



# CITY COUNCIL STAFF REPORT

DATE: February 5, 2014

LEGISLATIVE

SUBJECT: PROPOSED ORDINANCE AMENDING PALM SPRINGS MUNICIPAL CODE, SECTION 8.05.125, TO CHANGE FROM PRE-1945 TO PRE-1969, THE AGE OF BUILDINGS ELIGIBLE FOR UP TO A SIX MONTH STAY OF DEMOLITION.

FROM: David H. Ready, City Manager

BY: M. Margo Wheeler, AICP, Director of Planning Services

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## SUMMARY

The Council will consider changes to the City's Municipal Code to change from pre-1945 to pre-1969, the age of buildings eligible for up to a six month stay of demolition.

## RECOMMENDATION:

1. Waive the reading of the ordinance text in its entirety and read by title only and introduce Ordinance No. \_\_\_\_\_, "AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING SECTION 8.05.125 OF, AND ADDING SUBSECTION (c) TO SECTION 8.05.020 OF, THE PALM SPRINGS MUNICIPAL CODE, RELATING TO CLASS 3 HISTORIC STRUCTURES/SITES."
2. Direct staff to solicit proposals for a city-wide survey of historic resources.

## PREVIOUS ACTIONS:

On November 12, 2013, the Historic Site Preservation Board (HSPB) voted to unanimously support the change.

On November 13, 2013, the matter was discussed at the Planning Commission / Historic Site Preservation Board joint workshop and received favorably.

On December 4, 2013, the City Council instructed staff to return with further information regarding this matter.

On January 15, 2014, the City Council instructed staff to return to the City Council with an ordinance to amend the Municipal Code.

STAFF ANALYSIS:

The proposed text amendment to Chapter 8.05.125 of the Palm Springs Municipal Code (PSMC) would change the definition of Class 3 historic sites from buildings built prior to 1945 to buildings built prior to 1969, in recognition of the importance of the collection of mid-century buildings that still exist, for which Palm Springs is becoming increasingly known.

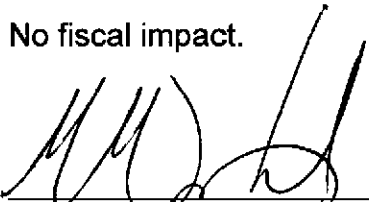
The section is also proposed to add language clarifying that only demolition applications that include "the ensemble of exterior and demising partitions of a building that enclose conditioned space" pursuant to the current CA Energy Code are affected.

ENVIRONMENTAL ASSESSMENT

This modification to the municipal code does not constitute a "project" as defined by CEQA as an action of government that will not result in direct or indirect physical changes in the environment.

FISCAL IMPACT:

No fiscal impact.



M. Margo Wheeler, AICP  
Director of Planning Services



David H. Ready  
City Manager

Attachments:

1. Draft Ordinance
2. October 20, 2004 City Council staff report
3. January 15, 2014 City Council staff report
4. December 2, 2013 correspondence from PS Preservation Foundation
5. December 4, 2013 correspondence from PS Modern Committee
6. January 12, 2014 correspondence from Modernism Week
7. January 14, 2014 correspondence from PS Modern Committee

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PALM SPRINGS,  
CALIFORNIA, AMENDING SECTION 8.05.125 OF, AND  
ADDING SUBSECTION (c) TO SECTION 8.05.020 OF,  
THE PALM SPRINGS MUNICIPAL CODE, RELATING TO  
CLASS 3 HISTORIC STRUCTURES/SITES**

***City Attorney's Summary***

*Under the current provisions of the Palm Springs Municipal Code, Class 3 historic structures include all structures/sites constructed prior to 1945. This Ordinance will include all structures/sites constructed prior to 1969 as Class 3 historic structures. This Ordinance also defines the term "demolition."*

The City Council of the City of Palm Springs, California, ordains:

Section 1. Subsection (c) is added to Section 8.05.020 of the Palm Springs Municipal Code to read:

(c) Demolition.

The term "demolition" means the total tearing down or destruction of the building envelope as described in the State Energy Code, as may be amended from time to time.

Section 2. Section 8.05.125 of the Palm Springs Municipal Code is amended to read:

**Section 8.05.125** Created by Council

The City Council may designate one or more historic sites or districts by following the procedures specified in this Chapter. Designations will be made by categorizing nominated sites and districts into one of the following classifications and such other categories as may be designated by resolution:

Class 1.

Structure/site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Structure/site may not be modified nor objects removed without the approval of the city council; usage may be limited by the City Council to the extent that it may impair the integrity of the site. Site will be plaqued. (Intended for use when the structure or site still exists as it did during the historical period or is restorable).

Class 2.

