



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: March 3, 2020 NEW BUSINESS

SUBJECT: NEW CHURCH II, LLC, OWNER, REQUESTING APPROVAL FOR ALTERATIONS TO TWO CLASS 1 HISTORIC SITES (HSPB 23 “COMMUNITY CHURCH” AND HSPB 72 “ORCHID TREE BUNGALOWS), DEMOLITION OF A CLASS 3 STRUCTURE (200 S. CAHUILLA ROAD) AND CLASS 4 STRUCTURES, TO CONSTRUCT NEW BUILDINGS AND ADAPTIVELY RE-USE A 3.65-ACRE SITE AS A HOTEL WITH ACCESSORY SPA, RESTAURANT AND MEETING SPACE LOCATED AT 222 S. CAHUILLA ROAD, ZONE R-3, SECTION 15 (CASE 5.1345 CUP, HSPB 23, HSPB 72 & 3.0678 MAJ). (DN)

FROM: Department of Planning Services

SUMMARY:

The Historic Site Preservation Board (HSPB) will review revisions to a previously approved project for the repurposing of two contiguous Class 1 historic sites – the Community Church located at 284 S. Cahuilla Road and the Orchid Tree Inn located at 226 West Baristo Road. The project also involves the demolition of one Class 3 structure and multiple Class 4 structures to reconstruct buildings in the same location, in order to combine all properties for the operation as one hotel with accessory commercial. Arenas Road, Belardo Road, Baristo Road and Cahuilla Road surround the 3.65-acre site.

RECOMMENDATION:

Grant certificate of appropriateness requests, subject to conditions.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
03/15/89	City Council designated the Community Church property (284 S. Cahuilla Road) as a Class 1 Historic Site.
11/3/10	City Council designated the Orchid Tree Inn bungalows (226 W. Baristo Road) and stone archway (262 S. Cahuilla Road) as Class 1 historic sites and the fire-destroyed Craftsman Cottage bungalows (262 S. Cahuilla Road) and razed Frey Apartment Building (292 S. Belardo Road) as Class 2 historic sites.

10/26/15	The Architectural Advisory Committee (AAC) recommended approval of a proposal to restore the Orchid Tree bungalows and construct seven hotel buildings on the 2.13-acre site to operate a 47-room hotel ("Orchid Tree Hotel").
11/10/15	The Historic Site Preservation Board (HSPB) issued a certificate of approval for the proposed Orchid Tree Hotel project.
11/18/15	The Planning Commission approved the Orchid Tree Hotel project.
02/16/16	The AAC tabled a proposal to restore the Community Church as a 12-room hotel with accessory restaurant and spa ("Community Church Hotel").
03/07/16	The AAC recommended approval of the Community Church Hotel.
03/08/16	The HSPB issued a certificate of approval for the Community Church Hotel project.
03/09/16	The Planning Commission approved the Community Church Hotel.
10/3/16	The AAC recommended approval for a revised 3.1-acre project, involving the adaptive re-use of the Community Church and Orchid Tree bungalows and combining adjacent properties into one hotel development with accessory commercial.
11/08/16	The HSPB issued a certificate of approval for a revised 3.1-acre project, involving the adaptive re-use of the Community Church and Orchid Tree bungalows and combining adjacent properties into one hotel development with accessory commercial.
11/09/16	The Planning Commission approved a revised 3.1-acre project, involving the adaptive re-use of the Community Church and Orchid Tree bungalows and combining adjacent properties into one hotel development with accessory commercial.
02/18/20	The AAC recommended approval of the revised 3.65-acre project that is currently under consideration, subject to the following: <ol style="list-style-type: none"> 1. Incorporate 3' setback on Baristo. 2. Move Building "N" an additional 5' from Belardo. 3. Add solar control over glass areas on buildings. 4. Provide additional details on pool equipment, trash enclosures, all back of house functions and hardscape. 5. Add shade trees on Cahuilla and more cutouts on Belardo along Building "N".

Most Recent Change of Ownership	
Feb. 2010	Cahuilla Church, LLC acquired Community Church site.
Mar. 2010	New Church II, LLC acquired Orchid Tree bungalows site and adjacent properties to the north, which have been collectively identified as the Orchid Tree Inn.
Oct. 2017	Owner acquired 239 W. Arenas Road, APN: 513-151-019
Aug. 2018	Owner acquired 205 S. Belardo Road, APN: 513-151-040
Mar. 2019	Owner acquired 200 S. Cahuilla Road, APN: 513-151-038

Planning Areas		
Specific Plan	None	
Design Plan	Yes	Downtown Urban Design Plan - Appendix A of 2007 Palm Springs General Plan.

