis on indoor/outdoor living. May's homes were as sought after then as they are now.

Cody had as many as five of his fellow students working as draftsmen turning out drawings for May's houses. "Cliff designed them and Bill enhanced them," says Cody's brother John. "Bill also turned my bedroom in our parents' home into his drafting studio and I slept somewhere else."

Great change was taking place in the architectural world during Cody's years in school. The Beaux-Arts school of thought, in which he was technically trained, was giving way to the Bauhaus philosophy of minimalism. While Cody appreciated most architectural styles, the Bauhaus influence would be the major force behind all his future work.

Upon graduation from USC School of Architecture in 1942, Cody enlisted in the US Navy and received a commission. However, due to his asthma, he was given a medical discharge after only four months. Following his aborted military career, Cody opened a small office in West Los Angeles and worked on a variety of commissions including homes and a Kaiser Aluminum plant. Between 1944 and 1946, he served as head designer for the firm of March, Smith and Powell, primarily designing schools. Two of his school designs won American Institute of Architecture (A.I.A.) awards: Suva Elementary and Corona Del Mar Elementary schools.

In 1944 Cody married Winifred Smith, whom he had met in eighth



Cody and his bride Wini on their wedding day in Los Angeles. RIGHT: An early Cody watercolor.  
COURTESY ESTATE OF WILLIAM F. CODY



grade. The couple had three daughters, Diane in 1944, Lynne in 1948, and Cathy in 1954.

## PALM SPRINGS

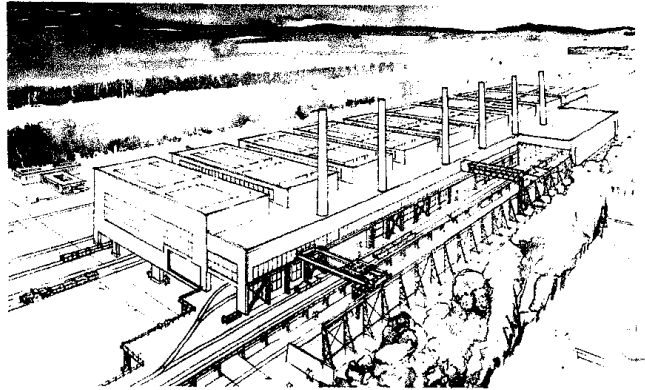
Hired as the staff architect for The Desert Inn, Cody moved to Palm Springs in 1946, where the climate proved beneficial to his asthma and the desert landscape a perfect palette on which to express his vision of modern architecture.

His first major commission on his own in the desert was the Del Marcos hotel built in 1946 on Baristo Road in what is now known as the historic Tennis Club area. The all-wood frame structure features abundant use of glass and stone and is modern in design. However, it's hard not to see some of Cliff May's influence in its redwood siding and stone work. Del Marcos was a transitional project for Cody. The design earned him a "Creative Mention" award in 1949 from the Southern California chapter of the A.I.A. as an example of new resort hotel architecture. In contrast, the "Distinguished" award for that year went to the Edgar J. Kaufmann house designed by Richard Neutra.

Around this period, Cody's brother John recalls how he and several classmates were conned by Cody into helping build the adobe walls of his own house on Desert Palms Drive in central Palm Springs. "We would bag the mortar joints with a burlap sack filled with sand to soften the look." This became a signature element of Cody's style.

A larger than life personality with a boisterous laugh, Cody often dressed casually in shorts and open-collared shirts for frequent evenings out and about in the restaurants and watering holes of Palm Springs. However, he was not all play and no work as some had viewed him. In fact, what most people didn't realize was that more often than not, Cody would return to his modest office on South Palm Canyon Drive and work through the night. He expected the same from his employees. Once, a new associate in his office went out for breakfast after an all-night work session only to be tracked down by Cody and asked, "You're coming right back to the office, aren't you?"

E. Stewart Williams, a contemporary of Cody's, recalls Cody driving



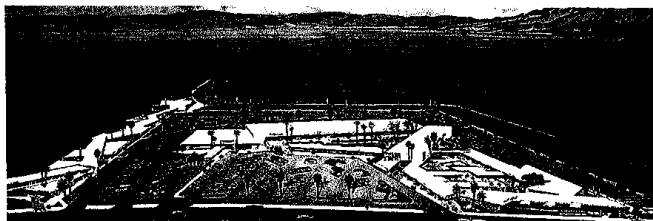
Bechtel Corporation commissioned Cody to design this plant contracted by Kaiser Aluminum in the early 1940s. COURTESY ESTATE OF WILLIAM F. CODY

his staff crazy working late and sometimes all night. "It was rare to see Bill in the office during the day. He was out hustling business or thinking about it" says his brother John. Cody's office grew in time to around twenty employees, a large architectural firm even by today's standards. Despite his unorthodox work habits, Cody thrived creatively and professionally in the desert.

## LESS IS MORE

Totally devoted to the Miesian philosophy of "less is more," Cody became one of the first architects locally to utilize steel in his quest for minimalism. His home, built in 1947, was steel framed in order to allow the barriers between indoors and outdoors to vanish. He had the structure engineered to obtain only the thinnest possible profiles with the roof being only four inches thick. Most of the walls are glass and open either to atriums or the outdoors.

Following his success with the Del Marcos, Cody was tapped in 1952 by oil magnate and entertainment industry titan Jack Wrather and his wife Bonita Granville to design the private L'Horizon hotel on a choice eight acre-site on east Palm Canyon Drive. (Wrather produced Lassie and



FAR LEFT: Angular view of L'Horizon.

PHOTO BY JULIUS SHIRLMAN, COURTESY ESTATE OF WILLIAM F. CODY

LEFT: The Cameron Center, built in 1956 at South Palm Canyon Drive and Mesquite Avenue was anchored by the Huddle Springs Restaurant.

COURTESY ESTATE OF WILLIAM F. CODY

the Lone Ranger, was partner in the Muzak company as well as a partner in Walt Disney's Disneyland Hotel. Granville was an Academy Award nominated actress famous for playing Nancy Drew in the 1930s.)

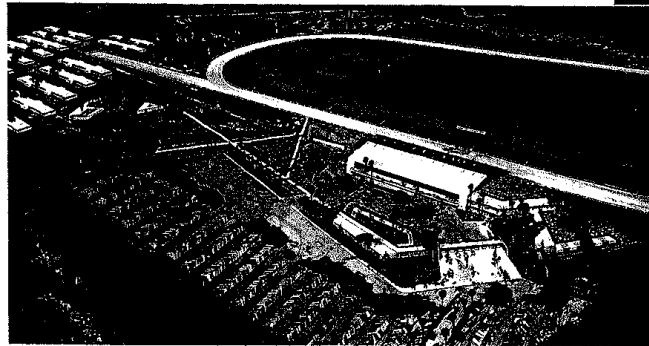
Using techniques from his house such as adobe walls and floor-to-ceiling glass, Cody designed L'Horizon as a cluster of modern cottages surrounding a large pool and cool green lawns. Full of angles that were all but right angles, the hotel's twenty units featured private patios and sunken showers with sliding glass doors opening to the outside. The result was magical. The hotel has had a loyal clientele since it opened. Recently sold, the hotel is undergoing full restoration by way of Cody's original plans, and is scheduled to reopen as The Horizon Hotel in early 2005.

### FAIRWAY LIVING

The early 1950s saw the birth of a new concept in residential development: fairway living – a concept now a staple of real estate developers around the globe. Thunderbird and Tamarisk Country Clubs were the first golf courses to be sold as residential communities, with the ultra exclusive Eldorado Country Club following in 1959. Cody's social and professional contacts were paying off. He was tapped to design the club houses as well as many of the homes at all three of these ground breaking developments.

This period again saw Cody pushing the limits of his engineers and draftsmen. His designs called for steel beams to be the thinnest possible. Window glass disappeared into the ceiling and walls with no trim whatsoever. All joints had to be perfect. Cody called it "hush and flush."

Cody was a fanatic about details. He wanted the linear structure of the building to show, so the execution had to be perfect. He demanded perfection from everyone involved in his projects, from the draftsmen to the contractors. While noted for his attention to detail, it is truly Cody's



The proposed Palm Springs Turf Club was billed in the 1954 *Palm Springs Villager* as a "spacious and fine quarters for conventions, olympiads, expositions, polo, horse and flower shows, sport car racing and almost any gathering that may call for large complete facilities." It was to be built in the area of Highway 111 and Golf Club Drive, but never came to fruition.

COURTESY ESTATE OF WILLIAM F. CODY

RIGHT: Cody paid great attention to detail, even designing light fixtures such as these hanging over the bar in Eldorado Country Club.

PHOTO BY JULIUS SHULMAN, COURTESY ESTATE OF WILLIAM F. CODY

mastery of perspective which has made his work memorable. His brother John recalls, "Bill had the best eye. He understood proportion better than anyone, and could just look at something and tell if it wasn't right." E. Stewart Williams recalls, "Cody had a sense of beautiful proportion. He utilized slender columns, thin slabs, and the lines of patios and outdoor pools led to the house. His outdoor spaces were almost as big as the interiors."

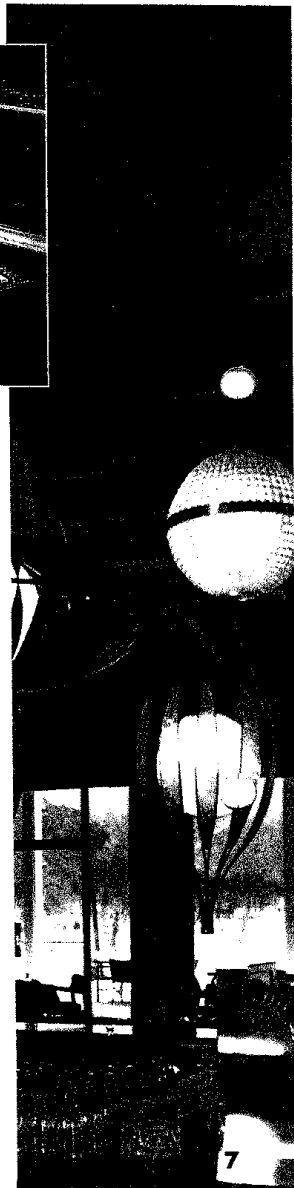
Legend has it that Cody sketched many a design on table cloths in restaurants, took them back to his office and had working drawings the next morning. Despite his unorthodox work habits, Cody's co-workers and peers marveled at the speed with which he could bring his vision to life. "I was just in awe of the pure talent, incredible talent that just poured out. He had total visualization," says Frank Urrutia who worked with Cody from 1968 until 1975.

