



## Historic Site Preservation Board Staff Report

DATE: January 9, 2018 NEW BUSINESS

SUBJECT: INGLESIDE INVESTORS, SPE, LLC, OWNER, FOR APPROVAL OF EXTERIOR ALTERATIONS FOR ACCESIBILITY AND LANDSCAPE UPGRADES AT THE CARRIE BIRGE RESIDENCE (AKA INGLESIDE INN) LOCATED AT 200 WEST RAMON ROAD, (CASE 3.0685 MAA / HSPB #25), ZONE R-3. (KL).

FROM: Department of Planning Services

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### SUMMARY

The owners are undertaking exterior modifications at the Ingleside Inn for accessibility upgrades and landscape improvements.

### RECOMMENDATION:

Approve as submitted.

### BACKGROUND:

The Carrie Birge Residence ("Ingleside Inn") was built for the widow of George K. Birge (1849-1918). Although secondary sources suggest the home was designed by Santa Barbara architect George Washington Smith and constructed in 1925 by local contractor Alvah Hicks, there are no primary sources that corroborate this. George K. Birge served as president of the Pierce-Arrow Motor Car Company.<sup>1</sup>

The property was purchased in 1936<sup>2</sup> and converted to a hotel by Ruth Hardy, the first female member of the Palm Springs City Council. Hardy made numerous changes and additions to expand the single family residence into a hotel use. Upon Hardy's death in 1965, the Ingleside Inn was purchased by Winston S. Cowgill, III of San Francisco, a frequent guest of the Inn. In 1975, the property was purchased by Mel Haber who owned and operated it until his death in 2016 when it was purchased by the present

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<sup>1</sup> "Palm Springs Ingleside Inn has Storied Past" December 5, 2015 Desert Sun, by Renee Brown, the Palm Springs Historical Society.

<sup>2</sup> A Desert Sun article from December 13, 1940 denotes Ruth and Jackson Hardy purchased the property "six weeks ago", indicating a purchase in 1939, not 1936.

owners. Haber also made numerous changes and additions to the site during his ownership.

**PHOTO BELOW SHOWING CONSTRUCTION OF THE BIRGE RESIDENCE, LOOKING EAST  
(THE ARCHED VERANDA IN THE MIDDLE CAN BE SEEN IN LATER PHOTOS  
IN THIS STAFF REPORT OF THE FOUNTAIN COURTYARD)  
(COURTESY P.S. HISTORICAL SOCIETY)**



**CURRENT PHOTO OF THE BIRGE RESIDENCE / INGLESIDE INN  
(ORIGINAL RESIDENCE IS IN THE LOWER LEFT QUADRANT OF THE SITE)**



The Birge Residence/Ingleside Inn is an amalgam of alterations and additions spanning over eighty years. Little documentation has been found regarding the period from initial construction in the 1920’s through the late 1930’s when the Birge’s owned the parcel. Numerous building permits, newspaper articles and a limited number of historic photos document the property’s evolution from the late 1930’s to the present. Below is a partial summary of the additions and alterations made at the Ingleside Inn:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
1922	Construction (no permit found) by the Birge family.
July 4, 1948	Addition of two buildings: 1, 2 room unit, 1, 3 room unit.
1949	Alteration & additions to kitchen and storage.
August 1, 1952	Addition of a 2-story hotel room building to existing.
1953	Addition to storage room and office.
1971	Removal of perimeter garden wall at street corner cutback for visibility.
1975	Addition of 8 x 20 laundry room west side of hotel.
July 9, 1975	Remodeling of existing two-story building conversion of 10 hotel units to 4 units. (City Council reso lists this as a 1979 project, building permit lists 1975.)
July 1, 1977	Addition of 18' x 26' banquet room to existing restaurant, and 12' x 16' open patio dining area.
September 2, 1977	Addition of 26 x 50' building including a suite of 3 rooms, and 4 baths, semi-private dining room.
1980	Enlarge a unit (not noted which one).
1985	Addition (“add luxury hotel suite 8-10-77 case 2.996.”)
May 8, 1989	HSPB held a noticed public hearing at which it voted to recommend that the City Council grant Class 1 historic site designation to the site.
September 29, 1989	Extension of garden block wall.
February 21, 1990	City Council held a noticed public hearing at which it voted to designate the parcel a class 1 historic site (HSPB #25).
July 28, 1994	Remodel front entry.
2003	Brochure for the hotel indicated “\$400,000 renovation” (exact scope unknown).
August 7, 2003	Staff approval of repaint.
July 11, 2008	Staff approval of west side setback reductions for relocation of storage shed.
July 27, 2010	Staff approval of a new monument sign and reduced directional signage.
August 10, 2017	Staff approval of a repaint in existing colors.
October 11, 2017	Staff approval of landscape maintenance and removal of overgrown and dying plant material.

Character-defining features.

Upon review of the City’s archival file for the site, there is no listing of the character-defining features, no identification of the period of significance, and no analysis of the site’s historic integrity. The staff report dated January 7, 1990 provided only a limited description of the property as follows:

*“... the Mediterranean-Spanish Revival style buildings are of wood-frame construction with stucco finish. Wide verandas, formed by the overhang of the tiled gable roofs, are supported by massive pillars (e.g. columns), with connecting arches along the length of the building. The verandas frame inner courtyards, through which individual rooms can be entered. The site is surrounded by a masonry wall and dense screen landscaping.”*

From this statement, one can perhaps conclude that the character-defining features include the “wide verandas, tiled gable roofs, massive columns with connecting arches along the length of the building’s facades along with the verandas that frame the inner courtyards through which individual rooms can be entered”. A number of later additions around the perimeter of the parcel that contained hotel rooms were constructed with clay tile roofs and were also accessed through the courtyards and paseos, and thus these particular additions could be included as “contributing” to the historic significance of the site.

#### Period of Significance.

City Council resolution #17023 from February 21, 1990 which designated the Ingleside Inn a Class 1 historic site did not identify the period of significance for the property. However in the minutes from the City Council hearing of January 7, 1990, it notes that,

*“...the HSPB considered the site an important landmark of the early settlement of the area west of the downtown.”*

From the draft citywide historic resource survey prepared by Historic Resources Group (2016), the “early settlement period” was generally identified as 1884 to 1918. The Birge Residence / Ingleside Inn was constructed in 1922 with later additions and thus is not from this period. Rather, in reference to the construction of the original residence and the period during which Ruth Hardy was associated with the site (a person of local significance), its period of significance could perhaps be established from 1922 through 1965.

#### Evaluation of historic integrity.

The City Council staff report dated January 17, 1990 stated:

*“Despite the alterations..., the site has maintained its historic integrity.”*

However no analysis of the site’s historic integrity was provided. The 1990 City Council staff report provides an incomplete list of building permits ranging from 1948 to 1985. If one accepts the period of significance from 1922 to 1965, then the additions and alterations made after 1965 would be outside the period of significance and thus would not be deemed “historically significant”.

