



CITY OF PALM SPRINGS

DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: February 9, 2016
To: Historic Site Preservation Board
From: Ken Lyon, RA, Associate Planner *Ken Lyon*
Subject: HD-1; Las Palmas Business Historic District (LPBHD) - update

BACKGROUND:

Following receipt of the LPBHD staff report on December 8, 2015, the LPBHD subcommittee (Ploss, Hays, La Voie) met with Planning Staff (Lyon) on December 28, 2015 and January 21, 2016 (with staff and representatives of Historic Resources Group (HRG) to further evaluate the analysis and methodology used by the subcommittee and HRG in arriving at their respective recommendations on possible changes to the contributing status of each parcel in the historic district.

From those two meetings, a final list of twenty-nine (29) specific parcels were identified on which a change in status is recommended. Where differences still exist between the HSPB and the HRG recommendation, they are noted in parentheses.

If the Board wishes to move forward with any of the recommended changes in status for properties in the LPBHD, staff will initiate written outreach to the property owners in the district, followed by a noticed public hearing of the HSPB at which it can make its recommendations to City Council. Following the recommendation from the HSPB to the City Council, staff will schedule a noticed public hearing of the City Council to consider the HSPB's recommendations.

RECOMMENDATION:

1. Adopt the recommended changes below. Where the recommendation of HRG, Staff and the HSPB subcommittee differ, clarify which recommendation the Board is adopting.
 2. Direct staff to prepare written notices to property owners of each parcel in the district of the proposed changes in status.
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1. Parcels recommended to move from "non-contributing" to "contributing" status:
 - a. (recommended by both HSPB subcommittee & HRG) 855 North Indian Canyon Drive "Crawford Apartments".
 - b. (recommended by HSPB subcommittee only): 621 North Palm Canyon Drive "El Tovar Apartments / Copley's"
 - c. (HSPB / HRG) 664 North Palm Canyon Drive "Henry Reid Clinic / Jake's Fine Eats"
 - d. (HSPB / HRG) 666 North Palm Canyon Drive "Backstrom – Reid / Latham Building"
 - e. (HSPB / HRG) 687 North Palm Canyon Drive "The Dollard Building"
 - f. (HSPB / HRG) 707-759 North Palm Canyon Drive "The Turrone Building / Trio"

- g. (HSPB): 756 North Palm Canyon Drive "Samson-Curtis Building".
 - h. (HSPB): 861-867 North Palm Canyon Drive "Culver Nichols Realty"
 - i. (HSPB): 865 North Palm Canyon Drive "part of Culver Nichols Realty"
 - j. (HSPB / HRG) 875-879 North Palm Canyon Drive "ESW / JP Clark Offices"
 - k. (HSPB / HRG) 891-899 North Palm Canyon Drive "Trina Turk"
 - l. (HSPB / HRG) 275 Tamarisk "The Chaney Apartments"
2. Parcels recommended to move from "contributing" to "non-contributing" status:
- a. (recommended by HRG only): 640 North Indian Canyon Drive "Ambassador Hotel / Triada"
 - b. (HRG): 785 North Indian Canyon Drive "Los Arboles Hotel"
 - c. (HSPB): 622 North Palm Canyon Drive "Reid Clinic / Alcazar / Peppertree Hotel"
 - d. (HSPB / HRG) 648-650 North Palm Canyon Drive "Henry Reid Clinic / Tchotchke's"
 - e. (HRG) 844 North Palm Canyon Drive "The Water Company Building".
 - f. (HRG): 894 North Palm Canyon Drive "Palm Springs Florist"
3. Parcels recommended to be removed from the district for stand-alone Class 1 designation.
- a. (recommended by Staff): 814 North Indian Canyon Drive "The William Schwartz Residence"
 - b. (Staff): 840 North Indian Canyon Drive "The Steven Cushman Residence"
 - c. (Staff): 276 Granvia Valmonte "The Turner Residence"
 - d. (Staff): 265 Via Altamira "The Frank Conklin Residence - Palm Springs Club"
4. Parcels recommended to be removed from the district.
- a. (HSPB / HRG) 548 North Indian Canyon Drive "The Villas at the Movie Colony"
 - b. (HSPB / HRG) 860 North Indian Canyon Drive (condominiums)
 - c. (HRG) 888 North Indian Canyon Drive "Starliter Inn / Bearfoot Inn"
 - d. (HRG) 621 North Palm Canyon Drive "El Tovar Apartments / Copleys"
 - e. (HRG) 639-647 North Palm Canyon Drive "The Del Hai Mo Lodge"
 - f. (HRG) 655 North Palm Canyon Drive "Holloway Building".
 - g. (HRG) 675 North Palm Canyon Drive "Adolph Israel / Trend House"

Attachment:

Summary list of LPBHD property recommendations as of 1-21-16.