Pushing the technologic limits of design at the time may inadvertently have been to the detriment of many Cody structures. Future owners and their contractors did not easily understand the complexity of his designs. They found it easier to rip out something they couldn't comprehend or add inappropriate improvements.

Thus the fate of the Tamarisk and Eldorado clubhouses, which have been remodeled beyond recognition. Thunderbird has been demolished and rebuilt. Other notable works which met a similar fate were the

Cody designed the clubhouse, as well as many homes at Thunderbird Country Club. STANDING, LEFT TO RIGHT: Russell Wade (realtor), Desi Arnaz, Bill Cody and Alan Dale. SEATED: Mrs. George Cameron (Daphne), George Cameron, Jr., (oil man and developer), Alice Faye & Phil Harris.

COURTESY PALM SPRINGS HISTORICAL SOCIETY



Huddle Springs Restaurant and his award-winning Shamel House at Eldorado Country Club (both demolished).

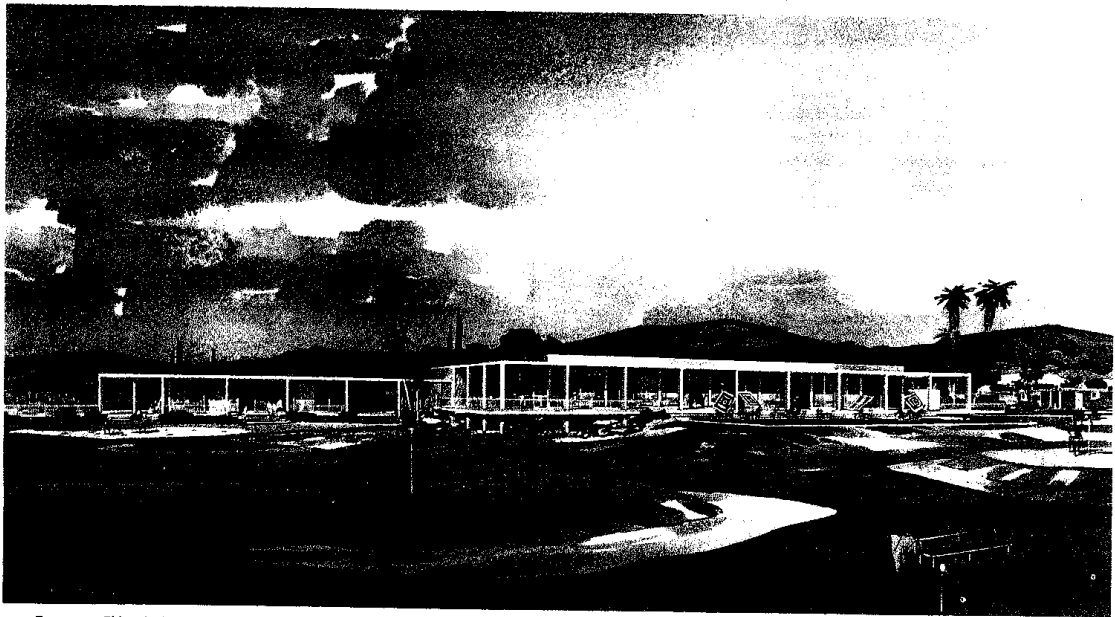
Huddle Springs was one of Cody's favorite projects. Alan Hess calls it "one of the most spirited examples of Googie-style architecture in all of Southern California" in his book *Palm Springs Weekend*. Located in the Cameron Center on South Palm Canyon Drive, the center was demolished by developers hoping to redevelop the property. It now is a vacant lot. However, local Palm Springs architect James Cioffi has been retained by the current owners to recreate the building.

By 1959, Cody had reached his professional peak. In that year alone he designed the Palm Springs Spa and Eldorado Country Club as well as numerous residences. On the Spa Hotel, Cody was responsible for the design and supervision of the project with the local firm of Wexler Harrison doing the drawings. Notable for its thin shelled, poured concrete entrance canopies, tiled water features flowing from indoors to outdoors, and elegant patterned block walls, the hotel became internationally famous upon completion. It has been modified extensively. Flush

with the success of a new casino opened in 2003 adjacent to the hotel, the Agua Caliente Band of Cahuilla Indians have plans to demolish the structure and build a new hotel on the site.

Cody's design expertise in the golf resort arena took him to Mexico and Monte Carlo. He maintained offices in San Francisco, Phoenix, and Havana,

RIGHT: Mr. and Mrs. William Cody at the opening of Tamarisk Country Club in 1953. COURTESY PALM SPRINGS HISTORICAL SOCIETY  
BELOW: Rendering of the Eldorado Country Club clubhouse. COURTESY ESTATE OF WILLIAM F. CODY



LEFT: Entrance to Eldorado Country Club. PHOTO BY JULIUS SHULMAN, COURTESY ESTATE OF WILLIAM F. CODY

RIGHT: Rendering of the Villa Real Golf Club in Havana, Cuba, never built. Rendering is by Gene Shewsbury who did many renderings for Cody.

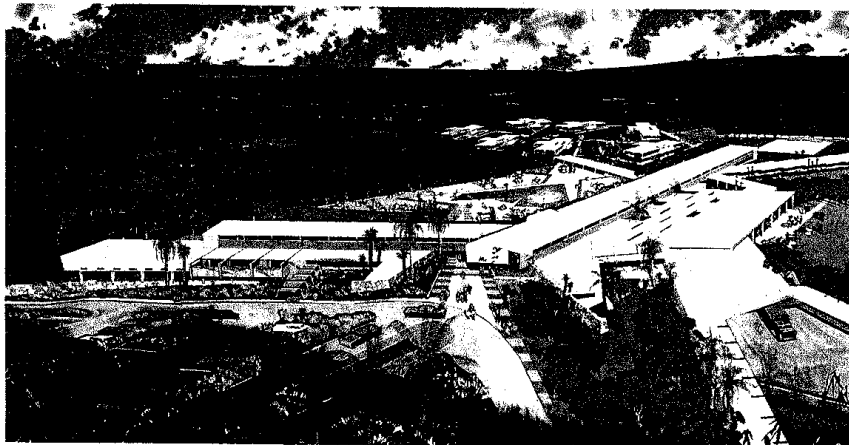
COURTESY ESTATE OF WILLIAM F. CODY

FAR RIGHT: Shamel Residence, built in 1961, Eldorado Country Club (demolished), A.I.A. award winner, 1964; awarded recognition by American Institute of Steel Construction, 1965.

PHOTO BY JULIUS SHULMAN, COURTESY ESTATE OF WILLIAM F. CODY

BELOW: Cody design of the library at Cal State San Bernardino.

FOLLOWING PAGES: Cody rendering of a residence at Tamarisk Country Club. COURTESY ESTATE OF WILLIAM F. CODY



Cuba. His Palm Springs office became a magnet for new talent in the field of architecture; much of it channeled through his good friend and Dean of Architecture at Cal Poly San Luis Obispo, George Hasselin. Included among those who worked for Cody were Donald Wexler, Ric Harrison, Frank Urrutia and John J. Cody.

Cody's strong presence and dominating personality prevented him from forming any professional partnerships. However, he had many successful collaborations. He worked extensively with noted interior designer Arthur Elrod on Eldorado Country Club and many of his high-end residential projects. Also, Maurice Martine was another favored interior designer of Cody's. They worked together on many projects including Cody's home.

During the 1960s Cody served on the Palm Springs planning com-

mission where he crusaded against the architectural mediocrity he saw taking place at the time. In 1965 he was elected to the College of Fellows, American Institute of Architects, for achievement in design.

Later works included the stunning St. Theresa Catholic Church in 1968, the Palm Springs Tennis Club Hotel and Condominiums, and more residential commissions in Palm Springs as well as other parts of Southern California.

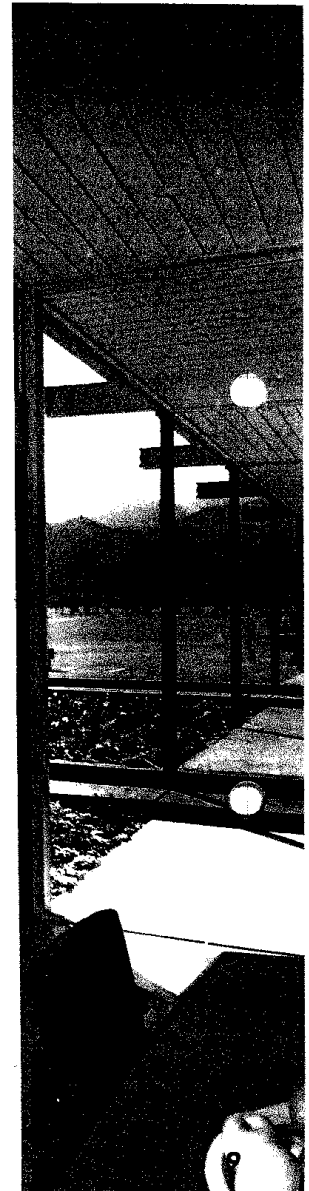
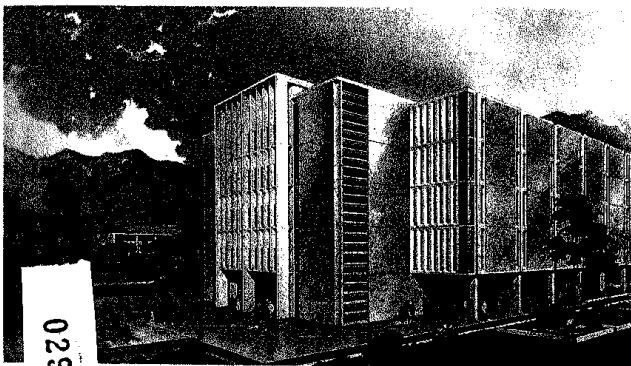
He had impeccable style. "He was the best designer of all of us, where I brought the desert into architecture, Cody brought 5th Avenue into the desert. He used elegant materials like teak and marble," states E. Stewart Williams.

Bill referred to his style of architecture as "contemporary." "It was not austere, it was lush, he garnished his buildings well," says his brother John, who worked with him for many years.