Furthermore, if one accepts the “character-defining features” as the Mediterranean-Spanish Revival style buildings with wide verandas that frame inner courtyards through



which individual rooms can be entered, and the verandas are those elements formed by the overhang of the tiled gable roofs, supported by massive pillars (e.g. columns), with connecting arches along the length of the building -- then the flat-roofed one and two-story additions which have no wide veranda, are not entered through the courtyard, do not have a gabled clay tile roof or arches, and which do not have massive pillars or columns would not be character-defining features of the Ingleside Inn. This would include the additions constructed in 1949 (kitchen & storage), 1952 (two-story addition), 1953 (storage rooms and office) and all other building additions and alterations permitted after 1965. As the photos below show, these alterations appear to diminish, rather than strengthen, the site’s historic integrity.

**AERIAL VIEW LOOKING EAST SHOWING TWO-STORY, KITCHEN, OFFICE, and STORAGE ADDITIONS.**



**VIEW OF THE INGLESIDE INN FROM CAHUILLA ROAD (EAST SIDE OF SITE).**



While some of these alterations were implemented during the period of significance by Ruth Hardy and are part of the “story” of the expansion of the original single family residence to a hotel use, they were not built in the same architectural style as the original structure, uses within them have changed, and they all have been extensively remodeled and their interiors reconfigured. Thus staff would assert that it is appropriate to deem these portions of the site “non-contributing”.

### PROJECT DESCRIPTION AND ANALYSIS:

The current alterations at the Ingleside Inn were initiated to provide improved accessibility to the hotel and restaurant and to address overgrown and neglected landscaping, reduce water consumption and maintain the casual ambiance of the grounds.

#### Scope of alterations to structure: accessibility improvements.

The alterations to the Ingleside Inn include the following:

- Accessible entry to rooms 138 and 139 (east and north façade of two-story building) originally constructed in 1952, a non-contributing building.
- Removal of a non-required deteriorated stair (west façade of two-story building).
- Conversion of room (“Villa”) 8 to an accessible restroom to serve the restaurant. (Introduction of a new door where two walled-over windows previously existed.)
- New door into room (“Villa”) 7 (providing access to this unit from the front of the building where an existing walled-over window previously existed).
- New doors, patched stucco, relocated exterior light fixtures and new fixtures to match existing where needed.
- Non-accessibility improvements including removal and reinstallation of the two-piece clay roof tiles over a new waterproofing membrane. (No physical change in appearance.)

#### Scope of alterations to landscape: maintenance and restoration improvements.

- Replacement of overgrown, blighted and/or dying plant material, reduce water consumption, maintain casual meandering ambiance, replace aged irrigation components, site lighting, provide accessibility upgrades.
- Pool area: Retain existing Arborvitae hedge, trees and other landscaping, reduce turf area by roughly 30%, replace asphalt pathways with stabilized decomposed granite.
- West fountain courtyard: replace Italian Cypress with Skyrocket Juniper, and Agave Americana with Agave sisalana and Agave angustifolia which are more hardy.



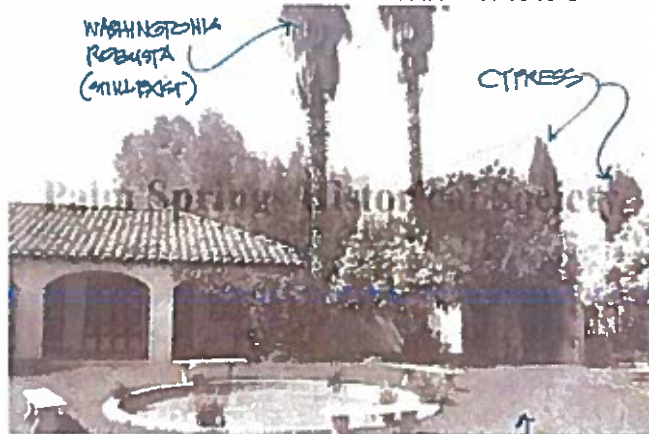
LEFT BELOW POOL AREA C 1940'S



RIGHT BELOW, CURRENT CONDITIONS



WEST FOUNTAIN COURTYARD C. 1940'S



WEST FOUNTAIN COURTYARD 2018



Guidelines for evaluating alterations to Class 1 historic sites:

Section 8.05.190 of the Municipal Code provides guidelines for the evaluation of alterations to Class 1 historic sites. The project is evaluated against those guidelines as follows:

1. *The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;*

Although the buildings at the Ingleside Inn that are undergoing exterior modifications are not part of the character-defining elements or structures on the site, the modifications are being made in such a way as to not further diminish the historic integrity of the site. New doors will replicate the existing doors and the surrounding stucco wall surfaces will be patched to match. The new work relates in a harmonious manner to the historically significant parts of the site and thus conforms to this guideline.

The landscape modifications retain the lush, secluded ambiance of the Ingleside Inn while reducing water consumption and integrating plant species similar to those known to have been on the site during its period of significance. The landscaping

improvements thus conform to this guideline.

2. *The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;*

The proposed accessibility modifications are limited to four doors. Two of the doors are on the back side of the two-story building built in 1952 and do not adversely impact the historic integrity of the site. Two other doors are new doors in the northernmost free-standing building ("villas") on the site. Although these doors face the front courtyard, they are integrated into the design of the building, are matching in style, material and color, and do not detract from the contributing and historically significant structures on the site or the appearance of the surrounding area. The proposed alterations conform to this finding.

The landscape modifications retain the overall feeling of the fountain courtyard and the swimming pool area by retaining those areas as open walkable areas with tall plantings at the perimeter to retain the sense of seclusion and privacy. The proposed landscape work therefore also conforms to this guideline.

3. *The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;*

The proposed new doors and landscape revisions are compatible with the overall setting and feeling of the Ingleside Inn. Stucco patch work will match in texture and finish, doors will be finished to appear consistent with other exterior doors on the site.

The landscape improvements remove many dying and unmaintained plants while reducing roughly 30% of the water-intensive turf. Agave plants and Skyrocket Juniper have been introduced that are similar in form to those found in the earlier photos of the Ingleside Inn. Thus the project can be deemed consistent with this guideline.

4. *Archaeological or ecological significance of the area.*

There are no known archaeological resources on the site.

## ENVIRONMENTAL ASSESSMENT

The proposed renovation and addition is deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 "Determining the Significance of Impacts on Historical and Unique Archeological Resources", 401 West Merito Place is a "historic resource" as defined under CEQA because it is listed in the local register of historic resources (Class 1, HSPB No. 106).

According to CEQA, a project with an effect that may cause a "substantial adverse change" in the significance of a historical resource is a project that may have a



“significant effect” on that resource. “Substantial adverse change” includes alteration of *the immediate surroundings* of the historic resource such that the significance of the resource would be *materially impaired*. The proposed project affects the immediate surroundings by introducing new accessible doors on non-contributing buildings on the site and landscape improvements. CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

Consistent with the Secretary of the Interior Standards, the proposed accessible doors are harmonious with the period of significance and the architectural style of the Ingleside Inn and the landscape changes reduce water consumption, and replace overgrown and dying plant material with species similar to those found on the site from its period of significance. The project will not impact the site to the level of “a substantial adverse change” nor will it “materially impair” the significance of the historic resources on the site. Pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of CEQA Provision, Staff is proposing a Class 31 Categorical Exemption for the project.