Overlay Zone(s)	"R"	Resort Overlay zone, subject to the requirements of Section 92.25.00 of the Zoning Code.
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<i>Neighborhood Meeting/Notification</i>	
02/13/20	Electronic notice sent to neighborhood organizations within a mile of the subject property, notifying that the Architectural Advisory Committee would review the project on February 18, 2020.
02/27/20	Electronic notice sent to neighborhood organizations within a mile of the subject property, notifying that the Historic Site Preservation Board would review the project on March 3, 2020.

PROJECT DESCRIPTION:

Since the initial application for a larger hotel project in 2015, the applicant has submitted a number of revisions reducing the overall scope and scale of a hotel project at the subject site in an effort to adaptively re-use the two existing historic sites along with three adjacent vacant properties. As noted in the background above, the Planning Commission approved a 47-room hotel project on the Orchid Tree site and three adjacent properties in November 2015, and a 12-room hotel with accessory commercial space (restaurant and spa) on the Community Church site in March 2015. Finally, in November 2016, the Planning Commission approved a revision combining both projects and relocating certain uses within the overall project site.

Since the 2016 approval, the applicant has acquired additional property directly north and adjacent to the site, and is seeking to expand the overall project footprint to encompass the entire block that is surrounded by Arenas Road, Belardo Road, Cahuilla Road and Baristo Road. Similar to the previously approved project, the Community Church will contain the front desk and lobby, lobby bar, ancillary operations (office, restrooms, admin., etc.), meeting rooms and a restaurant on the ground floor; a spa is proposed on the second floor. A 1,000-square foot addition will occur on the east side of the church to accommodate additional kitchen space for the restaurant, and a covered awning is proposed on the north side of the building to provide a shaded area adjacent to banquet/meeting space.

At the southeast corner of the project site, the eight freestanding Orchid Tree bungalows will be renovated for re-use as hotel suites (Buildings B-1 thru B-8 on the site plan). The building adjacent to the bungalows to the north will be demolished and reconstructed as a two-story building containing a gym, two guest rooms and restrooms on the first floor, and six guest rooms on the second floor (Buildings B-9 thru B-11 on the site plan). Within the interior courtyard of the bungalows, a pool area is proposed and new freestanding cabana structure will be built, requiring a variance to reduce the setback from Baristo Road.

A two-story building will be built along Belardo Road, similar to the previously approved project, identified as Building N on the site plan. This building will require a Variance at its current location adjacent to the Belardo Road sidewalk. The other buildings within the project will involve demolition of existing structures for rebuild in the same or similar location. The table below summarizes project buildings as referenced on the site plan and proposed changes, uses and rooms counts.

Building Ref.	Existing	Proposed Changes	Use	Room Count
Community Church	Y	Repair and add 1,000 s.f.	Front desk, lobby, lobby bar, ancillary operations, restaurant and spa	-
A	Y	Demo. & rebuild new 1- & 2-story	Hotel rooms	6
B-1 thru B-8 Orchid Tree Bungalows	Y	Repair	Hotel rooms	8
B-9 thru B-11	Y, 1-story	Demo. & build new 2-story	Gym, hotel rooms, restrooms	8
C	Y	Demo. & rebuild new	Hotel rooms	3
D	Y	Demo. & rebuild new	Hotel rooms	4
E	Y	Demo. & rebuild new	Hotel rooms	3
G	Y	Demo. & rebuild new	Hotel rooms	3
H	Y	Demo. & rebuild new	Hotel rooms	2
I	Y	Demo. & rebuild new	Hotel rooms	2
J	Y,	Demo. & rebuild new	Hotel rooms	3
K	Y, 1-story	Demo. & rebuild new	Hotel rooms	1
L	Y, 2-story	Demo. & rebuild new	Hotel rooms	12
M	Y	Demo. & rebuild new	Hotel rooms	6
N	N	New 2-story building	Hotel rooms & back of house functions	6
O	Y	Demo. & rebuild new	Hotel rooms	2
P	Y	Demo. & rebuild new	Hotel rooms	5
Q	N	New 1-story building	Kitchen	-
Cabana	N	New 1-story cabana	Pool cabana/shade structure	-
Total:				74

ANALYSIS – GENERAL PLAN AND ZONING:

General Plan

Land Use: The current General Plan Land Use of the project site is Small Hotel, which is described as follows:

Small Hotel Resort Commercial (15 hotel rooms per net acre; 10 dwelling units per acre). *This designation applies to areas with smaller-scale, boutique type hotels that are typically found in Warm Sands and Tennis Club neighborhoods. It is intended that the tourist resort character of these neighborhoods be preserved; as a result, new residential uses or conversion of small hotels to residential uses are permitted as long as they comply with the conversion requirements outlined within the City's Zoning Code. Stand-alone retail and commercial uses are not permitted in this land use designation. Ancillary commercial uses such as a gift shop associated with a small hotel use are allowed.*

The 3.65-acre site would be permitted up to 55 hotel rooms under this designation. The applicant proposes renovating and re-constructing the same number of buildings and units as previously approved – and in the same or similar building form – for the Orchid Tree and vacant sites, thereby continuing its non-conforming status of 27 rooms per acre.