Site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Site is eligible for plaquing. (Intended for use when the site is not occupied by a modern structure or use which is different than that of the historical period or if structure is unusable, nonconforming, unrestorable, or

the like).

**Class 3.**

Structure/site was constructed before 1969, or a year to be determined by the City Council, or construction date cannot be confirmed. Eligible for a six-month stay of demolition. Action of the HSPB may include recommendation to reclassify. All structures built prior to the subject date would be automatically so classified.

**Historic District.**

Qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained and shall contain a map delineating contributing and noncontributing structures or sites. Contributing structures/sites shall be subject to Class 1 regulations until such time that they may be reclassified. Noncontributing structures/sites shall be subject to review by the HSPB before demolition or construction. A specific plan, containing special regulations pertaining to the subject area, may be adopted for each district.

Section 3: The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after passage.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
STEPHEN P. POUQUET, MAYOR

ATTEST:

\_\_\_\_\_  
JAMES THOMPSON, CITY CLERK

CERTIFICATION

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

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

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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James Thompson, City Clerk  
City of Palm Springs, California

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DATE: October 20, 2004  
TO: City Council  
FROM: Director of Strategic Planning

APPROVAL OF CITYWIDE HISTORIC RESOURCES SURVEY.

RECOMMENDATION

That the City Council approve by Minute Order the attached Citywide Historic Resources Survey presented to the Historic Site Preservation Board (HSPB) at their regular meeting on October 12, 2004.

SUMMARY

The attached Citywide Historic Resources Survey represents the first formal survey of 200 historic resources in the city and will assist staff and community in understanding the geographic dispersion of resources and aid in future planning and historic preservation efforts for the City. The HSPB, at its July 13, 2004 meeting, by a 6-0-1 vote, approved the survey. At their October 12, 2004 meeting, the HSPB further recommended that the survey be approved by the City Council and that it be formally submitted to the State Historic Preservation Office (SHPO).

The survey was a cooperative effort between Architectural Resources Group, HSPB, staff, the community, and interested parties. The survey is intended to be a database of historical resources in the city and will be used for informational purposes only. Staff will continue to work with the Historic Site Preservation Board in developing recommendations from the survey results. Recommendations may include a work program and public information program. The City already maintains a local register of designated Class 1 and Class 2 Historic Sites. According to SHPO, 20% of California cities have prepared local historic surveys.

BACKGROUND

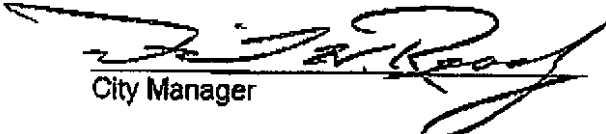
The scope of work for the survey was developed by staff with input from the Palm Springs Modern Committee and the Historic Site Preservation Board (HSPB) with subsequent approval by City Council. City Council approved the Request For Proposals (RFP) on November 6, 2002 and awarded the contract to Architectural Resources Group on July 16, 2003. A subsequent contract amendment was approved by City Council on February 4, 2004, in the amount of \$7,040 for a second reconnaissance survey of obscured properties.

The survey will serve as a long range planning tool in terms of identifying historic resources for potential listing on local, State, and National Registers and the possible establishment of historic districts, if warranted. The survey meets the Secretary of the Interior's Standards for Preservation Planning, Identification, Evaluation, and Registration. The survey was conducted using California Department of Parks and Recreation (DPR) Form 523A (Primary Record) and 523B (Building, Structure, Object Record).

The Primary Record lists basic information about a historic property including a description of the resource and its major elements including design, materials, condition, and alterations. The Building, Structure, and Object (BSO) Record is more detailed and includes items such as other related features, a construction history, and a statement of significance to analyze the integrity of the resource. The properties surveyed did not include those sites already locally designated as Class 1 or Class 2 Historic Sites.

Staff has contacted SHPO regarding the impacts on private property rights should the survey be submitted to the state. An update will be available at the meeting. Upon adoption of the survey, it will be submitted to the Eastern Information Center at UC-Riverside so that it can be entered into the California Historical Resources File System.

  
\_\_\_\_\_  
Director of Strategic Planning

  
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City Manager

#### ATTACHMENTS

1. Citywide Historic Resources Survey (previously provided)
2. Addendum to Citywide Historic Resources Survey – List of 200 Resources for which Primary Records were completed
3. Minutes from HSPB Meeting of September 14, 2004.
4. Minute Order

ADDENDUM

**Palm Springs Citywide Historic Resources Survey 2003**  
**List of 260 Resources for which Primary Records were completed**