Sadly, William Cody suffered a debilitating stroke in 1972 which confined him to a wheelchair and left him unable to practice architecture. He passed away in 1978 with memorial services held in one of his favorite structures, St. Theresa's Church.

William F. Cody left behind one of the most prolific architectural legacies of any of his peers. He was always on the cutting edge; he loved new ideas and technology; and was never set in his ways. Current energy, building and earthquake codes no doubt would be a factor if he was practicing today, but he would still be pushing the envelope only with modern materials.

— Andy Sotta



Professional resume,  
as written by Cody.

**WILLIAM FRANCIS CODY, F.A.I.A.**

**BIRTH**

June 19, 1916; Dayton, Ohio

**EDUCATION**

University of Southern California, Bachelor of Architecture, 1942

**EXPERIENCE**

Head Designer for the architectural firm of March, Smith & Powell, L.A. 1944-46. In 1946 established own firm in Palm Springs, California.

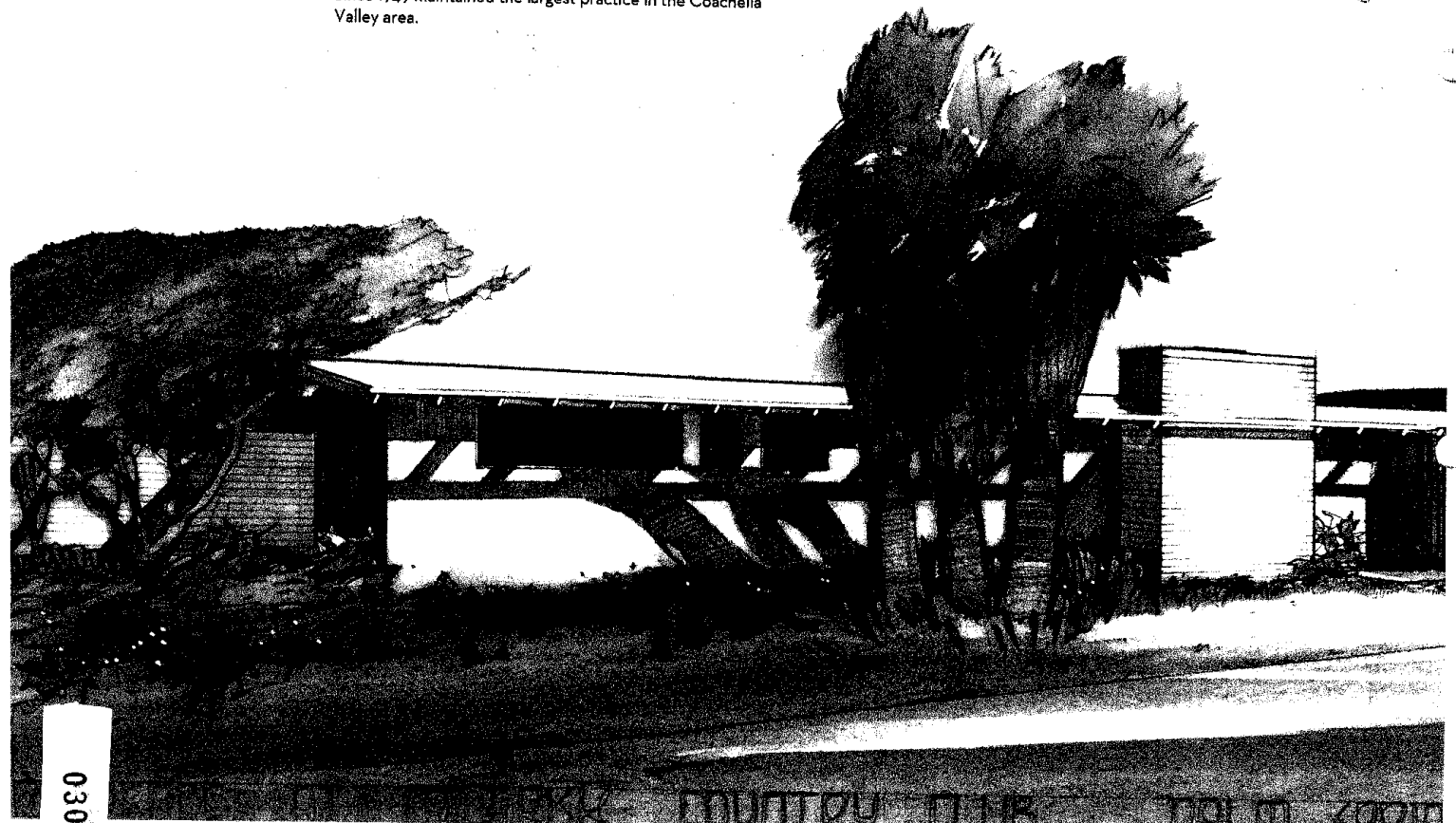
Since 1949 maintained the largest practice in the Coachella Valley area.

**AWARDS**

As Designer for the firm of March, Smith & Powell, Los Angeles, 1944-46, won two national awards, A.I.A. First Place for Suva Street Elementary School and Corona del Mar Elementary School.

In 1949, won award for Southern California Chapter, A.I.A. for design of Hotel Del Marcos, Palm Springs, California.

In 1962, won award for design of W.&J. Sloane Display House, La Quinta, California from A.I.A. in cooperation with *House & Home* and *Life* magazines.



030

**AWARDS (continued)**

In 1963, awarded recognition for Robert Cannon Residence, Palm Desert, California, by Southern California Chapter, A.I.A.

In 1964, two awards were received from the A.I.A. in cooperation with the *House & Home* and *American Home* magazines - one for the Robert Cannon Residence and the other for the J.B. Shamel Residence, Palm Desert, California.

In 1965, awarded recognition for J.B. Shamel Residence by The American Institute of Steel Construction.

In 1965, won award from The American Institute of Steel Construction for Western Savings & Loan Association, Phoenix, Arizona.

**PUBLIC SERVICE**

Member, Palm Springs Planning commission 1960-65

Chairman, Palm Springs Planning Collaborative 1965-67.

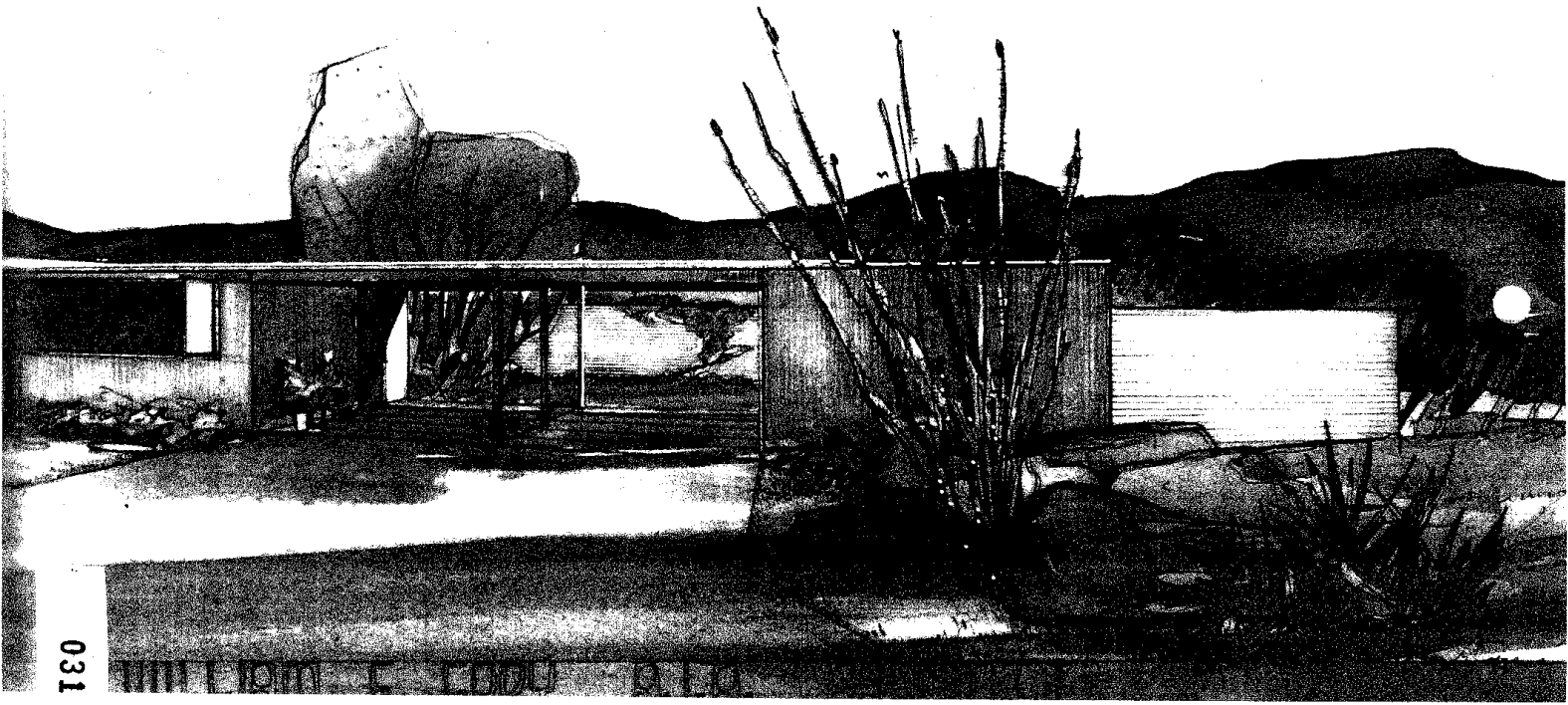
President, Inland California Chapter, American Institute of Architects 1967.

**ORGANIZATIONS**

Member, American Institute of Architects since 1946.

**PROFESSIONAL HONORS**

Elected to the College of Fellows, American Institute of Architects for Achievement in Design, 1965.



031

# Del Marcos Hotel

This project launched Cody's solo career in the desert. Designed in 1946 for Samuel and Adele Marcus, the 16-room hotel is located in the Historic Tennis Club area near downtown Palm Springs.



Cody's Del Marcos made a big statement about his design abilities when one considers the other architectural jewels being built simultaneously. Albert Frey's Loewy house, Richard Neutra's Kaufmann house

and E. Stewart Williams' Sinatra house were all serious competition.

In 1949 the Del Marcos hotel earned Cody a creative mention award from the Southern California chapter of the American Institute of Architects as an example of new resort hotel architecture. The distinguished award for 1949 went to the Edgar J. Kaufmann house designed by Richard Neutra.