Downtown Urban Design Plan: Appendix A of the 2007 Palm Springs General Plan is a workbook that was produced to serve as design guidelines for future downtown development. Staff notes the following as it relates to the project:

Building Height:

- The site is located within the Tennis Club District of the Plan, which states "*building heights should be consistent with current heights and zoning restrictions.*"
- "*Building heights should result in a varied skyline. Taller buildings, if property designed, will create dramatic view corridors that will add to the vitality of downtown.*"
- "*Taller buildings (in excess of three stories) should compensate for their height through the provision of grade level public open space, preservation of views, superior design, and quality construction.*"

Orientation & Massing:

- "*An east-west orientation of taller buildings will reduce the bulk facing the mountains, which will help create/ preserve view corridors in the downtown area. The east-west orientation of taller buildings is recommended when appropriate.*"
- "*Building massing should step back above the ground floor to maintain and protect public view corridors along streets.*"
- "*Buildings should have variable roof lines.*"

Architecture & Architectural Detailing:

- "*It is important that the rich architectural heritage of Palm Springs be protected. The City urges property owners to preserve, restore and productively use Class I and Class II historical buildings whenever practical.*"
- "*New buildings should be sensitive to the architectural styles and detailing of surrounding buildings while adding to the architectural quality and eclectic nature of downtown.*"

The largest building of the new construction is a two-story modern hotel building with simple

rhythmic patterns and textures around all four facades. The structure orients in a north-south direction and is relatively close to the street at a setback of 8-ft from Belardo Road. The building does not step back above the ground floor.

The project does incorporate the preservation and adaptive re-use of historical structures on both Class 1 sites.

Zoning

The project site is zoned "R-3" (Multiple-family and Hotel) with an overlay zone of "R" (Resort).

Permitted Uses: The proposed hotel use is permitted within the "R-3" zone, pursuant to Section 92.04.01(A)(1) of the Zoning Code. The accessory commercial uses that are part of the hotel are permitted with the approval of a Conditional Use Permit. The Resort Overlay zone requires the approval of a Conditional Use Permit when a residential use is proposed.

Development Standards:

	R-3 Requirements	Proposed Project	Comply
A. Lot Area	20,000 sq. ft.	158,994 sq. ft.	Yes
B. Lot Dimension			
Min. Width	145 feet	265 feet	Yes
Min. Depth	150 feet	600 feet	Yes
C. Density	1,000 sq. ft. of net lot area for each unit of a hotel with surface parking	150,194 sq. ft. of lot area allows 150 rooms. Project proposes 74 rooms	Yes
D. Building Height	Hotels: 30 feet	14-26.5 feet	Yes
E. Yard Setbacks			
1. General Provisions	Front of garages / carports shall be located not less than 25 feet from property line abutting the street from which such garage has access.	No garages/carports proposed	Yes
2. Front Yard	25 feet	0 feet to cabana along Baristo Rd	No, requires Variance
3. Side Yards	20 feet from Belardo and Cahuilla	West property line: >20 feet East property line: 8 feet	Yes No, requires Variance
4. Rear Yard	Equal to building height	Equal to building height	Yes
F. Distance Between Buildings	15 feet minimum 30 feet minimum for interior court	Existing condition 70+ feet (pool area)	- Yes
G. Walls, Fences and Landscaping	Refers to Section 93.02.00	Walls to be consistent with this Code requirement	TBD
H. Access.	Required per to Section 93.05.00	Provided from all streets	Yes
I. Off-street Parking	1 space per room for first 50 rooms 0.75 space per room exceeding 50	74 rooms require 62 spaces	Yes ¹

	Restaurant: 1 space per 60 sq. ft. of dining, bar and dancing areas OR 1 space per 5 seats. Public assembly space credited 30 sq. ft. per guest room. Additional parking required at ratio of 1 space per 30 sq. ft. Spa: 1 space per employee	132 seats require 26 spaces 74 rooms x 30 sq. ft. = 2,220 sq. ft. permitted without providing additional parking. Proposed: 4,252 sq. ft. – 2220 credit = 67 spaces 6 employees require 6 spaces Total required: 161 spaces Total provided: 87 spaces	
J. Off-street Loading and Trash Areas.	1 loading space required Trash enclosure required	Loading and trash to occur on east side of site	Yes
Performance Standards	Minimum of 45 percent landscape open space	Existing	--

¹Class 1 historic properties are exempt from providing further parking, pursuant to Section 93.06.00(B)(3)(e) of the Palm Springs Zoning Code.