TABLE 1 – SUMMARY OF RECOMMENDED CONTRIBUTING STATUS FOR ALL LPBHD PARCELS – as of January 21, 2016.

ID	Street Address	Street Name	Common Name	Historic Resource Group (HRG) Recommendation	Subcommittee Recommendation	Remarks
1	175	El Alameda East	"Harlow Haven Hotel"	No Change (contributing)	No change (contributing)	HRG/HSPB agree
2	265	Via Altamira East	"Palm Springs Club"	Remove from district for stand-alone Class 1 historic status	No change (contributing)	HRG/HSPB partially agree
3	548	Indian Canyon Drive	"The Villas at Movie Colony"	No change (non-contributing) remove from district	No change (non-contributing)	HRG/HSPB Partially agree
4	572	Indian Canyon Drive	"Colony Palms Hotel"	No change (contributing)	No change (contributing)	HRG/HSPB agree
5	640	Indian Canyon Drive	"Ambassador Hotel aka Triada Hotel"	Move to non-contributing	No change but define orig. historic elements	HRG/HSPB recommendation differ
6	701-729	Indian Canyon Drive	(Parking lot)	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
7	700-726	Indian Canyon Drive	"Movie Colony Hotel"	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
8	783	Indian Canyon Drive	"Palmaire Apts, aka Casa Palmeras"	No change (contributing)	No change (contributing)	HRG/HSPB agree
9	784	Indian Canyon Drive	"Los Arboles Hotel aka Indian Manor Hotel"	Move to non-contributing	No change (contributing) ("w/questions")	HRG/HSPB recommendation differ
10	805	Indian Canyon Drive	"De Anza Apartments"	No change (contributing)	No change (contributing)	HRG/HSPB agree
11	814	Indian Canyon Drive	"William Schwartz Residence"	Remove from district for stand-alone Class 1 historic status	No change (contributing)	HRG/HSPB partially agree
12	840	Indian Canyon Drive	"Steven Cushman Residence"	Remove from district for stand-alone Class 1 historic status	No change (contributing)	HRG/HSPB partially agree
13	855	Indian Canyon Drive	"Village Inn Hotel aka Crawford Hotel, Irwin Apts., Cypress Motor Inn"	Move to contributing	Move to contributing	HRG/HSPB agree
14	860	Indian Canyon Drive	Condominiums	Non-contributing remove from district	No change (non-contributing)	HRG/HSPB partially agree
15	888	Indian Canyon Drive	"Bearfoot Inn aka Starlitter / Morningside Inn"	Non-contributing remove from district	No change (non-contributing)	HRG/HSPB partially agree
16	538-550	Palm Canyon Drive	"Frances Stevens School & Park"	No change (contributing)	No change (contributing)	HRG/HSPB agree
17	600	Palm Canyon Drive	"Birba Restaurant"	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
18	621	Palm Canyon Drive	"Copley's aka El Tovar Apts Hotel"	Non-contributing remove from district	Move to contributing (define back bldg. as	HRG/HSPB recommendation