The design was a new concept in resort hotels. Built to accommodate the post-war automobile obsessed traveler, the hotel offered plenty of parking, kitchenettes in most rooms and an open plan surrounding a central swimming pool that encouraged socializing among the guests.

Although two stories, the long sloping roofline ground-

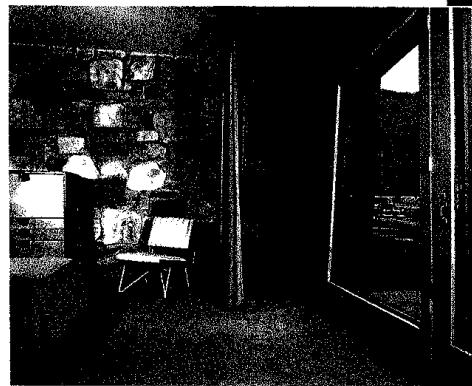
ed the building against the backdrop of the San Jacinto Mountains.

The influence of architect Cliff May with whom Cody had a working relationship during college is very evident.

The floor-to-ceiling glass, fine stone work and redwood sidings were all May trademarks. The same influences showed up in an unrealized design Cody did for The Desert Inn around the same time period (see front cover).

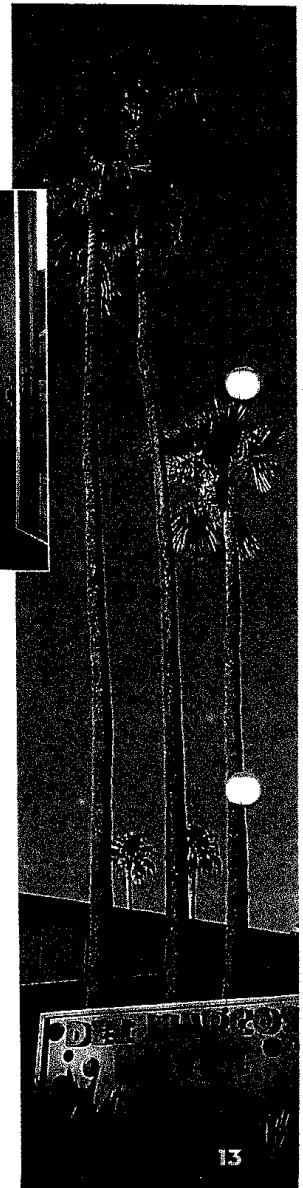
The Del Marcos became a popular destination immediately and has remained so to this day. After having many owners and incarnations over the years, the current owners are hard at work restoring the Del Marcos to its original glory.

—Andy Sotta



Inside (ABOVE) and outside (SNIPET AT LEFT) the angled door, an outstanding architectural feature of the Del Marcos.

PHOTO ABOVE BY JULIUS SHULMAN, COURTESY ESTATE OF WILLIAM F. CODY.  
PHOTOS LEFT AND RIGHT BY DEBORAH ALLISON.



225 WEST BARISTO ROAD, #A ON MAP, PAGE 30

THE ARCHITECTURE OF WILLIAM F. CODY





**NOW & THEN**

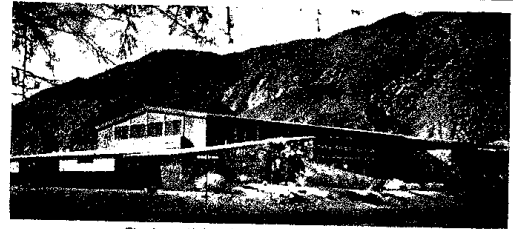
LEFT: Current view of the Del Marcos.

PHOTO BY DEBORAH ALLISON.

BELOW: Ad for Hotel Del Marcos from a 1951 edition of *Palm Springs Villager*.

BACKGROUND: The hotel as it appeared in 1949.

PHOTO BY JULIUS SHULMAN,  
COURTESY ESTATE OF WILLIAM F. COOY.



The beautiful architectural prize winning

**Hotel del Marcos**

LARGE HEATED  
SWIMMING POOL

HOTEL ROOMS  
APARTMENTS

We suggest you write, wire or phone 2786 for reservations

Ruth Jones Avery, Manager

225 West Baristo Road

Palm Springs, California

~~7B. HSPB 1 / Case 3.1456 / SP 11-011 – Desert Regional Hospital for a maintenance proposal, including water proofing and repairs to the tower, stairways and balcony decking, and a sign program at the El Mirador Building, a Class 1 historic property at 1150 North Indian Canyon Drive, Zone P, Section 11~~

~~Glenn Maker and David Newell presented the staff report. The Board discussed the proposed relocation of the City's historic marker on the building~~

~~Dale Barnhart, applicant for Desert Regional Medical Center, summarized the waterproofing project as a needed maintenance action.~~

~~Motion by Ploss, second by Grattan; vote 5-0-2 (Gilmer, Cohen absent) to recommend to the City Council approval of the water proofing, as proposed.~~

~~Elena Vlad, TKD Landscape Architects responded to the Board's question by noting that the lawn would be removed, trees would be retained and desert-friendly shrubs and color would be introduced.~~

~~Motion by Ploss, second by Marshall; vote 5-0-2 (Gilmer, Cohen absent) to recommend to the City Council approval of the landscape plan, as proposed.~~

~~John Cross, Best Signs, and Mr. Barnhart responded to the Board's questions about sign sizes, and the need for multiple signs for the building's multiple orientations to drivers and pedestrians. The applicant also agreed to the AAC's recommendations to have a common font and to keeping the historic marker at an eye-level height on the opposite column from the new entry sign.~~

~~Motion by Marshall, second by Ploss; vote 5-0-2 (Gilmer, Cohen absent) to recommend to the City Council approval of the sign program, subject to:~~

- ~~1. Using the same font, except for the Joslyn sign;~~
- ~~2. Removing the caps on the monument sign and finishing with a smooth top;~~
- ~~3. Retaining the historic marker at its original level;~~
- ~~4. Finishing the stucco of the monument signs to match the building; and~~
- ~~5. All recommendations of the Architectural Advisory Committee.~~

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~~8. OTHER BUSINESS.~~

~~➔ 8.A Del Marcos Hotel; 225 W. Baristo Road – Initiation of Process to Consider Recommendation of Historic Designation~~

~~Motion by Ploss, second by DeLeeuw; vote 5-0-2 (Gilmer, Cohen absent) to initiate designation of the Del Marcos Hotel as a historic resource. Board member Marshall forwarded to staff information on the Del Marcos Hotel.~~

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~~8.B Discussion of Design Guidelines~~

*file*

- Other ownership information, including the original owners Frank Shields, a prize-winning tennis player, and Rebecca Tenney, beginning in 1936; and later ownership by Clarence Brown, film director of Greta Garbo.
- The building's architecture as a 'weekend cottage', as envisioned by Hollywood.

Motion by Grattan; second by Cohen; vote 4-1-1-1 (Ploss opposed, Strahl recused, DeLeeuw absent); to not issue a Stay of Demolition on 207 W. Racquet Club Road.

→ 8.B HSPB 78 – Del Marcos Hotel. Discuss background information for application to designate property as historic resource, located at 225 W. Baristo Road, Zone R-3, Section 15.

Director Ewing presented the staff report. The Board discussed:

- The hotel's recognition by the Southern California Chapter of the AIA in 1949;
- The significance of William Cody as a regional architect of note; and
- Robert Imber as a local source of information.

The Board agreed that the information presented was sufficient to proceed with the nomination hearing.

~~8.C Resolution Recommending the City Council adopt the Secretary of Interior's Guidelines for Historic Preservation.~~

~~Director Ewing presented the staff report, and expressed his concern regarding the recommendation to the City Council of a 175-page guideline for historic properties. The Board discussed:~~

- ~~- How to use the guidelines in the review of historic properties;~~
- ~~- Use of the standards, extracted from the entire document;~~
- ~~- How to distinguish among "preserving", "rehabilitating", "restoring" and "reconstructing", as defined by the Secretary of Interior.~~
- ~~- Other cities that have adopted the Secretary of Interior standards~~
- ~~- Use of other resources to review existing designated properties~~

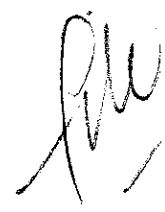
~~The Board requested staff to investigate the experiences of other cities which have adopted the Secretary's standards.~~

8.D Discussion of Outreach Letter and Candidate Properties

Director Ewing summarized recent Board discussions on candidate properties and communicating the Board's interest in designation. The Board discussed:

- Staff contacting Riverside County staff assigned to historic preservation regarding potentially significant County sites in the City; and
- Sending a letter to the Palm Springs Unified School District seeking their support for designation of significant District sites.

The Board requested staff to contact Riverside County and Palm Springs Unified School District staff about potential historic designation.



~~6. PUBLIC HEARINGS~~

6A. HSPB 78 - An application by the City of Palm Springs, requesting the Historic Site Preservation Board to recommend to City Council designation of 225 W. Baristo Road "The Del Marcos Hotel" as a Class 1 historic site.

Director Ewing presented the staff report. The Board asked staff about the need to protect the lot (entire project site), not just the building or landscaping. The Director indicated that any new construction would be subject to HSPB review as provided by condition no. 2 of the draft resolution. Landscape changes are not proposed to be subject to HSPB review.

Vice-chair Strahl opened the public hearing.

Patrick McGrew noted that additional information should have been included in the report to the Board and indicated that he would forward his report. He supported the designation.

See no other speakers; Vice-chair Strahl closed the public hearing.

The Board asked if an application for designation should be filled out. The Director noted that when the Board initiates the designation process, an application is not prepared. He also noted that the Board decides when it has sufficient information to forward a recommendation. The Board discussed that additional information can be appended to the file that can be used in future actions.

Motion by Cohen; second by Grattan; vote 5-0-1 (Gilmer absent), to adopt the draft resolution no. HSPB 78, as submitted.

Director Ewing noted that in visiting the hotel, he spoke with the manager who expressed support for the designation.

~~7. CERTIFICATE OF APPROVAL REQUESTS~~

None.

8. OTHER BUSINESS

8.A Case 3.3453 – A request to allow a demolition permit for a Class 3 single family dwelling located at 1076 El Alameda Drive, Zone R-1-C, Section 11.

Assistant Planner Mlaker presented the staff report. The Board asked about the size of the house based on the information presented by the applicant.