CONCLUSION:

The proposed alterations to the Ingleside Inn are necessary to provide code-required accessibility to the facilities. The modifications are complementary in their appearance, materials, color, texture and scale with the historic Spanish Colonial Revival architecture of the site. The landscape changes reduce water consumption while retaining the secluded feeling of the site and respecting the courtyard areas established during the period of significance. The proposed renovations meet the guidelines for granting a certificate of approval by the HSPB and are consistent with the Secretary of the Interior Standards for the Treatment of Historic Structures.



Ken Lyon, RA  
Associate Planner



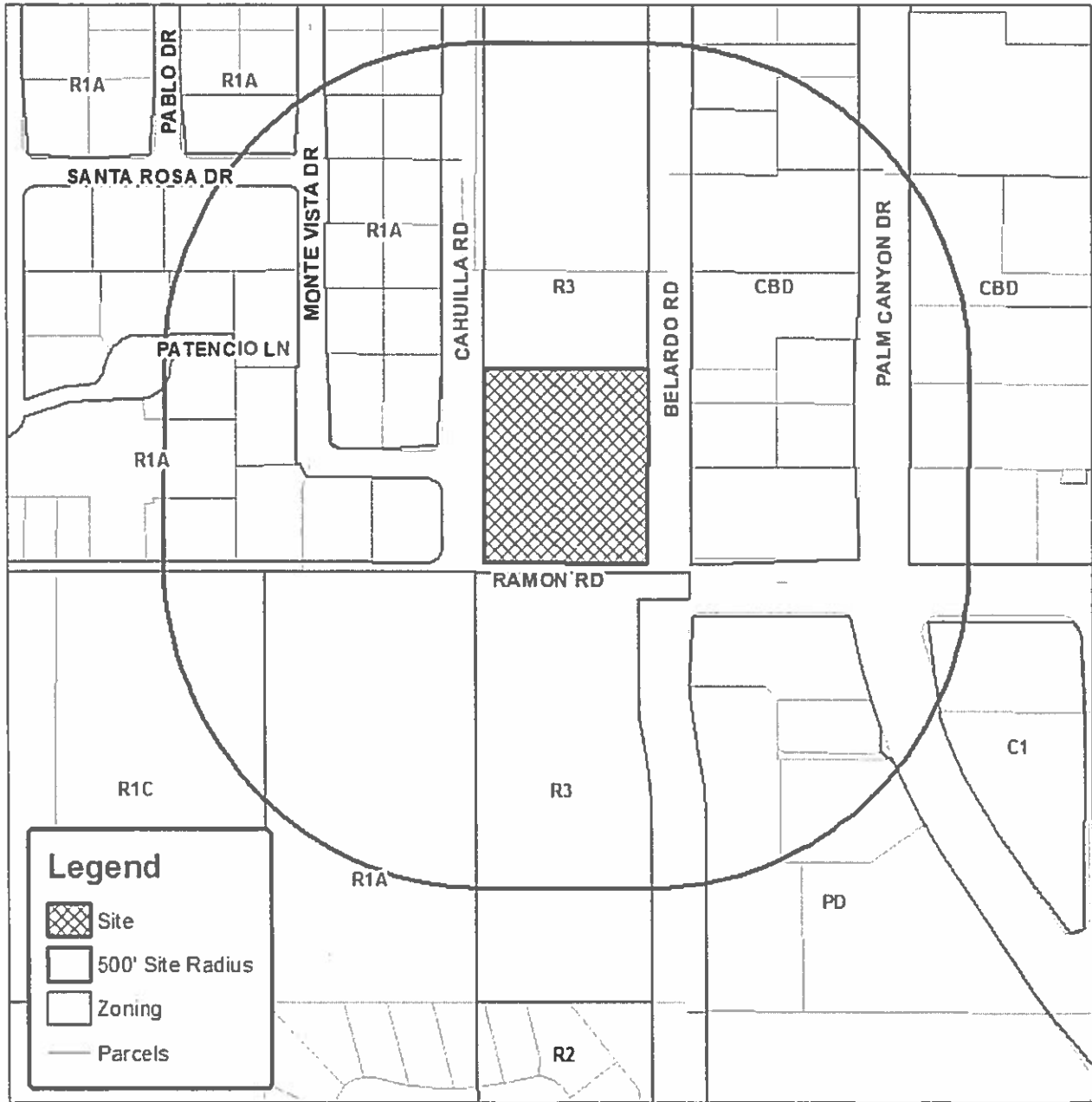
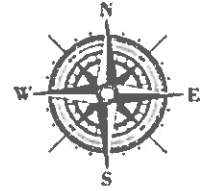
Plinn Fagg, AICP  
Director of Planning Services

Attachments:

1. Vicinity Map
2. Reduced elevations, plans and landscape design, photos and executive summary.



# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS  
HSPB 25 INGLESIDE INN

December 18, 2017

Ingleside Inn / Melvyn's Restaurant  
200 West Ramon Road  
Palm Springs, CA 92262  
Exterior Façade Alterations – HSPB Review



1089 N. Palm Canyon Dr.  
Suite 8  
Palm Springs, CA 92262  
760 778 8185 TEL  
760 406 7946 FAX  
www.o2arch.com

## Project Description for HSPB Review

Please find the enclosed exhibits which illustrate the proposed exterior façade alterations to be completed as part of an ADA barrier removal project at the Ingleside Inn / Melvyn's Restaurant located at 200 W Ramon Road. The scope of the proposed barrier removal project will affect the existing building facades as follows:

The conversion of existing Room #138 and Room #139 into ADA accessible rooms will entail the entry door to Room #139 being relocated from the North facing wall to the West facing wall in order to provide necessary ADA door clearances. Adjacent to the entry to Room #137, an existing, dilapidated and collapsing stairway from the balcony above, which has not been functional for several years and is not needed (due to upper floor rooms being accessed via stairway to the South) will be removed.

The conversion of an existing second bathroom at Villa #8 into an exterior accessed, ADA accessible restroom to serve Melvyn's Restaurant & Bar will require a new exterior door to be installed where two unused windows are currently located; these windows are walled over on the interior and hidden from view on the exterior by existing planting. A new front entry door will also be provided to Villa #7 which is currently accessed only via patio doors on the rear of the building; this door will also replace an existing, unused window.

All façade alterations proposed shall be in keeping with design aesthetic of the existing buildings on the property. New doors and windows will match existing found elsewhere on the property as will color of exterior stucco and paint used on doors, windows and trim. Exterior light fixtures shall be either relocated existing fixtures or new fixtures to match existing.

Please feel free to contact me with any questions regarding the project.

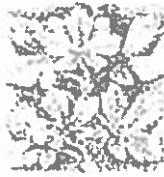
Sincerely,

Jeff Bicknell – Project Manager / o2 Architecture

### Attachments:

- Completed MAA Application
- Drawing sheet MAA.1 – Site Plan / Existing Photographs
- Drawing sheet MAA.2 – Existing / Proposed Exterior Elevations & Material Notes.