Address	Direction	Street	APN	Date of Construction	Resource Name
277	East	Alejo Road	009 600 535 et seq. 508 631 001-067	1966	Villa Alejo
385		Alla Vista Road	513 351 000; 513 351 008	1938	residence
333	East	Amado Road	508 041 009		Palm Springs Main Post Office Building
190	West	Amado Road	513 082 018	1957	Palm Springs Chamber of Commerce Building
2805		Anza Traf	510 140 013		residence
1070	East	Apache Road	511 032 013	1957	Twin Palms District Contributor
1825	South	Aquanetta Drive	511 043 003	1957	Twin Palms District Contributor
1828	South	Aquanetta Drive	511 053 001	1957	Twin Palms District Contributor
1750-1844	South	Araby Drive	510 070 001-031		Park South Condominiums
200-298, 201-299	East	Arenas Road	various		Commercial Block
448	East	Arenas Road	508 086 002		Royal Springs Apartments
200	West	Arenas Road	513 142 003	1947/1963 (2nd story addition)	Chase Hotel
370	West	Arenas Road	513 141 011	1947	The Hideaway
400	West	Arenas Road	513 470 002-008		The Four Hundred
528	West	Arenas Road	513 132 017	1820s	Arenas Gardens Hotel
928	North	Avenida Palmas	507 164 001	1929-30	Cary Grant Residence
953	North	Avenida Palmas	507 154 006		residence
485	East	Avenida Palmera	508 352 001	1953	residence
946	North	Avenida Palos Verdes	507 163 013	1932	residence
976	North	Avenida Palos Verdes	507 154 004	1946	residence
828		Avenida Palos Verdes	507 163 006		residence
996		Avenida Palos Verdes	507 154 001	1933-1944	residence
1300	East	Bansio Road	508 100 024		Plaza Racquet Club
225	West	Baristo Road	513 202 002	1947	Del Marcos Hotel
701	West	Baristo Road	508 094	1937/1947	Palm Springs Tennis Club
301	North	Belardo Road	513 070 009, 010	1927	O'Donnell Golf Course
501	North	Belardo Road	505 323 001	1930	The Cloisters - Liberace Compound



ADDENDUM

**Palm Springs Citywide Historic Resources Survey 2003**  
**List of 200 Resources for which Primary Records were completed**

Address	Direction	Street	APN	Date of Construction	Resource Name
150	South	Belardo Road	513 143 009	1925	Oasis Hotel
281	South	Belardo Road	513 152 014 513 152 019	1934	Orchid Tree Hotel
339	South	Belardo Road	513 202 009	1930s	La Serena Villas
415	South	Belardo Road	513 212 004	1930s	Estrella Inn
1897	East	Belding Drive	502 032 003	1959	Hugh M. and Rosemary Kaptur Residence
2290	South	Bianaga Avenue	510 210 012	1925	residence
1014		Buena Vista Drive	507 221 010	1936	Bob & Dolores Hope Residence
641	North	Cahuilla Road	506 201 008	1930	Dorothy Hoover House
141	South	Cahuilla Road	513 141 005	1938	Frances Winter Home
175	South	Cahuilla Road	513 141 010		Casa Cody
314	South	Cahuilla Road	513 202 001	1940	Palm Springs Women's Club
430	South	Cahuilla Road	513 212 002	1948	The Colony Apartments
524	South	Calle Ajo	508 122 003	1935	Lucile Taylor Residence
552-556	South	Calle Ajo	508 122 006	1935-1936	residence
1275	South	Calle De Maria	508 403 003	1955	residence
553-557	South	Calle Encilla	508 122 015	1937	residence
526	South	Calle Palo Fierro	508 141 002	1935	Grimm House
646	South	Calle Palo Fierro	508 125 016	1928	residence
1311	East	Camino Amapola	508 234 005	1948	Lynbrook Apartments
1357	East	Camino Amapola	508 234 003		residence
272	West	Camino Buena Vista	513 400 004		residence
282	West	Camino Carmelita	513 400 024	1937	Mr & Mrs. Johnny Mercer Residence
1415	North	Camino Centro	505 192 008	1963-64	residence
1148		Camino Mirasol	508 231 005	1920s	"White Tiles"
1184		Camino Mirasol	505 202 016		residence
1965	South	Camino Monte	513 410 001	1930	Ship of the Desert
386		Camino Norte	505 174 018		residence
425		Camino Norte	505 174 016	1952	residence
2684	North	Cardillo Avenue	504 072 011	1938	Chuck Coffman House

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**Palm Springs Citywide Historic Resources Survey 2003**  
**List of 200 Resources for which Primary Records were completed**