## Craig Ewing

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**From:** Patrick McGrew [patrickmcgrew2@gmail.com]  
**Sent:** Tuesday, February 14, 2012 6:19 PM  
**To:** Craig Ewing  
**Subject:** Dal Marcos Completed Application and Analysis  
**Attachments:** Nomination assembled.pdf

Hi Craig,

Maybe not my best work, but wayyyy more accurate than the current Staff Report....

Hope you find it useful...

-Patrick

DEL MARCOS HOTEL  
255 Baristo Road  
Palm Springs, California  
Nomination Application for  
Class 1 Historic Site

# Del Marcos Hotel



Prepared by Patrick McGrew  
For the Palm Springs Preservation Foundation  
2/14/2012



# CITY OF PALM SPRINGS

## Department of Planning Services

3200 East Tahquitz Canyon Way, Palm Springs, CA 92262

Telephone: 760-323-8245 ~ Fax: 760-322-8360

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Public Works & Engineering ~ 760-323-8253

Fire Department ~ 760-323-8187

Building & Safety ~ 760-323-8242

Building Inspections ~ 760-323-8243

Code Enforcement ~ 760-778-8434

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## HISTORIC SITE DESIGNATION

The City of Palm Springs allows for the local designation of historic buildings, sites or districts within the City (Section 8.05 of the Palm Springs Municipal Code.) This application packet is to be completed in order to request a historic designation. For additional information, please contact the Department of Planning Services at 760-323-8245 or [planning@palmspringsca.gov](mailto:planning@palmspringsca.gov).

### **APPLICATION**

The completed application and required materials may be submitted to the Department of Planning Services. The submittal will be given a cursory check and will be accepted for filing only if the basic requirements have been met.

A case planner will be assigned to the project and will be responsible for a detailed review of the application and all exhibits to ensure that all required information is adequate and accurate. Incomplete applications due to missing or inadequate information will not be accepted for filing.

Applicants may be asked to attend scheduled meetings pertaining to their project. These will include the Historic Site Preservation Board (HSPB) and the City Council.

### **HISTORIC SITE PRESERVATION BOARD (HSPB)**

Once the application has been determined to be complete, the HSPB will review the application to determine whether the site meets the minimum qualifications for designation pursuant to Chapter 8.05 of the Palm Springs Municipal Code. If such determination is made, a public hearing will be scheduled for a future meeting.

A public hearing will be held by the HSPB to receive testimony from all interested persons concerning the Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the HSPB will make a recommendation to the City Council. Notice will be provided as indicated below.

### **CITY COUNCIL**

After receiving the recommendation of the Historic Site Preservation Board, a public hearing will be held by the City Council to receive testimony from all interested persons concerning the requested Historic Site Designation. The public hearing may be continued from time to time, and upon complete consideration, the City Council will then conditionally approve, deny, or approve the application as submitted. The City Council's decision on the application is final.

### **NOTIFICATION**

Prior to consideration of the application by the HSPB and the City Council, a notice of public hearing for a Historic Site Designation request will be mailed to all property owners within 400 feet of the subject property a minimum of ten (10) days prior to the hearing dates.



Office Use Only

Date:
Case No.
HSPB No.
Planner:

**CITY OF PALM SPRINGS  
Department of Planning Services**

**HISTORIC SITE DESIGNATION APPLICATION**

**TO THE APPLICANT:**

Your cooperation in completing this application and supplying the information requested will expedite City review of your application. Application submitted will not be considered until all submittal requirements are met. Staff may require additional information depending upon the specific project. Please submit this completed application and any subsequent material to the Department of Planning Services.

This form is to be used to nominate individual properties for Class 1 or 2 historic designation, or to nominate the formation of historic districts. Applicants are encouraged to review two bulletins from the US Department of Interior for additional information:

- “How to Complete the National Register of Historic Places Registration Form” (National Register Bulletin 16A / <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>); and
- “How to Apply the National Register Criteria for Evaluation” (National Register Bulletin 15; <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>).

Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions in the Bulletins.

**1. Property Information**

Historic name: Del Marcos Hotel / Sam Marcus, Original Owner

Other names: San Marino Hotel

Address: 225 West Baristo Road

Assessor parcel number: 513202002-5

Owner's name: \_\_\_\_\_

Owner's Address: 225 West Baristo Road

City: Palm Springs State: CA Zip: 92264

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: \_\_\_\_\_





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**5. Criteria (Check all boxes that apply for the criteria qualifying the property for listing.)**

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**Events**

- (1) Property is associated with events that have made a significant contribution to the broad patterns of our history.

**Persons**

- (2) Property is associated with the lives of persons significant in our past.

**Architecture**

- (3) That reflects or exemplifies a particular period of national, State or local history, or  
 (4) Embodies the distinctive characteristics of a type, period, or method of construction, or  
 (5) Represents the work of a master, or possesses high artistic values, or  
 (6) Represents a significant and distinguishable entity whose components lack individual distinction.

**Archeology**

- (7) Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations (Check all the boxes that apply.)**

- owned by a religious institution or used for religious purposes. removed from its original location.  
 a birthplace or a grave. a cemetery.  
 a reconstructed building, object, or structure. a commemorative property.  
 less than 50 years of age or achieved significance within the past 50 years.

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**6. Statement of Significance**

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Attach an explanation of any of the numbered criteria selected in Section 5 (above).

Significant Event *(Complete if Criterion 1 is marked above)*

Significant Person *(Complete if Criterion 2 is marked above)*

Significant Architecture *(Complete for each of Criteria 3, 4, 5 and / or 6 marked above)*

Significant Archeologically *(Complete if Criterion 7 is marked above)*

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## 7. Integrity Analysis

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Attach an analysis of the Building / Site / District's integrity based on the criteria in this section.

In addition to being determined eligible under at least one of the Applicable Criteria listed above, the building / site / district must also retain its architectural integrity. Integrity is based on significance: Why, where, and when a property is important. Only after significance is fully established can a determination be made with regard to the issue of integrity.

There are seven aspects or qualities that, in various combinations, define integrity: **Location, Design, Setting, Materials, Workmanship, Feeling and Association**. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

## 8. Bibliography

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Attach a list of all books, articles, and other sources cited or used in preparing this application. Also, identify any previous surveys that cite the subject property, or any other documentation that may be on file. See Continuation Sheet

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## 9. Geographical Data

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Acreage of Property: \_\_\_\_\_

Property Boundary Description. Attach a description of the boundaries of the property.

All of APN 513-202-002-5

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**10. Prepared By**

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Name/title: Patrick McGrew

Organization: Palm Springs Preservation Foundation

Street address: 674 South Grenfall Road

City: Palm Springs State: CA Zip: 92264

Telephone: 760 416-7819 Cell: 760 567-2978 Fax: \_\_\_\_\_

E-mail address: patrickmcgrew2@gmail.com

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**11. Required Documentation**

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Submit the following items with the completed application form. **Do not mount any exhibits on a board.**

1. **Attachment Sheets.** Include all supplemental information based on application form (above).
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed districts boundaries.
3. **Photographs:** Eight (8) sets of color photographs showing each elevation of the property and its surroundings.
4. **Non-owner's Notarized Signature:** If the applicant is not the owner, a notarized affidavit shall be provided (see following page).
5. **Site Plan:** One 1/8" to 1/4" scale drawing of the site, and eight reduction copies (8 1/2 x 11 inches) The site plan shall show all of the following: Property boundaries, north arrow and scale, all existing buildings, structures, mechanical equipment, landscape materials, fences, walls, sidewalks, driveways, parking areas showing location of parking spaces, and signs. **Indicate the square footage and use of each building and the date(s) of construction.**
6. **Public Hearing Labels:** Three (3) sets of typed self-adhesive labels of all property owners, lessees, and sub-lessees of record. **The labels shall include the Assessor's parcel number, owner's name and mailing address of each property with 400 feet from the exterior limits of the subject property.** Additionally, all Assessor Parcel Maps clearly indicating the 400-foot radius and a certified letter from a title company licensed to conduct business in Riverside County, California shall be submitted.

Note: If any property on this list is owned by the United States Government in trust for the Agua Caliente Indian Tribe or individual allottee, copies of notices with postage paid envelopes will be submitted to the Bureau of Indian Affairs to notify the individual Indian land owners of the public hearings.

NON-OWNER AFFIDAVIT

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss

I (We), \_\_\_\_\_ being duly sworn, depose and say that I (we) am (are) the person(s) herein named and that the foregoing statements and answers herein contained and the information herein submitted are in all respect true and correct to the best of my (our) knowledge and belief.

Name: (Please print) \_\_\_\_\_

Mailing address: \_\_\_\_\_ City, \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Signatures: \_\_\_\_\_ Signatures: \_\_\_\_\_

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hr/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in the State of \_\_\_\_\_  
with principal office in the County of \_\_\_\_\_

Place Notary Seal Above

PALM SPRINGS HISTORIC SITE NOMINATION  
Continuation Sheet

**Building Description:** "Originally designed by noted modernist architect William F. Cody in 1947 the Del Marcos is a 16 room, two-story hotel built in a u-shaped plan around a central courtyard with a swimming pool. The building features a low-pitched site-gabled roof with boxed eaves, a second floor, street-facing veranda on the front (North) elevation, and a ground-floor lobby and entrance space. A single-story building section attached to the Northwest corner features a shed-type roof with slight eave overhang, and a whimsical flat-arched entrance set diagonally into the façade. Exterior building materials consist of vertically-hung, wood siding, smooth stucco on the South gable wall, multi-colored un-coursed Fieldstone siding for the single-story section at the northeast corner, and a one-and-one-half-story pylon on the front façade. Fenestration consists of a series of wood and/or metal-framed window walls and sliding doors, wood-framed fixed, sliding, and/or casement and awning-style windows, and metal-frame sliders around the perimeter."<sup>1</sup>

**Criterion 1)** *Property is associated with events that have made a significant contribution to the broad patterns of our history.* Based upon the 2004 Survey analysis, the property is eligible under this criterion: "The hotel is typical of the pattern of development that occurred in the city of Palm Springs."<sup>2</sup>

**Criterion 3)** *Reflects or exemplifies a particular period of national, State or local history:* The Del Marco hotel reflects the context of hotel and lodging development in this area in the late 1940s. The hotel was built in 1947 and retains a large amount of the historic fabric after a recent restoration." The restoration received an award from Palm Springs Modern Committee.