BENNETT PUTERBAUGH INC.

December 18, 2017

Ken Lyon, RA  
Associate City Planner  
City of Palm Springs  
3200 Tahquitz Canyon Way  
Palm Springs, CA 92263

[Ken.lyon@palmspringsca.gov](mailto:Ken.lyon@palmspringsca.gov)

RE: Ingleside Inn

Dear Mr. Lyon,

Thank you for expressing your concerns regarding the implementation of the gardens at the Ingleside Inn.

Our overall goal is to maintain the original meandering romantic feel that has evolved over the years at the Inn. Our challenge has been bringing all of the garden elements, current. These being grades, drainage, irrigation, lighting, ADA considerations and staying within a budget.

As lower water usage is a high criteria in the Coachella Valley, we felt it an opportune time to address this issue at the Ingleside Inn.

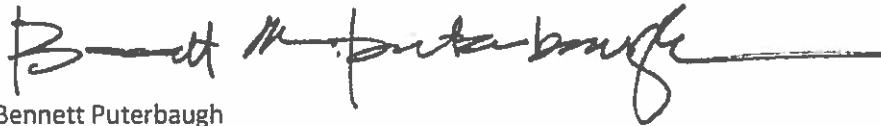
We have removed sections of high water usage lawn and replaced it with a middle range of lower water use plants, derived from old photographs of the Inn, and new improved varieties. Irrigation in these new sections is all drip.

Pruning and feeding of existing trees and shrubs is underway for their overall health and care.

We have developed Landscape Plans for each section of the Ingleside Inn and are finalizing the last section for the North Casitas. Each section is addressed, then will be implemented, based on priority and costs involved.

If you should have any questions that I can help address, please do not hesitate to contact me at: 760-320-5103 or [bmpbluepalm@gmail.com](mailto:bmpbluepalm@gmail.com).

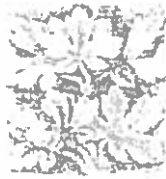
Sincerely,

A handwritten signature in black ink, appearing to read "Bennett Puterbaugh", followed by a long horizontal line extending to the right.

Bennett Puterbaugh  
Bennett Puterbaugh Landscape Design, Inc.

Cc: Jeff Bicknell, O2 Architecture  
Arron Simon, Meriwether Company

JJ/BP



BENNETT PUTERBAUGH INC.

December 21, 2017

Dear Ken Lyon,

In response to our last conversation here are a couple of photographs from the past and present showing how we derived at our directive.

1. The West fountain courtyard:

Originally all lawn with four benches around fountain. The trees introduced through-out the years have been kept. We wanted this a quiet garden with seating areas around it also. Originally there, Italian Cypress and Agave americanas as shown in photographs. Both of these are not viable species for the desert so Juniperous scopulorum (Skyrocket Juniper for its conical shape) and Agave sisalana and Agave angustifolia are much hardier varieties with a similar form.

2. In the pool courtyard:

Original pphotographs show all lawn with a few trees. Furniture scattered through-out informally. Umbrellas and seating areas were also on lawn areas.

At some point the Arborvitae hedge that still remains was added for the privacy into the pool area. Additional trees including palms such as Washingtonia filiferas, Washingtonia Robustas, (California and Mexican fan palms) Chamaerops humilus (Mediterranean fan palm), Ficus nitida both trees and hedge form, Ficus benjamins, Bauhinia variegatas, Citrus, Eucalyptus, Carob, and Olive. Quite eclectic. These trees were all existing and still in place today.

In the original photograph with Ruth Hardy there shows, most likely, an asphalt path that runs Through this pool courtyard. Again we decided to use a more organic stabilized decomposed granite for a more natural and desert look. ADA width.

We reduced the amount of lawn by at least one third yet wanted to maintain the overall green belts Where some of the informal seating areas are placed today.

Let me know if I can further assist you.

Best regards,  
Bennett Puterbaugh



RUTH HARDY..