Address	Direction	Street	APN	Date of Construction	Resource Name
845	West	Chino Canyon Road	504 211 003		residence
444	West	Chino Drive	505 311 006		residence
1011	West	Cielo Drive	504 201 024	1955	residence
1021	West	Cielo Drive	504 201 027	1968-69	Max Palevsky Residence
181-199	South	Civic Drive	502 220 001-010		Office Complex
1950	East	Desert Palms Drive	602 033 011	1947/1990s (alterations)	House of Tomorrow
1323	South	Driftwood Drive	508 402 005	1950	Holden Residence
175	East	El Alameda	505 285 012	1936	Harlow Heaven
1011	East	El Alameda	507 233 001		Lee Miller Adobe
1029	East	El Alameda	507 233 002	1935	residence
1052	East	El Alameda	507 231 004	1937	residence
1385	East	El Alameda	507 253 005		Frances Lederer Residence
210	West	El Camino Way	513 374 009	1945	residence
333	South	Farrell Drive	502 230 003		Palm Springs Unified School District Building
155	West	Hermosa Place	505 263 009	1946	The Villa Hermosa
334	West	Hermosa Place	505 252 011	1928-1930	Seymour Lazer
432	West	Hermosa Place	505 252 028		Dinah Shore Residence
100	North	Indian Canyon Drive	508 053 003	1955-1958	Spa Hotel
119	North	Indian Canyon Drive	513 092 004	1945	Commercial Building
290	North	Indian Canyon Drive	508 041 008		Commercial Building
300	North	Indian Canyon Drive	508 031 021, 508 031 014	1950	Downtown Shell Company Gas Station
311	North	Indian Canyon Drive	513 081 011	1940	Greyhound Bus Station
454-462	North	Indian Canyon Drive	508 031 001	1960	Commercial Building
572	North	Indian Canyon Drive	507 195 018		The Palms at Palm Springs
640	North	Indian Canyon Drive	507 183 006		Spanish Inn
726	North	Indian Canyon Drive	507 181 010	1935	The Movie Colony Hotel
783	North	Indian Canyon Drive	505 288 010		Casa Palmeras
1305	North	Indian Canyon Drive	505 184 012	1929	residence
1480	North	Indian Canyon Drive	507 024 015	1948	Casa de Camero
2743	North	Indian Canyon Drive	504 040 038 504 133 001 002, 504 361 002	1934/1945&1980s (additions)	Racquet Club

ADDENDUM

**Palm Springs Citywide Historic Resources Survey 2003**  
**List of 200 Resources for which Primary Records were completed**

Address	Direction	Street	APN	Date of Construction	Resource Name
100	South	Indian Canyon Drive	608 081 002	1960	Welmas Plaza
440-480	South	Indian Canyon Drive	508 094 016	1960	Commercial Building
500	South	Indian Canyon Drive	508 121 001	1958	Secunly First National Bank
2027		Jacques Drive	501 142 003		residence
991		La Jolla Road	511 054 005	1957	Twin Palms District Contributor
1027		La Jolla Road	511 034 005	1957	Twin Palms District Contributor
1081		La Jolla Road	511 034 002	1957	Twin Palms District Contributor
1300		La Verne Way	none	1971	Fire Station No. 4
1350		Ladera Circle	505 092 011 012	1962	House of Tomorrow
590	West	Linda Vista Drive	513 193 014		residence
591	West	Linda Vista Drive	513 193 028		Casa de Suenos
650	West	Linda Vista Drive	513 193 018		residence
684	East	Mer Avenue	507 081 003	1937	residence
183-193	West	Merito Place	505 302 012, 013	1980s	Merito Menor & Merito Place
300	West	Merito Place	505 293 005		Villa Serena Residence
1907	South	Mesa Drive	513 390 031	1933	residence
131	East	Morongo Road	508 302 027	1940-1954	residence
146	East	Morongo Road	508 301 022	1936	Jacobs Residence
n/a	n/a	n/a	n/a	1956	residence
133	East	Ocotillo Avenue	508 301 002	1932	residence
140	East	Ocotillo Avenue	508 292 022		residence
252	East	Ocotillo Avenue	508 292 013	1933	William Gray Purcell Residence
606	South	Oleander Road	680 094 001		Veterinary Medical Building
226	West	Overlook Road	513 372 013	1926-1928	residence
324	West	Overlook Road	513 362 012	1930s	residence
316	West	Pablo Drive	513 201 004	1964	residence
550	West	Palisades Drive	513 110 043	1945-60	residence
680	West	Palisades Drive	513 110 044	1959	Russell House
411	East	Palm Canyon Drive	511 060 006	1963-64/2000 (renovation)	Caliente Tropics Hotel and Restaurant
1050	East	Palm Canyon Drive	508 432 019	1982	L'Horizon Garden Hotel

ADDENDUM

Palm Springs Citywide Historic Resources Survey 2003  
 List of 200 Resources for which Primary Records were completed