**Criterion 4)** *Embodies the distinctive characteristics of a type, period, or method of construction.* "The Del Marcos hotel is an exceptionally excellent example of this type, or method of construction."<sup>3</sup>

**Criterion 5)** *Represents the work of a master, or possesses high artistic values:* "As a designed by Master architect, William F Cody, this hotel has an elevated level of significance for its association with a prolific local architect of national prominence. The hotel is distinguished by whimsical design is seen in the tilted doors and interesting play of rectangles fused with native rock materials, appropriate the native desert scrub landscape; the design and materials contribute to the hotel's significance."<sup>4</sup>

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<sup>1</sup> 2004 Citywide Survey.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

PALM SPRINGS HISTORIC SITE NOMINATION  
Continuation Sheet

**Integrity Analysis:** "A comparative analysis with historic photos indicates that the building's exterior has not been significantly modified. The hotel's original desert scrub landscaping has been replaced with an expanse of green lawn that wraps the corner of the lots. Overall, the Dell Marcos hotel building appears to be in very good condition and retains a high degree of integrity. Despite changes in the immediate landscape, the hotel retains a high degree of integrity; the location, design, materials, workmanship, feeling, and association appear to remain unchanged since the building was constructed."<sup>5</sup>

2004 Survey Evaluations:" The hotel at 225 West Baristo appears to meet the level of significance necessary for individual National Register of Historic Places or California Register of Historical Resources eligibility at the local level."<sup>6</sup>

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<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

PALM SPRINGS HISTORIC SITE NOMINATION  
Continuation Sheet

WILLIAM CODY (1917- 1978)

"There is a fine line between minimalism and boredom. In the glass box high-rises and homes that came to dominate Modernism after World War II, in the buildings that shaved off ornament in the search for a pure concept and pure form, in the homes that became chaste altars on which architects sacrificed the mess and clutter of real life for the thin pleasures of stasis and stillness, a potentially vivid architecture was invented, but one that easily became as dry as the desert sand.

"Palm Springs architect William Cody played a unique if largely overlooked role. A designer committed to Modernism, to seeking ever more slender and daring expressions, he also brought a huge appetite for life that gave his spare buildings a liveliness and personal that others lacked. From his arrival in Palm Springs in 1942 to his death in 1978, his office was continually busy, but his reputation rarely escaped the Banning Pass. He made little effort to promote his work in the architectural journals, or to seek clients in the greater Los Angeles area; the projects he designed elsewhere were spinoffs from clients or projects he cultivated in Palm Springs—particularly in country club design.

Born in 1916 in Dayton, Ohio, raised in Los Angeles, Cody began in architecture early, working with Cliff May in the late 1930s even as he was going to the School of Architecture at the University of Southern California. He was already doing well, impressing fellow students with his convertible and hiring them on as draftsmen on his projects. Though admired today, May was never trained formally, yet developed residential designs of great warmth; their rambling lines, patios and ranch house imagery struck a lasting chord with westerners. May's designs drew on historic regional ranch and hacienda models as well as modern ways of life and construction techniques.

The same care for warmth and lifestyle, overriding theoretical purity, echo through Cody's work. Modernism at first confused and angered Cody, reports his schoolmate and friend George Hasslein. When it was first introduced into the U.S.C. architecture school around the time of Cody's third year of design in 1941, it provoked controversy and arguing matches between Hasslein, who quickly embraced it, and Cody whose design sense was rooted elsewhere. Yet, Cody came around. Greater thinness and more striking elegance became the single-minded focus of his ongoing designs. The sense of gracious spaces remained in his buildings.

This search for elegance was all the more surprising considering his personality. "Cody overworked and overplayed," remembers Stewart Williams, but "he was a fine designer." Donald Wexler, who first came to the desert from Neutra's office to work for a winter with Cody in 1952, recalls that the boss was never around during the morning hours. The office was a shack—some described it as a cave, some as a tent—in the middle of a palm grove. Wexler describes Cody as having earned the nickname "Wild Bill" from his social his after hours. It was an unignorable aspect of Cody's personality: Hasslein and Cody were considering going into business together, but Hasslein decided he would rather keep Cody as a friend than have him as a partner.

"Cody was aware of his contradictions, but he clearly funneled his attention to his designs. "He was his architecture, says Hasslein. He was also a skilled renderer, says William Krisel, another U.S.C. schoolmate who went on to make important contributions to Palm Springs in the Alexander subdivisions. Cody could deftly flick a watercolor brush to perfect a rendering. His personal energy can be seen, remarkably disciplined, in the intensity of his designs, in the proportions, the energetic details, the polished compositions, the interwoven spaces. His buildings in the desert never became desiccated abstractions.

Bill Cody moved to Palm Springs to ease his asthma after graduating from U.S.C. in 1942 - the illness made him 4-F for the army in wartime. He had a plan: "If I go to Palm Springs I'll be doing architecture all over the world," he told Hasslein. It was true; the kinds of clients he met in Palm Springs had connections, homes, and



PALM SPRINGS HISTORIC SITE NOMINATION  
Continuation Sheet

businesses around the United States and in Havana, while a school board client might be ill at ease with his larger-than-life style compared to someone like J. P. Clark, Cody's best clients were social friends like Robert McCullough, power tool millionaire, with whom he shared an outgoing approach to life. McCullough helped to select Cody to design the clubhouse for the Tamarisk Country Club, which led to the clubhouse for the even more prestigious Eldorado Country Club, designed with San Francisco Bay Area architect Ernest Kump.

"One of Cody's first designs for the desert, the 1947 Del Marcos Hotel, fittingly followed the lead of Taliesin West, then less than ten years old. Rubble stone walls contrasted with a framework of angled wood doglegs in a design that rose out of the earth. When Thunderbird Dude Ranch converted to Thunderbird Country Club in 1952, the Gordon Kaufmann-designed clubhouse required renovations and enlargements to the dining room, and Cody was hired. He kept its flavor of 'casual ranch-style' Modern, but in the bungalows he designed around it soon after, he adopted a simpler style: shallow gable roofs for a Modern bungalow. Clubhouses, bungalows and custom homes remained the mainstay of Cody's career in California.

"In Huddle's Springs restaurant of 1957 on South Palm Canyon Drive, Cody delved into Modernistic organic design again, with a superb rendition of the Googie style of design then popular in Southern California's roadside coffee shops; Eldon Davis and Louis Armet, prime purveyors of the style, were also Cody classmates at USC Architecture School, and had designed other Huddle's restaurants in Los Angeles. Huddle's design starts with a plan, a joyful play of oblique angles thrusting the restaurant's winds out into the landscape and creating dynamic polygonal spaces. The structure was equally complex, with wood beams soaring beyond the building line and touching down or doubling back in doglegs to claim the site. They also claims outdoor dining terraces, made pleasant with colorfully striped fabrics stretched between beams as sun shelter.

"Like other Coachella Valley architects, Cody worked on designs ranging from churches to gas stations to hotels. When developer Sam Banowit finally convinced the Cahuilla Tribe to lease the town's original springs to him for the 1955 Spa Hotel, he hired Cody and Wexler and Harrison. Cody oversaw the five-story hotel wing.

"Although Albert Frey's Tramway gas station has become the better known because of a 1997 preservation battle, Bill Cody also designed one nearby in 1964 that is as strong a piece of architecture. A long, thin, high slab of concrete stretches out over three open bays and an enclosed service bay. The slab is in effect a widened capital, akin to the mushroom-shaped columns Frank Lloyd Wright designed for the Johnson Wax offices in Racine, Wisconsin, though square instead of round, the two elegant gas stations, at the town's north gateway, make a point of announcing the Modern city that Palm Springs proudly considered itself in the late 1950s.

"Cody's St. Theresa's Catholic Church is a more expressionistic form; it combines a religious sanctuary, capped by a large spreading pyramidal roof, with surrounding cloister-like forms framed by dramatic concave walls. There is something vaguely oriental, as well as sheltered and mysterious, about the church's modernized stupa form. The thick perimeter walls create meditation courtyards, paved in packed sand. Inside, the great roof canopy is held aloft on an extravagant wood post-and-beam structure that recalls the upward soaring space and structural form of Gothic cathedrals. It is a strongly - and appropriately - introspective building.

"Cody's own house also focuses on an interior courtyard. The structure stretches the California ideal of indoor-outdoor living in a loose confederation of pavilions. We have seen these thin roof planes and spindly columns, used time and again in Case Study designs and scores of imitators. But in Cody's work the vocabulary takes on a very personal meaning and energy.

"Like the other architects of Palm Springs, Cody's work was varied. He designed motels, custom homes, a carwash, country clubs, mobile home parks, offices, townhouses, shopping centers, gas stations, and so on. Yet a distinct character can be seen in all of them. It is a restless energy that brings liveliness to his plans, elevations and details. The radical thinness of Cody roofs or the daring reach of a cantilever are clearly the result of a

PALM SPRINGS HISTORIC SITE NOMINATION  
Continuation Sheet

wrestling match between the architect and the materials and the laws of physics; that energy and striving remains in the building. This contrasts with the more measured, balanced composition of Neutra, for example. The spirited angles Cody used in plan and elevation show the breadth of his mastery; he could use organic forms as successfully as minimalist forms.

"The fact that Cody could take an established vocabulary and style and reinterpret it so vividly ranks him among the best of midcentury California designers - a field already crowded with talents like Eames, Koenig, Ellwood, Lautner, Frey, Neutra, Esherick, Callister, Jones and many others. It is time for his work to become more widely known."<sup>7</sup>

Following a debilitating stroke in 1973 that ended his career, Cody's firm continued under the stewardship of Frank Urrutia until Cody's death in 1978. Leaving behind a legacy of important contributions to what is known today as Desert Modernism; his career continues to serve as an inspiration to successive generations of architects. In addition to the work, his legacy included mentoring; among his apprentices were Richard Holden, William Johnson, Ric Harrison and of course Don Wexler among others. And the work is as fresh and exciting today as it was when it was built. Of Cody's sophistication as a designer, his contemporary E. Stewart Williams said: "He was the best designer of us all... Cody brought 5th Avenue into the Desert." Over time, many important Cody's have been lost to demolitions or inappropriate alterations. During Modernism Week 2012, Cody will be awarded a Star on Palm Springs Walk of Fame.

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<sup>7</sup> Hess, Alan, *Palm Springs Weekend*.