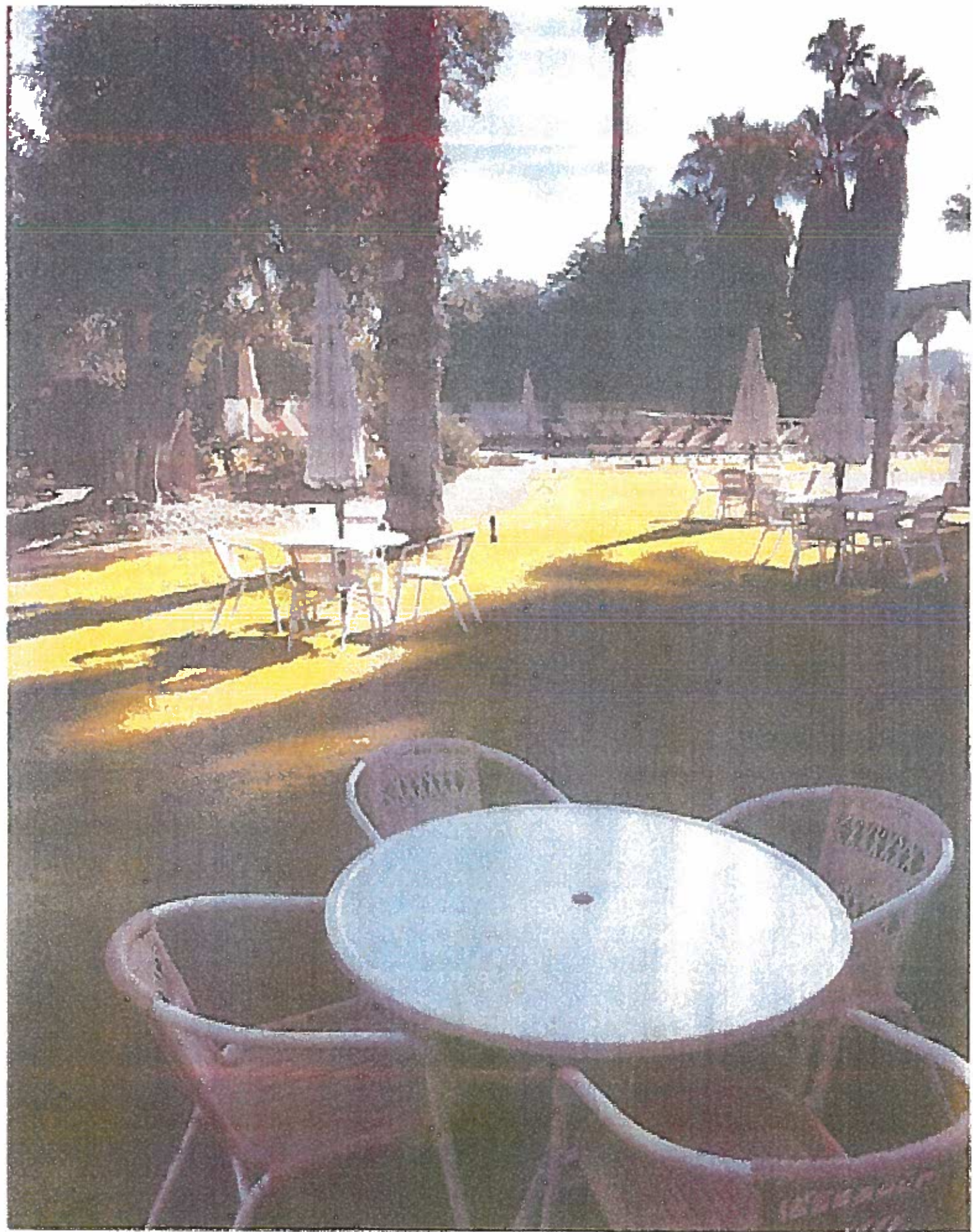
SEE ASPHALT PATH TO  
POOL



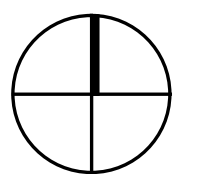
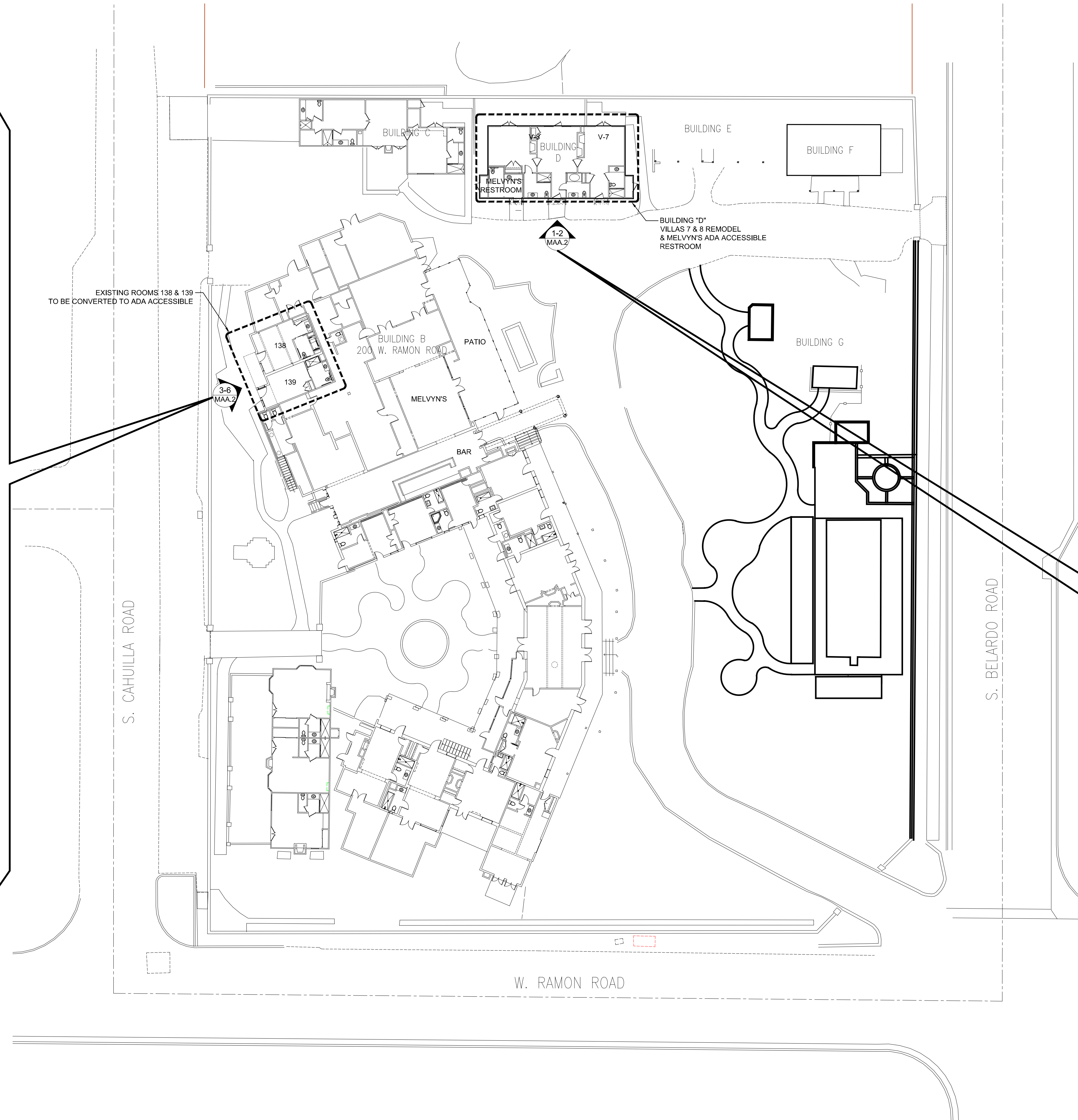
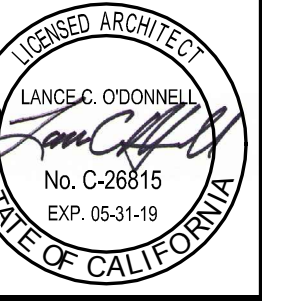


2.