Address	Direction	Street	APN	Date of Construction	Resource Name
1111	East	Palm Canyon Drive	511 035 128	1956	Ocotillo Lodge
174	North	Palm Canyon Drive	513 092 010	1848	The Town & Country Center
288	North	Palm Canyon Drive	513 091 015	1930s	Commercial Building
401-407	North	Palm Canyon Drive	513 082 013	1945	Commercial Building
483-477	North	Palm Canyon Drive	513 082 034	1935-1940	Casa de Bellas Artes
341	North	Palm Canyon Drive	505 302 006	1945	Vita Soleil Apartments
666	North	Palm Canyon Drive	505 303 012		Howard Lapham Office Building
687	North	Palm Canyon Drive	505 302 027	1847	Dartard Building
766	North	Palm Canyon Drive	505 286 002	1934	Kocher-Samson Building
849	North	Palm Canyon Drive	505 283 010	1950	'New World Marketplace' Building
879	North	Palm Canyon Drive	505 283 012	1947	Camera Exchange Building
891-899	North	Palm Canyon Drive	505 283 013	1953	Nichols II Building
1000	North	Palm Canyon Drive	505 285 006	1947	Potter Clinic Building
1081-1087	North	Palm Canyon Drive	505 281 006	1946	Seeburg Building
1200	North	Palm Canyon Drive	505 243 004		Palm Springs Liquors Building
1345	North	Palm Canyon Drive	505 211 013	1956	Harold Hicks Real Estate
1488-1490	North	Palm Canyon Drive	505 184 002 003		Montana Plaza
1595	North	Palm Canyon Drive	505 165 010		Las Palmas Liquors (German Bros. Liquor)
1701	North	Palm Canyon Drive	504 310 015		Williams Office Building (formerly Don's Drugs)
2277	North	Palm Canyon Drive	504 242 006	1945	Desert Inn Visitor Center
2796	North	Palm Canyon Drive	504 091 001	1934	William Cody Shell Company Gas Station
101-121	South	Palm Canyon Drive	513 143 009		Oasis Commercial Building
191	South	Palm Canyon Drive	513 143 006		Adagio Galleries Building
300	South	Palm Canyon Drive	513 204 005		Wessman Development Company Building
333-343	South	Palm Canyon Drive	513 203 013	1953	The Alley
383	South	Palm Canyon Drive	513 203 006	1956	Commercial Building
458-464	South	Palm Canyon Drive	513 214 005	1960	Commercial Building
499	South	Palm Canyon Drive	513 213 005	1960	Washington Mutual
588	South	Palm Canyon Drive	513 280 004	1959	Bank of America
1735	South	Palm Canyon Drive	513 376 010		Moorten Gardens and Residence

ADDENDUM

Palm Springs Citywide Historic Resources Survey 2003  
List of 200 Resources for which Primary Records were completed

Address	Direction	Street	APN	Date of Construction	Resource Name
1757	South	Palm Canyon Drive	513 376 018	1940	residence
1774	South	Palm Canyon Drive	511 070 001-041	1980s	Royal Hawaiian Estates Condominiums
711	West	Panorama Road	504 213 006		Edna Root Residence
1200	East	Paseo El Mirador	507 520 023	1939	residence
591	North	Patencio Road	505 312 004	1937	residence
999	North	Patencio Road	505 251 005	1957-1959	J. J. Robinson House
257	South	Patencio Road	513 132 005	1924	Korakla Pensione
611	North	Phillips Road	507 201 006	1962	Abemalhy House
590	East	Racquet Club Road	501 590 009	1964	Fire Station No. 3
2800	East	Ramon Road	502 240 008-010	1968	St. Theresa's Catholic Church
700	West	Ramon Road	513 550 005		Rose Cottage
605	South	Riverside Drive	508 181 016	1956-57	First Church of Christ Scientist
555	East	San Lorenzo Road	508 192 022		Triangle Inn
4100		Seven Lakes Drive	681 020 006	1964	Condominiums and Country Club
787	East	Sonora Road	508 362 001	1947	Levin House
2000 block		Southridge Drive	681 080 001-052		Rimcrest Condominiums
2175		Southridge Drive	510 250 031	1966	Arthur Eirod Residence
2340		Southridge Drive	510 250 006	1967	Originally Goldberg Family Residence
2399		Southridge Drive	510 260 020	1978	"La Piedra"
2466		Southridge Drive	510 260 028	1979	Bob Hope Residence
591	West	Stevens Road	505 171 001		residence
211	North	Sunrise Way	508 070 016	1970	The Gas Company Building
1800	South	Sunrise Way	various	1927-	Smoke Tree Ranch
401-493	East	Tahquitz Canyon Way	508 082 003	1980	NOIA Commercial Building
1095	East	Tahquitz Canyon Way	508 100 034		Jane Augustine Patencio Cemetery
2244	East	Tahquitz Canyon Way	502 085 001-014	1950	Desert Holly
2905	East	Tahquitz Canyon Way	502 220 018		Prudential Building
3236	East	Tahquitz Canyon Way	502 210 017	1962	Riverside County Courthouse - P. S. Branch
3400	East	Tahquitz Canyon Way	677 270 018-030	1986	Palm Springs International Airport
137	South	Tahquitz Drive	513 120 010	1929	Finkins House