PALM SPRINGS HISTORIC SITE NOMINATION  
Continuation Sheet

**BIBLIOGRAPHY**

**Magazines**

- "Jorgenson Residence" (Photograph) Architect William F. Cody. *Architectural Digest*, Vol. 5.No. 1 1959.
- "A Winter Residence in Palm Springs." Architect: William Cody, Interior Design: Harold Broderick of Arthur Elrod and Associates, Owner: Mr and Mrs. Stanley Goldberg, Location: Southridge, Palm Springs, Photographer (9): George Szanik. *Architectural Digest*, Fall 1967, p.88-96. "Contemporary house planned for seasonal living in the desert with the comforts of a full time home."
- "Del Marcos Hotel." *Architectural Forum*, July 1949, 94-97  
(7 photos & 3 floor plans)
- "Design for Vacation Living." Architect: William Cody, Interior design: Harold Broderick of Arthur Elrod Associates, Inc. Photographs: Ernest Silva, Location: Palm Springs. *Architectural Digest*, Jan/Feb, 1971. p.44-55 "A contemporary home in Palm Springs, California created expressly for vacations and weekends. Designed for a family's complete relaxation and entertainment of friends, the house features a number of custom made furnishings."
- "Designer's Desert Home." Architect: William F. Cody, Interior Design: Walter Dunivant, Location: Indian Wells, Photographs (4):Harold Davis. *Architectural Digest*, Winter, 1968/69. p.88-93. "Near Palm Springs California designers employs early French and Spanish styling to create a resort home for year 'round living and entertaining." Indian Wells near Eldorado Country Club
- "Modernism." *Palm Springs Life*, February 2007.
- "On the Fairway: A Palm Springs Retreat." *Modernism Magazine*, Fall 2005, Volume 8, No 3. Joy Ryan and Courtney Newman's Bill Cody-designed house in Ranch Mirage.
- "The Golden One: Eldorado Country Club." Architect: William F. Cody. Written by Robert Windeler, Season in the Sun Magazine, Holiday 2008, p. 52-59.
- "Cody's Enlightened Side: St. Theresa's 60<sup>th</sup> Jubilee" *Palm Springs Life*, February, February 2009, p 32.
- "Wealth: Modernism as an Investment (Abernathy Residence)" by Ellen Paris. *Palm Springs Life*, February 2009, p50.
- "Shamel Residence" *Architecture West Magazine*, No Date (likely 1961 or 1962) , pages 22-23.
- "William F. Cody, AIA, A Comment on Architecture." *Palm Springs Life*, August 1964, p. 26; by J. M. F. Taylor. Photos: W. J. Sloan display house at La Quinta Country Club; La Quinta Country Club rendering; Mr. And Mrs. Douglas Drigg Residence, Phoenix.
- Palm Springs Life*...1968, no page number; El Dorado Cove Cottages; Smoke Tree Ranch.
- "William F. Cody: Our least celebrated modernist may have been the most influential." By Tony Merchell w/ photos by Julius Shulman. *At Home / Desert Living*, October 2001.
- PS Life*, Jun-Jul 1960. Spa Hotel
- PS Life*, August 1962. Spa Ground Breaking.

"Crusade Against Mediocrity" by Bud Taylor, a profile of William F. Cody. Includes names of 10 Country Club developments: Thunderbird; Tamarisk; Eldorado; Mission Valley (S. Diego); Silverado (Napa); Valle Alto (Monterey, Mexico); Villa Real (Havana); Marin Golf & CC; Palo Alto Hills Golf & CC; Round Hill (N. Calif).

"PS Spa was designed by William F. Cody; production drawings were by Wexler & Harrison; Phillip Koenig was "co-ordinating" architect.

"Palm Springs Spa Hotel" Palm Springs Life, April 1963. \$2.5 million, 131 rooms; developer Samuel W. Banowitz, President of National Properties, Inc.. Photo of ground-breaking w/ Cody and Koenig.

PS Life, Jan 11, 1960: Spa Hotel; Phillip Koenig of Chicago.

PS Life, June 1965. On June 18, William F. Cody was made a fellow of the AIA in D.C.; "...and a master of the art of design."

Spa Hotel Official Credits:

Spa Bath House 1959 William Cody, Wexler & Harrison and Phillip Koenig

Original Hotel 1963 William Cody, AIA

Hotel Addition: 1965 William Cody, AIA

Meeting Space 1974 William F. Cody, FAIA

PS Life, Oct 1965, p. 20. "Shamel Residence Award of Excellence" by Pat Phillips Oliver.

Art & Architecture

04/50; 20 Bronze Sculpture / Bernard Roschthal

09/52; 18 House by William F. Cody

09/55; 24 Commercial Building by William F. Cody

10/55; 18 Shopping center by William F. Cody

Books

Artunian, Judy and Mike Oldham. *Palm Springs in Vintage Postcards*. Charleston: Arcadia, 2005.

Sinatra Res, p 124; Disney Res, p. 111; Blue Skies, p 36; Spa Hotel, p 20.

Best, Hugh, *Thunderbird Country Club*. Thunderbird Country Club: Rancho Mirage, 2000.

Bogert, Frank. *Palm Springs: First Hundred Years*. Palm Springs: Palm Springs Public Library, 2003.

Coquille, Aline. *Palm Springs Style*. New York: Assouline Press, 2005.

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New York: Rizzoli, 1999. (Various Cody projects beginning on page 100, including Jorgenson Res; Thunderbird; Indian Wells Country Club; Cody Residence; cannon residence; Shamel residence; Abernathy residence; Spa Hotel.)

Gebhardt, David and others. *Johnson, Kaufmann, Coate: Partners in the California Style*. Scripps College, Capa Press: Santa Barbara, 1992

Hess, Alan. *Googie, Redux: Ultramodern Roadside Architecture*. San Francisco: Chronicle Books, 2004 (Cody: pages 89, 98-99, 102.).

----- *Forgotten Modern: California Houses 1940-1970*. Salt Lake: Gibbs-Smith, 2007

(Cody's Fairway Condos, page 142-51.)

----- *Ranch House*. New York: Abrams, 2004. (Page 31, w/ bio on Cliff May).

----- and Andrew Danish. *Palm Springs Weekend, the Architecture of a Mid-Century Oasis*. San Francisco: Chronicle Books, 2001.

----- and Michael Stern. *Julius Shulman - Palm Springs*. New York: Rizzoli, 2008.

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- Niemann, Greg. *Palm Springs Legends; Creators of A Desert Oasis*. San Diego: Sunbelt Publications, 2006. (Pages 174-75; 238; 244.)
- Silberman, Steve, ed. *Desert Memories: Historic Images of the Coachella Valley*. Canada: Pediment Publishing, 2002.
- Windeler, Robert. *From Desert to Oasis: Thunderbird Country Club 50<sup>th</sup> Anniversary History*. New York: Bluefish Press, 2002.
- *Tamarisk Country Club: the First Fifty Years 1952-2002*. Rancho Mirage: Creative Continuum Publishing, 2002.
- Sotta, Andy. *The Architecture of William F. Cody, A Desert Retrospective*. Palm Springs: Palm Springs Preservation Foundation, 2004.

#### Web Sites

- [www.psmodcom.com/architects](http://www.psmodcom.com/architects)
- [www.csupomona.edu](http://www.csupomona.edu) (Shapiro)Bibliography on Desert Modernism  
<http://www.csupomona.edu/~blemerton/Palm%20Springs/PSBib.html>
- [www.lib.calpoly.edu/specialcollections/architecture/](http://www.lib.calpoly.edu/specialcollections/architecture/) (Cody Archive)
- [www.digital.lib.washington.edu /php/architect/record.phtml?type=architect&architectid=178](http://www.digital.lib.washington.edu/php/architect/record.phtml?type=architect&architectid=178)
- [www.desertutopia.com](http://www.desertutopia.com)
- [www.ci.rancho-mirage.ca.us/city\\_government/city\\_commissions/historic\\_preservation/register\\_of\\_historic\\_resources.php](http://www.ci.rancho-mirage.ca.us/city_government/city_commissions/historic_preservation/register_of_historic_resources.php)
- [www.architecturaldigets.com/hoes/features/2008/08/palm\\_springs](http://www.architecturaldigets.com/hoes/features/2008/08/palm_springs)
- [www.greatrentals.com](http://www.greatrentals.com) (Southridge)
- <http://c-monster.net/blog1/2008/01/03/modernism-rat-pack-edition/>
- [www.rhaverkate.com](http://www.rhaverkate.com) (Shapiro and May houses are incorrectly credited to Cody)

### Historic Consultant Qualifications

**Professional Qualifications Standards:** The Code of Federal Regulations, 36 CFR Part 61 defines the minimum education and experience required to perform historic preservation identification, evaluation, registration, and treatment activities. The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years full-time experience in architecture; or a State license to practice architecture.

Patrick McGrew received his Bachelor of Architecture from the University of Oklahoma in 1965. He has been actively engaged in the architectural profession, specializing in historic preservation, since then. McGrew has been a licensed architect in the State of California since 1970, as well as a holder of the NCARB (national licensing) certificate. He possesses an in-depth knowledge of all procedures and standards utilized in the identification, evaluation, registration, and treatment of historic properties as evidenced by his lengthy career the depth and breadth of his accumulated architectural / historical knowledge. He places a high value on the objectivity and completeness of his written works. He has many years' experience in research, writing, practicing and teaching architecture with academic and historical agencies and institutions. He has made a substantial contribution through the research and publication of a body of scholarly work in the field of California architectural history. His experience includes the preparation of numerous historic research reports, National Register nominations, and San Francisco and Palm Springs historic site nominations, as well as the preparation of plans and specifications for architectural preservation projects. He regulates his firm through the use of ethics standards developed by the Society of Architectural Historians.

Patrick McGrew's knowledge and reputation in the field of historic preservation provided the basis for his public service as the long-time President of San Francisco's Landmarks Preservation Advisory Board, which extended over an eighteen year period beginning in 1978 when he was first appointed by then-Mayor George Moscone; he served the next ten years under Mayor Dianne Feinstein. Although he served less than a year under Mayor Art Agnos, it was Agnos who declared November 17, 1991 "Landmarks of San Francisco Day" to honor the publication of McGrew's first book, *Landmarks of San Francisco* (Harry Abrams, New York, 1991). Reappointed in 1992 by Mayor Frank Jordan, McGrew served four more years on San Francisco's Landmarks Board. McGrew's second book, *Landmarks of Los Angeles* was published by Abrams in 1994. His acknowledgment by government and/or regulatory agencies, combined with Mr. McGrew's impressive list of publications on California's historic architecture, is a testament to his proficiency as a leading expert in California architectural history. He is a member of the Society of Architectural Historians, and has received many awards for his work during a distinguished career. In 1995, his book *The Historic Houses of Presidio Terrace*, received an award of honor from the California Heritage Council.