# MAINTAINING SOME FURNITURE ON LAWN.. CASUAL .







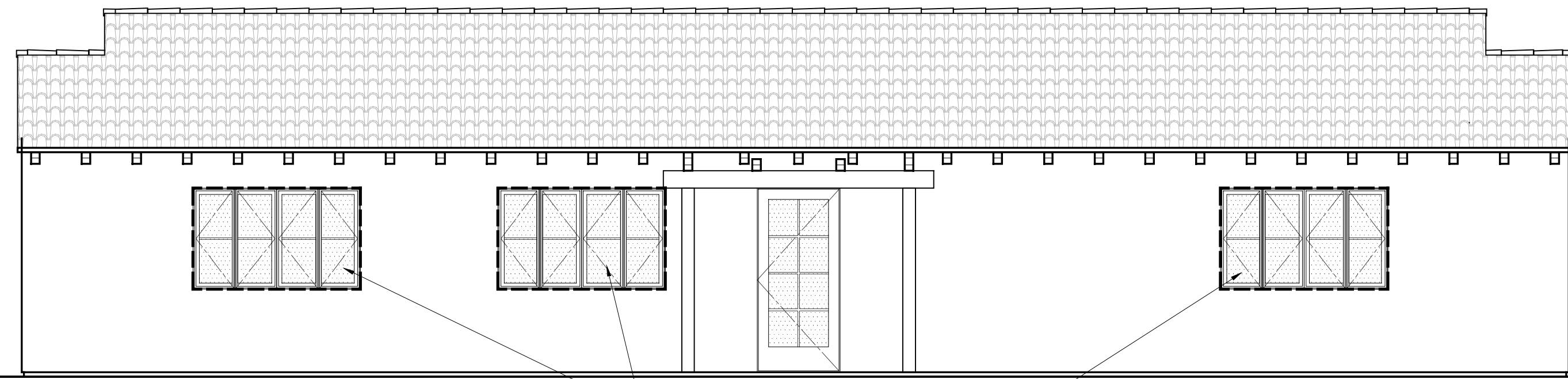
DATE	ISSUE

PROJECT TITLE:  
**INGLESIDE INN-MELVYN'S  
ADA IMPROVEMENTS**  
200 WEST RAMON ROAD  
PALM SPRINGS, CA 92264

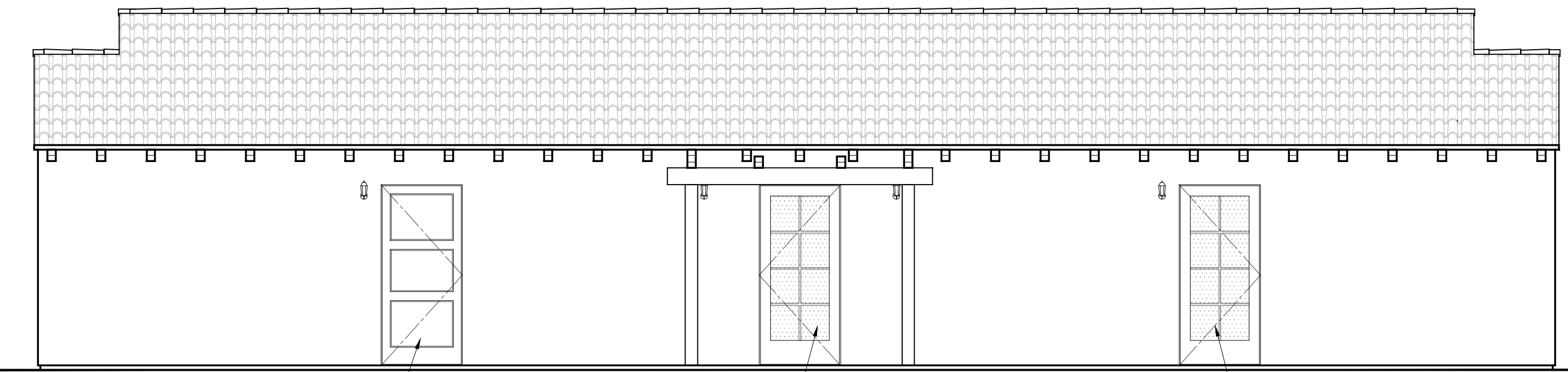
SHEET DESCRIPTION  
**SITE PLAN / EXISTING PHOTOGRAPHS**  
SCALE: AS NOTED  
DATE: 12.14.2017



"THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION CONTAINED THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS EXPRESSLY AUTHORIZED BY o2 ARCHITECTURE."



EXISTING WINDOWS TO BE REMOVED ARE COVERED ON INTERIOR SIDE BY FRAMED WALLS & ON EXTERIOR BY EXISTING HEDGE. (3) TYP.



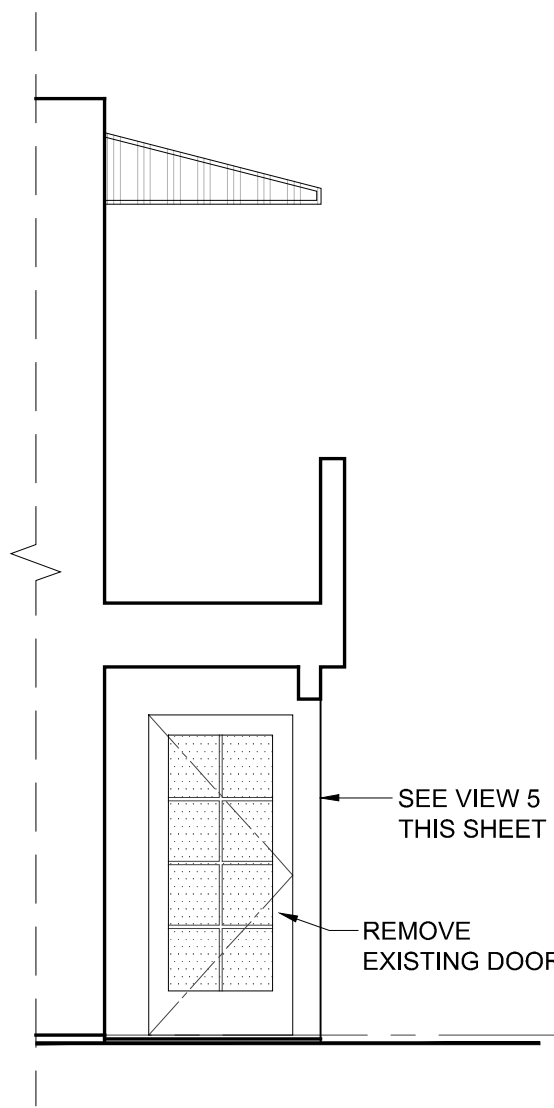
NEW DOOR TO ADA ACCESSIBLE RESTROOM FOR MELVYN'S RESTAURANT: SOLID WOOD, THREE PANEL DOOR TO MATCH EXISTING DOORS ON PROPERTY

EXISTING DOOR TO VILLA 8 TO REMAIN

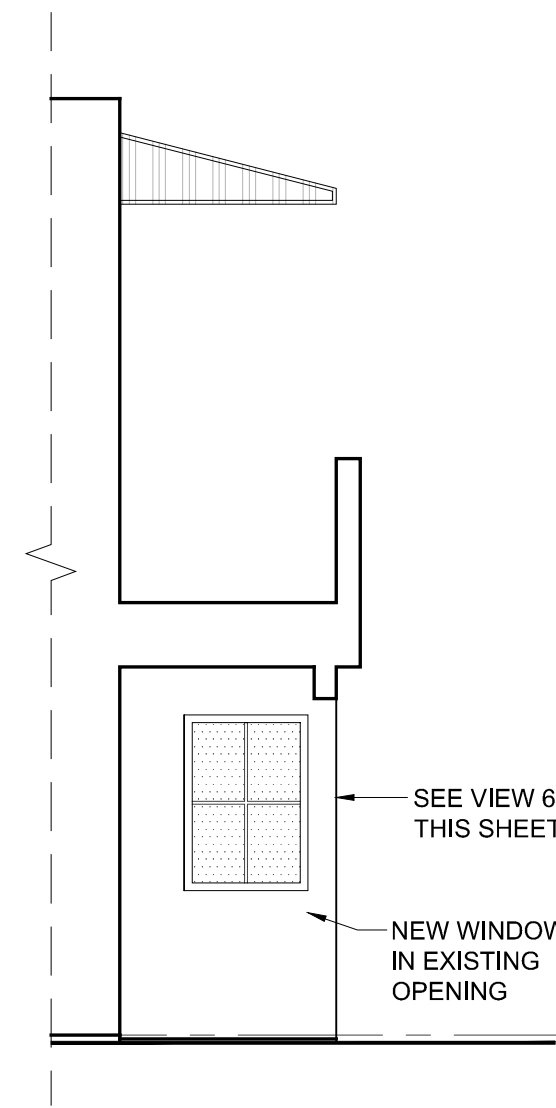
NEW DOOR TO VILLA 7: WOOD, PANED GLASS DOOR TO MATCH EXISTING (ONLY CURRENT ENTRANCE IS FROM REAR PATIO)