ADDENDUM

Palm Springs Citywide Historic Resources Survey 2003  
List of 200 Resources for which Primary Records were completed

Address	Direction	Street	APN	Date of Construction	Resource Name
139	South	Tahquitz Drive	513 120 011	1937	Vila Amalfi
141	South	Tahquitz Drive	513 120 013	1929	residence
143	South	Tahquitz Drive	513 120 015	1930	O Sullivan Residence
147	South	Tahquitz Drive	513 120 016	1929	Crocker House
1320		Tamansk Road	507 258 008		originally Pullman Family Residence
643	South	Thornhill Road	608 220 008		Thornhill Apartments
1003	East	Twin Palms Drive	511 032 011	1957	Twin Palms District Contributor
1025	East	Twin Palms Drive	511 032 010	1957	Twin Palms District Contributor
1087	East	Twin Palms Drive	511 032 008	1957	Twin Palms District Contributor
487	East	Valmonte Norte	507 188 007	1937-1944	residence
1272	East	Verona Drive	507 253 009	1964	Donald Wexler Residence
260	West	Vereda Sur	505 221 011		residence
321	West	Vereda Sur	505 202 007		residence
1145	East	Via Colusa	507 274 003	1946	residence
1220	North	Via Donna	507 510 033	1928	former clubhouse for the El Mirador Golf Club
857	North	Via Miraleste	507 185 001	1930	Invernada
2655	North	Via Miraleste	501 590 007	1980-1970	Frances Crocker Library
1123	North	Via Monte Vista	505 094 002	1958	residence
1295	North	Via Monte Vista	505 084 001		residence
1011	East	Vista Chino	507 100 031		Raymond Cres Middle School
424	West	Vista Chino	504 292 010	1951-1952	May House
1194	North	Vista Vespero	505 094 007		residence
558	South	Warm Sands Drive	508 213 001		Warm Sands Villas
Rock 2/2L			510 104 007	1934	Smoke Tree Ranch Residence



# CITY COUNCIL STAFF REPORT

DATE: January 15, 2014 UNFINISHED BUSINESS

SUBJECT: CONSIDERATION OF AN AMENDMENT TO THE PALM SPRINGS MUNICIPAL CODE (SECTION 8.05 "HISTORIC PRESERVATION") TO CHANGE THE AGE OF BUILDINGS ELIGIBLE FOR A SIX-MONTH STAY OF DEMOLITION FROM PRE-1945 TO PRE-1969 (CASE 5.1311).

FROM: David H. Ready, City Manager

BY: Margo Wheeler, AICP, Director of Planning Services

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## SUMMARY

At its meeting of December 4, 2013, the City Council requested a discussion item be placed on a meeting agenda and requested additional information from staff which is included herein.

### RECOMMENDATION:

Review and give staff direction.

### PREVIOUS ACTIONS:

<b>Related Relevant Prior City Actions</b>	
11-12-13	The Historic Site Preservation Board (HSPB) voted unanimously to support the proposed text amendment.
11-13-13	The Planning Commission & Historic Site Preservation Board, at a joint study session reviewed the proposed text amendment and expressed their support for the proposed text amendment.
12-4-13	A member of the City Council requested staff place this item for discussion.

### STAFF ANALYSIS:

As explained at the December 4, 2013 City Council meeting, the proposed text amendment to Chapter 8.05.125 of the Palm Springs Municipal Code (PSMC) would change the definition of Class 3 historic sites from buildings built prior to 1945 to buildings built prior to 1969, in recognition of the importance of the collection of mid-century buildings that still exist, for which Palm Springs is becoming increasingly known.

The council asked for clarification of the status of the 200 properties listed in the 2004 Citywide Historic Resources Survey, commissioned by Architectural Resources Group, Inc (ARG) and clarification on what constitutes a demolition action that would trigger HSPB review of Class 3 sites.

The 2004 Historic Resources Survey.

As noted in the attached October 20, 2004 City Council staff report, the 2004 ARG survey was intended to be the foundation of a citywide database of historic resources in Palm Springs and "...is used for informational purposes only."<sup>1</sup> Two hundred buildings were identified, although many more historically significant sites exist in the City<sup>2</sup>. For example, recently almost ninety (90) buildings designed by architect Hugh Kaptur were discovered in the Desert Park Estates neighborhood alone. The Planning Department also has historic resource data from previous surveys conducted in 1983, 1987 and 2001 that are being consolidated into one comprehensive historic resource database as time permits. Currently the City's Comprehensive Historic Resource Database includes over 700 properties.