Upon the occasion of Mr. McGrew's induction into the City Club of San Francisco's Wall of Honor, Mayor Willie Brown declared November 30, 2003 as "Patrick McGrew Day" in San Francisco, and a Commendation from the United States Senate was presented in recognition of McGrew's 'distinguished career and outstanding contributions to the City of San Francisco.' Patrick McGrew moved to Palm Springs, California in 2005. Recently McGrew has presented lectures on architects William F. Cody and Hugh Kaptur for the Palm Springs Art Museums' Architecture and Design Council. In January 2010, he completed a monograph entitled *Donald Wexler, Architect*. He is currently completing a book on Palm Springs Spanish-style architecture. Previous Class 1 Nominations prepared by McGrew include the Kocher-Samson Building; the Oasis Commercial Building; The (Town & Country) Center; the Sidney Noles / Kirvin Satterwhite Residence; the Marius and Rachael de Brabant Residence; the Royal Hawaiian Estates Historic District; the Dr. Hugh Stephens Residence and the Frank Sinatra Residence. McGrew was named Preservationist of the Year 2011 by the Palm Springs Modern Committee.

### Memberships and Affiliations:

Board Member, Lecturer and Vice-Chair of Programs: Architecture & Design Council, Palm Springs Art Museum  
Board Member: Palm Springs Preservation Foundation  
Palm Springs Historical Society  
Society of Architectural Historians, Southern California Chapter  
California Preservation Foundation  
National Trust for Historic Preservation

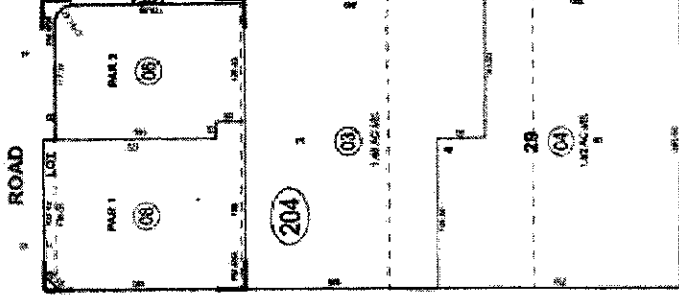
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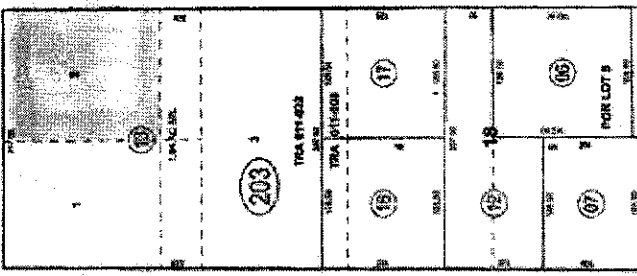
INDIAN CANYON DRIVE



Page 1 of 2

POR. SEC 15 T.4S R.4E  
CITY OF PALM SPRINGS

PALM CANYON DRIVE



**CITY OF PALM SPRINGS  
PUBLIC HEARING NOTIFICATION**



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City Council

Meeting Date: May 2, 2012

Subject: Proposed Designation of the Del Marcos Hotel, 225 W Baristo Road

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**AFFIDAVIT OF MAILING**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on April 18, 2012, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (67 notices)

I declare under penalty of perjury that the foregoing is true and correct.

A handwritten signature in black ink, appearing to read "K. Hart", is written over a horizontal line.

Kathie Hart, CMC  
Chief Deputy City Clerk

**AFFIDAVIT OF PUBLICATION**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on April 21, 2012.

I declare under penalty of perjury that the foregoing is true and correct.

A handwritten signature in black ink, appearing to read "K. Hart", is written over a horizontal line.

Kathie Hart, CMC  
Chief Deputy City Clerk

**AFFIDAVIT OF POSTING**

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board and in the Office of the City Clerk on April 19, 2012.

I declare under penalty of perjury that the foregoing is true and correct.

A handwritten signature in black ink, appearing to read "K. Hart", is written over a horizontal line.

Kathie Hart, CMC  
Chief Deputy City Clerk



NOTICE OF PUBLIC HEARING  
CITY COUNCIL  
CITY OF PALM SPRINGS

PROPOSED DESIGNATION OF THE DEL MARCOS HOTEL  
AS CLASS 1 HISTORIC SITE 78 AND NOTICE OF EXEMPTION FROM CEQA

225 W. BARISTO ROAD

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Palm Springs, California, will hold a Public Hearing at its meeting of May 2, 2012. The City Council meeting begins at 6:00 p.m. in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider designating the property known as the Del Marcos Hotel as a Class 1 Historic Site (Case No. HSPB 78). The subject site is located at 225 W. Baristo Road, APN 513-202-002.

**ENVIRONMENTAL DETERMINATION:** This request is categorically exempt from review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), whereas the proposed designation meets the conditions outlined for preservation of a historic resource. The application is available for public review in the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday.

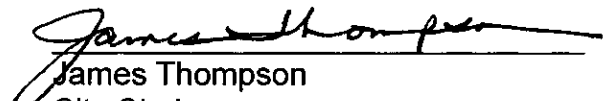
**REVIEW OF PROJECT INFORMATION:** The staff report and other supporting documents regarding this project are available for public review at City Hall between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

**COMMENT ON THIS APPLICATION:** Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

James Thompson, City Clerk  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

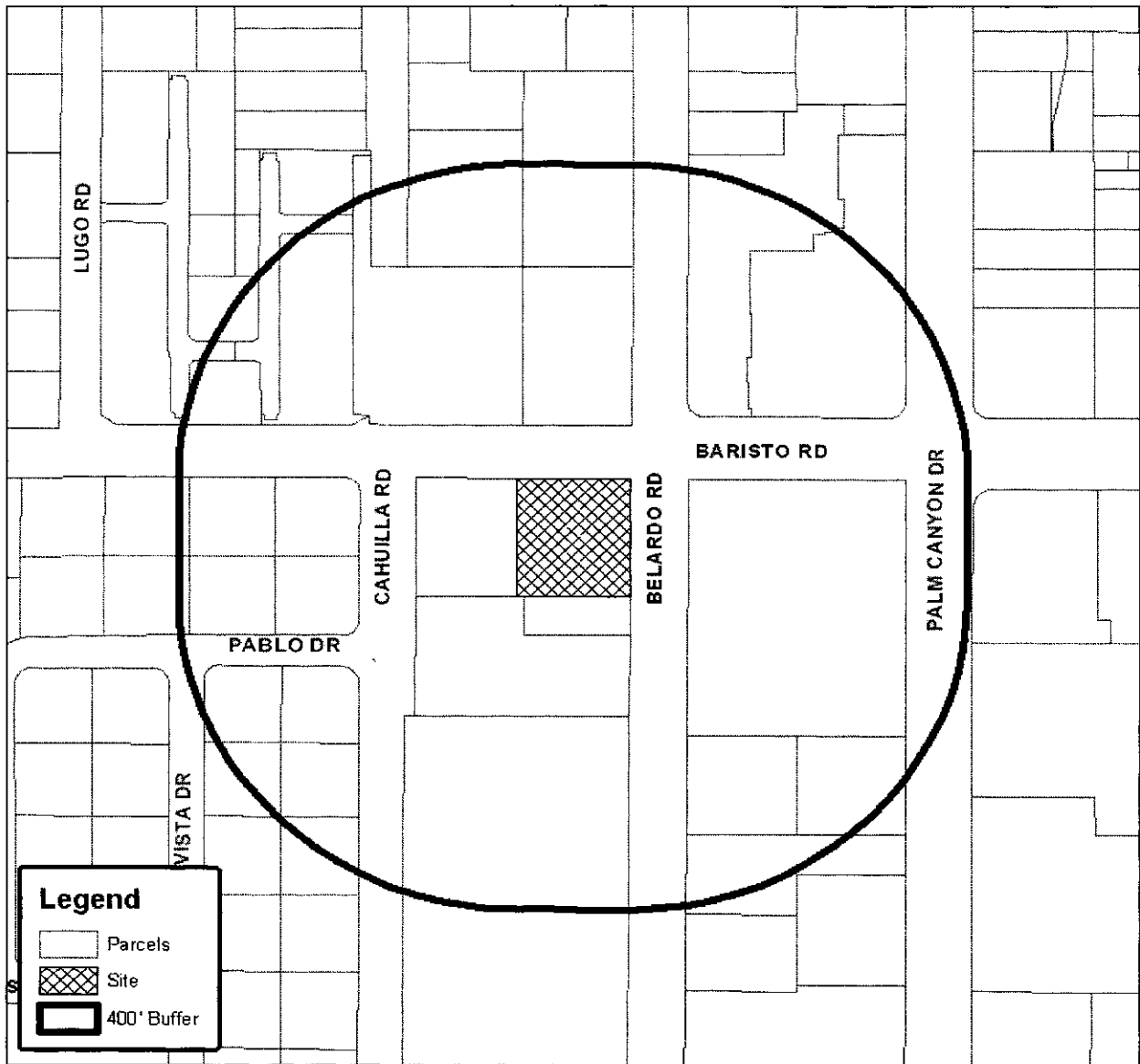
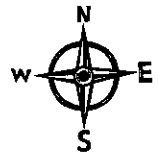
Any challenge of the proposed project in court may be limited to raising only those issues raised at the Public Hearing described in this Notice or in written correspondence delivered to the City Clerk at, or prior to, the City Council hearing. (Government Code Section 65009[b][2]). An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Craig A. Ewing, AICP, Director of Planning Services at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.

  
James Thompson  
City Clerk



# Department of Planning Services Vicinity Map



**Legend**

- Parcels
- Site
- 400' Buffer

## CITY OF PALM SPRINGS

CASE NO: HSPB 78

APPLICANT: City of Palm Springs

DESCRIPTION: To consider designating the property known as the Del Marcos Hotel as a Class 1 Historic Site (Case No. HSPB 78). The subject site is located at 225 W. Baristo Road, APN 513-202-002.