1 EXISTING SOUTH ELEVATION - BUILDING "D"  
SCALE: 1/4" = 1'-0"

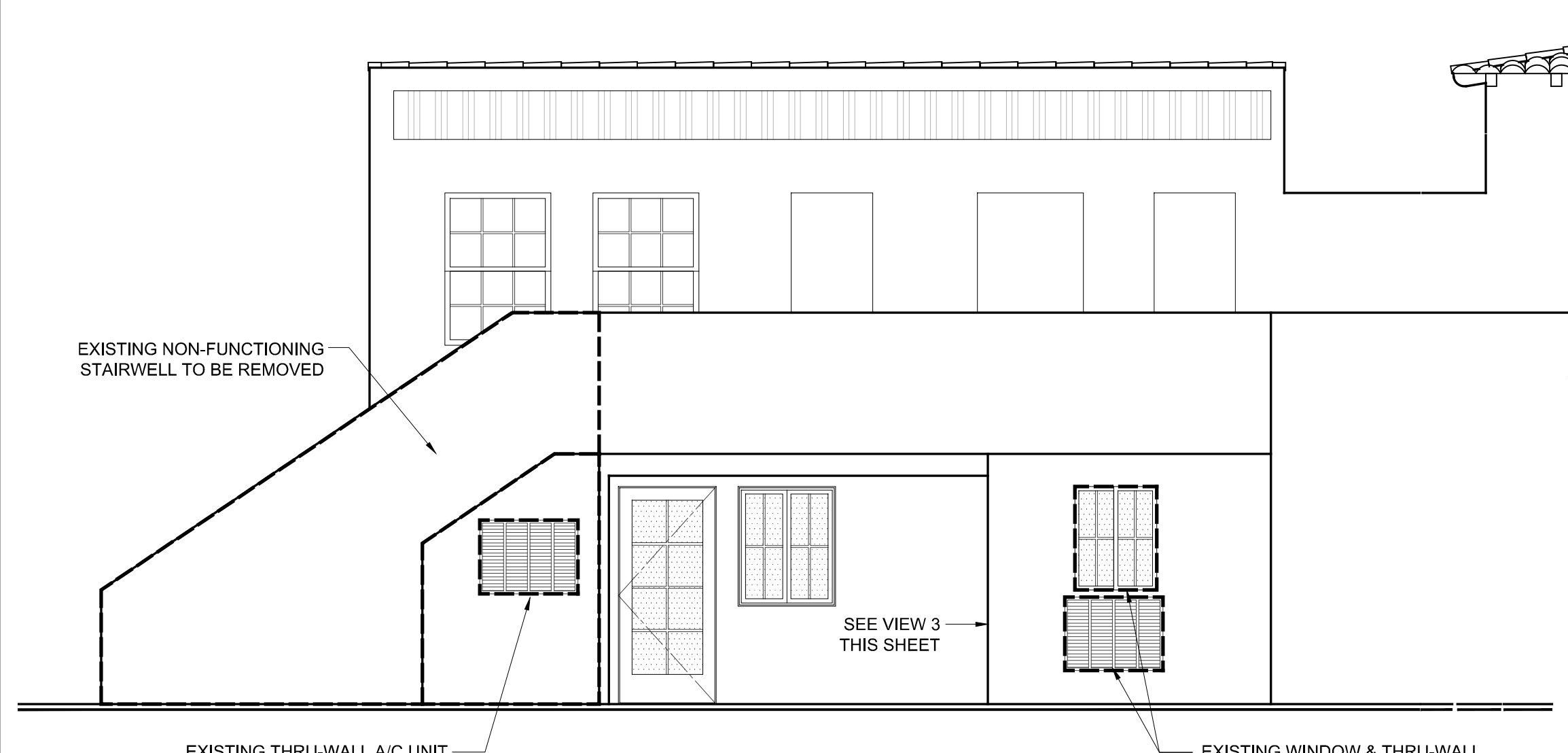
2 REVISED SOUTH ELEVATION - BUILDING "D"  
SCALE: 1/4" = 1'-0"