The buildings listed in the 2004 ARG survey and the City's Comprehensive Historic Resource Database have no special status and are not subject to HSPB review prior to approval of demolition requests<sup>3</sup>. Currently, demolition requests on any building built after 1945 are ministerial actions approved at staff level. Staff has no legal authority to apply formal consideration to a historic building's significance or importance.

Conducting additional formal citywide historic resource reconnaissance surveys could be commissioned by seeking proposals from professional services consultants. Such action would increase the City's awareness of its stock of historic buildings; however, this action alone will not prevent demolition or loss of historically significant buildings or sites from the mid-century period. Considerable time and cost would need to be outlaid in order to contract for such a task.

Demolition actions subject to HSPB review.

The Council also questioned what constitutes "demolition" with respect to this code section. Currently the Historic Preservation Ordinance does not provide a definition of "demolition" subject to HSPB review for Class 3 structures. Since the Historic Preservation ordinance generally limits HSPB actions and review on private structures to "exterior features only", staff believes it is appropriate to clarify "demolition of Class 3 sites" using the Building & Safety Departments' definition of "Building Envelope" as defined in the 2013 California Energy Code, that is "*the ensemble of exterior and demising partitions of a building that enclose conditioned space*". Therefore only those

<sup>1</sup> The survey was commissioned as a condition of approval for Case 5.0827, "The Plaza at Sunrise", a shopping center development at the northwest corner of Ramon Road and Sunrise Way that caused the demolition of a shopping center designed by architect Albert Frey in the 1950's.

<sup>2</sup> The survey was capped at 200 buildings because that was the number of sites that could be surveyed and recorded within the ARG contract allowance of \$50,000.

<sup>3</sup> The only exceptions are buildings listed in the survey built prior to 1945; the current cut-off date for Class 3 sites, which DO require HSPB review before issuance of a demolition permit).



applications that entail demolition of the entire building envelope would be subject to HSPB review. All interior changes, additions and other modifications to pre-1969 structures would be unaffected by this proposal.

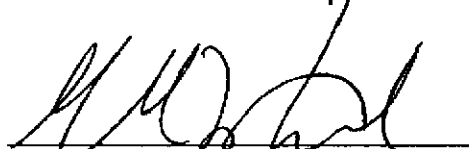
Staff and the HSPB need to act promptly when such cases come before them for consideration. Therefore, upon receipt of a demolition application on a Class 3 site, staff will immediately conduct preliminary research and if the need arises, will call a special meeting of the HSPB. The HSPB also discussed a possible standing subcommittee to expedite the review of demolition applications on Class 3 sites.

The Building & Safety Department processes on average five (5) demolition permits annually<sup>4</sup>. Thus the potential increase in workload for staff and HSPB imposed by this proposed amendment would be negligible.

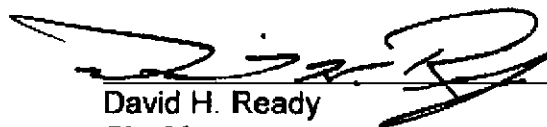
Cultural and Architectural Tourism continues to be an increasing segment of the tourist market for Palm Springs. In recent years, international awareness of the "Palm Springs Brand" has increasingly been built upon the City's unique concentration of "mid-century modern" architecture (generally defined as the period from 1945 to 1969). This economic driver is most easily measured in attendance at "Modernism Week", which has enjoyed over a fourfold increase since 2009.<sup>5</sup>

The proposed text amendment will not prevent the buildings from this period from being demolished, but it will at least allow a more deliberate review of such requests.

Staff to return with a draft ordinance incorporating the proposed amendment for City Council consideration upon direction.



M. Margo Wheeler, AICP  
Director of Planning Services



David H. Ready  
City Manager

Attachments:

1. City Council minutes excerpt dated December 4, 2013.
2. City Council Staff Report dated October 20, 2004 approving the 2004 survey
3. City Council Staff Report dated November 6, 2002, noting the condition of approval on Case 5.0827 requiring the funding of a historic resources survey.
4. Public Correspondence.

<sup>4</sup> Full demolition of structures.

<sup>5</sup> In 2009 approximately 9,300 persons attended Modernism Week. In 2013 Modernism Week drew over 40,000 visitors. (Source: Modernism Week Board of Directors). Anecdotal information from a local restaurateur was that the increase in business during Modernism Week is comparable to that which occurs during the week of the Palm Springs International Film Festival. It is likely that this increase also translates into additional hotel stays and added revenue from Transient Occupancy Tax.