					signif part)	differ
19	622	Palm Canyon Drive	"Alcazar Hotel aka Peppertree Hotel, Henry Reid Clinic	No change (contributing)	Move to non-contributing	HRG/HSPB recommendation differ
20	622	Palm Canyon Drive	"Cheeky's Restaurant"	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
21	639-647	Palm Canyon Drive	"Del Hai Mo Lodge"	Non-contributing, remove from district	No change (non-contributing)	HRG/HSPB partially agree
22	648-650	Palm Canyon Drive	"Henry Reid Clinic aka Tchotchke's"	Move to non-contributing	Move to non-contributing	HRG/HSPB agree
23	655	Palm Canyon Drive	"Holloway Bldg"	Non-contributing, remove from district	No change (non-contributing)	HRG/HSPB partially agree
24	664	Palm Canyon Drive	"Jake's Rest. Aka Henry Reid Clinic (portion of)	Move to contributing	Move to contributing	HRG/HSPB agree
25	666	Palm Canyon Drive	"Backstrom-Reid Bldg" aka Latham Bldg".	Move to contributing	Move to contributing	HRG/HSPB agree
26	675	Palm Canyon Drive	"Adolph Israel Bldg aka Trend House"	Non-contributing, remove from district	No change (non-contributing)	HRG/HSPB partially agree
27	687	Palm Canyon Drive	"Dollard Bldg"	Move to contributing	Move to contributing	HRG/HSPB agree
28	700	Palm Canyon Drive	Clifton Dental Bldg.	No change (contributing)	No change (contributing)	HRG/HSPB agree
29	707-749	Palm Canyon Drive	"Turonnet Bldg aka Trio Rest."	Move to contributing	Move to contributing	HRG/HSPB agree
30	750	Palm Canyon Drive	"Security Pacific Savings"	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
31	756	Palm Canyon Drive	"Samson-Curtis Bldg"	No change (non-contributing)	Move to contributing	HRG/HSPB recommendations differ
32	766-768	Palm Canyon Drive	"Kocher-Samson Bldg"	No change (contributing)	No change (contributing)	HRG/HSPB agree
33	777	Palm Canyon Drive	"Bureau of Tourism"	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
34	798	Palm Canyon Drive	"The Pacific Bldg"	No change (contributing)	No change (contributing)"	HRG/HSPB agree
35	787	Palm Canyon Drive	Integrated Wealth Management	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
36	800	Palm Canyon Drive	"El Paseo Bldg"	No change (contributing)	No change (contributing) define hist. parts	HRG/HSPB agree
37	803	Palm Canyon Drive	Condos	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
38	830	Palm Canyon Drive	"Raymond-Lawrence aka El Paseo Market"	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
39	844	Palm Canyon Drive	"Water Company Office"	Move to non-contributing	No change (contributing)	HRG/HSPB recommendations differ
40	849	Palm Canyon Drive	"849 Restaurant aka Old Post	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree

			Office"			
41	850	Palm Canyon Drive	"Simsarian Bdlg / Windemere Realty"	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
42	861-867	Palm Canyon Drive	"Culver Nichols RE office"	No change (non-contributing)	Move to contributing	HRG/HSPB recommendations differ
43	865	Palm Canyon Drive	"Culver Nichols RE office"	No change (non-contributing)	Move to contributing	HRG/HSPB recommendations differ
44	875-879	Palm Canyon Drive	"ESW / JP Clark Ofcs	Move to contributing	Move to contributing	HRG/HSPB agree
45	882	Palm Canyon Drive	"Macmillans / Angel View"	No change (non-contributing)	No change (non-contributing)	HRG/HSPB agree
46	894	Palm Canyon Drive	"Palm Springs Florest"	Move to non-contributing	No change (contributing) but define hist elements (Greenhouse)	HRG/HSPB recommendations differ
47	891-899	Palm Canyon Drive	"Trina Turk"	Move to contributing	Move to contributing	HRG/HSPB agree
48	276	Granvia Valmonte	"Turner Residence, aka Chapman Apts"	Remove from district for stand-alone Class 1 status	No change (contributing)	HRG/HSPB partially agree
49	275	Tamarisk Road	"Chaney Apts."	Move to contributing	Move to contributing	HRG/HSPB agree

Summary:

- Of the 49 parcels, the two groups agree on the status and recommendation for about twenty-nine (29) of the parcels.
- The two groups "partially agree" on the recommendation of ten (10) parcels (but there may be some clarifying aspect that was noted).
- The two groups' recommendations differ on nine (9) parcels.
- There were seventeen (17) parcels designated in 1988 as "contributing".
- There is 1 parcel that has been designated a Class 1 site since 1988 (Kocher/Samson), adding it to the contributing list.
- There are five (5) parcels that HRG recommends be changed from contributing to non-contributing due to loss of historic integrity since the district was formed in 1988 and there are 2 of the five parcels that the HSPB subcommittee also recommends be moved from contributing to non-contributing.
- There are seven (7) parcels that HRG recommends be changed from non-contributing to contributing, and eleven (11) parcels that the HSPB subcommittee recommends be moved from "non-contributing" to "contributing".
- There are four (4) parcels that Staff recommends be removed from the district and established as stand-alone class 1 historic sites because they are residences not commercial / business uses and as such, do not contribute to the business / commercial growth theme and context of the district. The HSPB subcommittee did not concur with this recommendation.
- There are seven (7) parcels that HRG recommends be removed from the district because the parcels are non-contributing, they are at the periphery of the district, and removing them will strengthen the overall percentage of contributing parcels in the district. The HSPB subcommittee did not concur with this recommendation.