SEE VIEW 5 THIS SHEET  
REMOVE EXISTING DOOR



SEE VIEW 6 THIS SHEET  
NEW WINDOW IN EXISTING OPENING

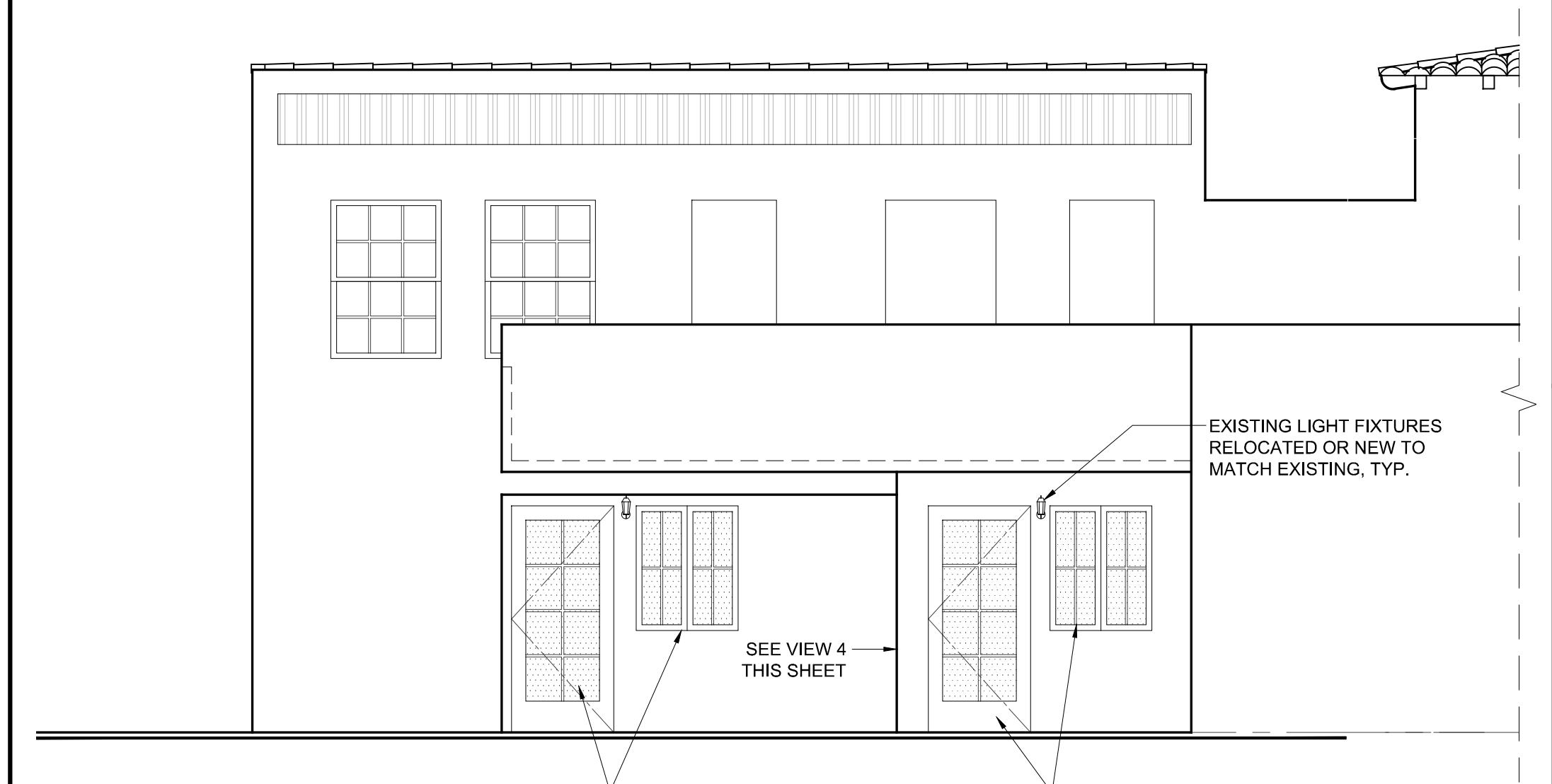


EXISTING NON-FUNCTIONING STAIRWELL TO BE REMOVED

EXISTING THRU-WALL A/C UNIT TO BE REMOVED

SEE VIEW 3 THIS SHEET

EXISTING WINDOW & THRU-WALL A/C UNIT TO BE REMOVED



EXISTING LIGHT FIXTURES RELOCATED OR NEW TO MATCH EXISTING, TYP.

EXISTING DOOR & WINDOW TO REMAIN

NEW DOOR & WINDOW TO MATCH EXISTING

3 EXISTING NORTH ELEVATION - ROOM 139  
SCALE: 1/4" = 1'-0"

4 REVISED NORTH ELEVATION - ROOM 139  
SCALE: 1/4" = 1'-0"

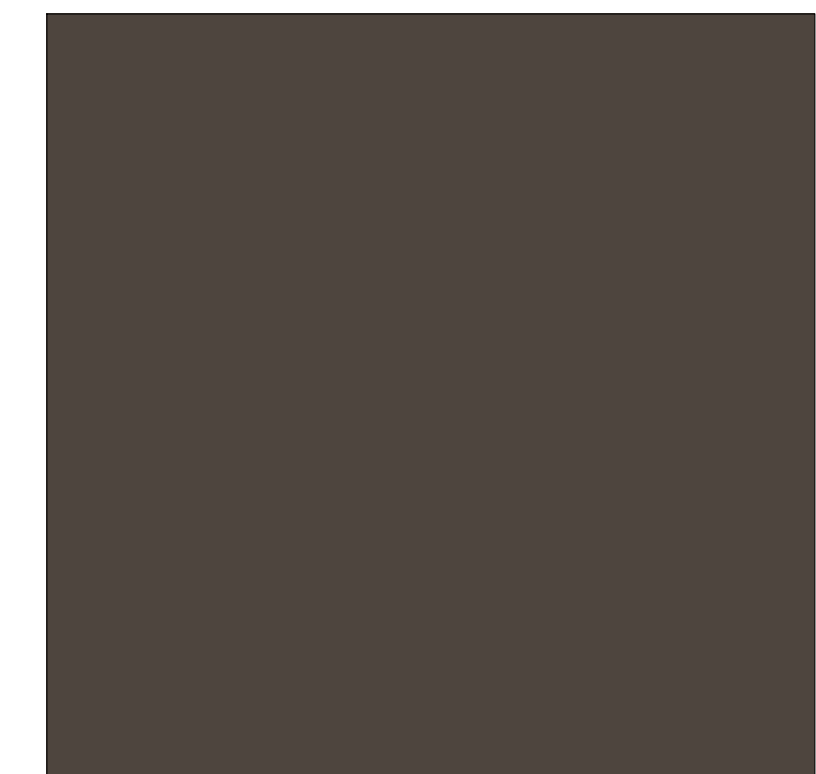
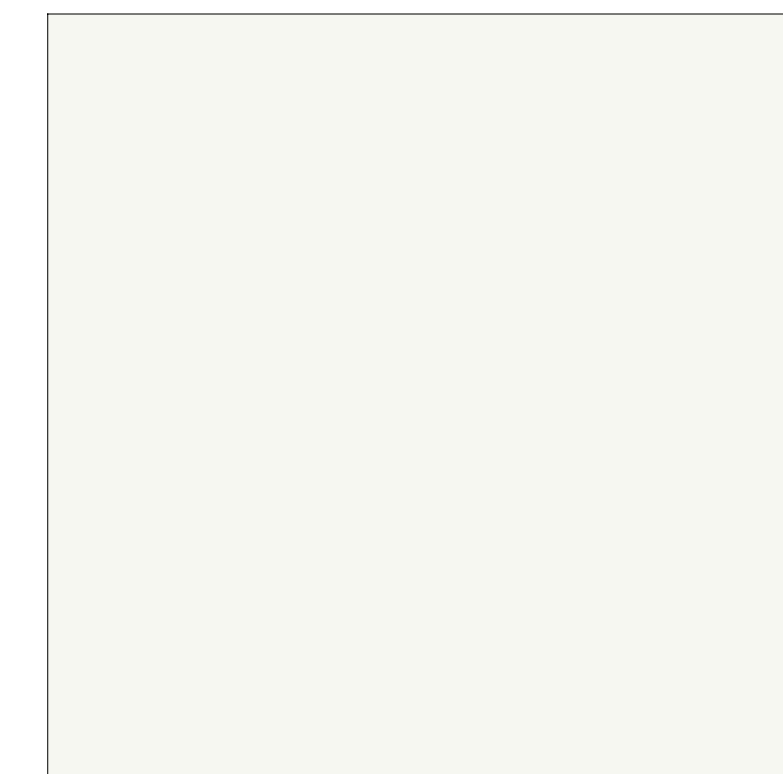
5 EXISTING WEST ELEVATION - ROOM 138 & 139  
SCALE: 1/4" = 1'-0"

6 REVISED WEST ELEVATION - ROOM 138 & 139  
SCALE: 1/4" = 1'-0"

PROJECT TITLE:  
INGLESIDE INN-MELVYN'S  
ADA IMPROVEMENTS  
200 WEST RAMON ROAD  
PALM SPRINGS, CA 92264

ULTRA PURE WHITE 1850

ESPRESSO BEANS PPU5-01



COLOR & MATERIAL NOTES

- EXTERIOR STUCCO WALL FINISH TO MATCH EXISTING:  
WHITE PAINT:  
ULTRA PURE WHITE #1850
- ALL DOOR & WINDOW TRIM TO MATCH EXISTING:  
DARK BROWN PAINT:  
ESPRESSO BEAN #PPU5-01

7 MATERIALS

SHEET DESCRIPTION  
ROOM 138 & 139 - BUILDING "D"  
EXTERIOR ELEVATIONS & MATERIALS  
SCALE: AS NOTED  
DATE: 12.14.2017