2. City Council Staff Report dated October 20, 2004 approving the 2004 survey
3. City Council Staff Report dated November 6, 2002, noting the condition of approval on Case 5.0827 requiring the funding of a historic resources survey.
4. Public Correspondence.



December 2, 2013

The Honorable Steve Pougnet, Mayor of Palm Springs  
City of Palm Springs  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

Dear Mayor Pougnet,

Subject: Historic Site Preservation Board (HSPB) Recommendation (Item 2H)

Regarding item 2H on the city council's December 4, 2013 agenda, we strongly and enthusiastically support the HSPB's recommendation to update PSMC Chapter 8.05 to expand the definition of Class 3 sites to include those built before 1969. This change will allow the HSPB, and the community, to be more fully informed of any proposed building demolitions.

We fully concur with the city staff's assessment that "Many of the City's signature mid-century buildings were built between 1945 and 1968." Just last year a 1962 Palm Springs residence (Steel Development House #2) was placed on the National Register of Historic Places. Hence, we would encourage the city council to make the logical, and forward-leaning, decision to expand the definition of Class 3 sites to include those built before 1969.

Sincerely,

Erik Rosenow  
President

Cc: Councilmembers Foat, Mills, Hutcheson and Lewin

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JAMES THOMAS  
CITY CLERK



4 December, 2013

The Honorable Steve Pougnet, Mayor of Palm Springs  
City of Palm Springs  
3200 East Taquitz Canyon Way  
Palm Springs, CA 92262

Dear Mayor Pougnet,

I am writing you today to heartily endorse item 2H on the council Agenda for this evening. We at the Palm Springs Modern Committee realize that there are many important and architecturally significant buildings that were designed and constructed after 1960. In as much as a significant contributor to the city's tourist revenue is derived from architecture and design driven visitors and given that it is an important goal of ours to protect and pass on our cultural heritage via architecture, the Palm Springs Modern Committee recommends that you adopt this time extension to afford the same degree of protection and review to building done between 1960 and 1969 as those created between 1945 and 1960.

Sincerely,

Chris Menrad  
President  
Palm Springs Modern Committee

P. O. Box 4738, Palm Springs, CA 92263  
PSMODCOM.ORG



modernism week™

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JAN 14 2014

PLANNING SERVICES  
DEPARTMENT

January 12, 2014

Mr. Steve Pougnet, Mayor  
City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

**RE: PSMC Chapter 8.05**

Dear Mayor Pougnet

The Board of Directors of Modernism Week has voted to support The City of Palm Springs Historic Site Preservation Board's recommendation to amend and update PSMC Chapter 8.05.

As an organization that celebrates the architectural heritage of Palm Springs, Modernism Week agrees that the additional oversight for architecturally significant mid-century buildings is important.

Modernism Week 2014 is poised to break attendance records again, with enthusiasts from all around the world coming to see and celebrate the important treasury of architecture we are so fortunate to have. The economic benefit to the City from Modernism Week continues to grow and this amendment is critical to the continued success of Modernism Week and the City of Palm Springs.

Please vote in favor of this amendment.

Sincerely,

Chris Mobley, Chairman

Cc Modernism Week Board of Directors  
Lisa Vossler Smith, Executive Director, Modernism Week  
David Ready, City Manager  
Margo Wheeler, AICP, Director of Planning Services ✓  
*Letters sent to each Councilmember as well*



14 January, 2014

The Honorable Steve Pougnet, Mayor of Palm Springs  
City of Palm Springs  
3200 East Taquitz Canyon Way  
Palm Springs, CA 92262

Dear Mayor Pougnet,

I am writing you today to heartily endorse item 4A on the council Agenda for January 15th. We at the Palm Springs Modern Committee realize that there are many important and architecturally significant buildings that were designed and constructed after 1960. In as much as a significant contributor to the city's tourist revenue is derived from architecture and design driven visitors and given that it is an important goal of ours to protect and pass on our cultural heritage via our special architecture, the Palm Springs Modern Committee recommends that you adopt this time extension to afford the same degree of protection and review to buildings done between 1960 and 1969 as those created between 1945 and 1960.

Also on the agenda is item 1D, which would establish an exemption for class one historic sites with respect to parking requirements for new uses. The board of the Palm Springs Modern Committee also heartily endorses this important item. Class One Historic structures are, by their nature and age, challenged to meet today's codes. We strongly believe that relief from the parking requirement for these important buildings will help make them more attractive to developers and owners by helping to overcome some of the difficulties that these structures can present when being renovated and repurposed for today's use.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Menrad", written over a large, stylized flourish that extends across the page.

Chris Menrad  
President  
Palm Springs Modern Committee

P. O. Box 4738, Palm Springs, CA 92263  
PSMODCOM.ORG