ANALYSIS – MUNICIPAL CODE CHAPTER 8.05:

The application consists of alterations to two Class 1 historic sites, a Class 2 historic site and demolition of a Class 3 historic site and multiple Class 4 historic sites, in order to consolidate all sites for adaptive re-use and construction of a 74-room hotel with accessory commercial. An analysis of the project’s impacts to each historic class is provided below.

Class 1 Sites

Community Church, 284 S. Cahuilla Road – The application request is to modify this historic site for adaptive re-use as the hotel operations (check-in, ancillary offices, business center, etc.), restaurant, lobby bar and spa. Modifications to the site will involve parking and landscape upgrades, facade and roof enhancements and interior space improvements. A 1,000-square foot addition is proposed on the east side of the church.

The most visibly affected landscape and parking improvements will occur on the south and west sides of the building. A loading area is proposed at the southeast corner of the site to accommodate deliveries and a trash enclosure. Landscaping will be installed within and surrounding an outdoor seating area at the southwest corner of the site. Low patio walls will remain and a glass barrier will be installed on top adjacent to the main on the west and north sides of the building.

Exterior building improvements include new metal windows (dark anodized finish), new metal and glass doors, new windows on the second floor and new roof tile. While original window/door materials are unclear, photos show white mullion elements and

historical records indicate metal-mullioned casement windows. The proposed mullion differs as a dark bronze finish. Many of the enclosed voids below arches on the façade will be reopened as doorways and/or windows. A new roof tile will be installed, matching existing tile, and a new spire will be installed on the steeple.

Four findings must be made when altering a Class 1 historic site, pursuant to Palm Springs Municipal Code Section 8.05.110. These findings are re-stated below, followed by staff's analysis.

1. *That the proposed alteration does not significantly impact or materially impair the character-defining features of the historic resource as listed in the resolution for historic designation, or, where a character-defining feature may be impacted, the proposed alteration minimizes that impact as much as possible;*
2. *That the proposed alteration will assist in restoring the historic resource to its original appearance where applicable, or will substantially aid its preservation or enhancement as a historic resource;*
3. *That any additions to the historic resource are consistent with the massing, proportions, materials, and finishes of the existing historic resource, and: (i) can be distinguished from the existing historic resource as may be appropriate; or (ii) are indistinguishable from the historic resource as may be appropriate, and where such alterations are clearly documented in the City's archival file for the historic resource as being non-original to the historic resource;*
4. *That, in cases where Federal funds are to be utilized in financing the proposed alterations, the alterations are consistent with the Standards for the Treatment of Historic Properties, as put forth by the U.S. Secretary of the Interior.*

The Church structure will be retained in its current form and design, while minor modifications are proposed for adaptive re-use as a hotel lobby, restaurant, spa, meeting/banquet rooms and office uses. No character defining features were specified when the Church was designated historic in 1989. A 1,000-square foot addition is proposed on the ground floor of the east side of the property; an overhang is proposed on ground floor of the north side of the site; the tile roof will be re-built to match existing; and window and door openings are proposed to accommodate the new use. However, additional details are necessary to ensure these treatment and modifications are being executed appropriately and in accordance with the City's Historic Preservation Ordinance and Secretary of Interior standards. Thus, staff proposes conditions outlined on page 11 of this report to ensure changes the historic church are appropriate.

Orchid Tree Structures, 226 West Baristo Road (including historic stone arch at 262 S. Cahuilla Rd – Like previous approvals, the project proposes to retain the eight southerly bungalows and demolish the northerly building for the construction of a new two-story hotel building that is differentiated in design from the bungalows. The eight bungalow structures will be renovated re-use as individual guest suites (eight total) surrounding a new pool area. A cabana structure comprised of clay tile roof and stucco exterior, is proposed at the southerly end of this pool area in between the bungalows.

The historic arch will remain in its current location and be protected in place. The arch will serve as an entry feature to the patio space of a hotel room on Building "A".

As noted previously in this report, findings must be made when altering a Class 1 historic site, pursuant to Palm Springs Municipal Code Section 8.05.110. These findings are re-stated below, followed by staff's analysis.

1. *That the proposed alteration does not significantly impact or materially impair the character-defining features of the historic resource as listed in the resolution for historic designation, or, where a character-defining feature may be impacted, the proposed alteration minimizes that impact as much as possible;*
2. *That the proposed alteration will assist in restoring the historic resource to its original appearance where applicable, or will substantially aid its preservation or enhancement as a historic resource;*
3. *That any additions to the historic resource are consistent with the massing, proportions, materials, and finishes of the existing historic resource, and: (i) can be distinguished from the existing historic resource as may be appropriate; or (ii) are indistinguishable from the historic resource as may be appropriate, and where such alterations are clearly documented in the City's archival file for the historic resource as being non-original to the historic resource;*
4. *That, in cases where Federal funds are to be utilized in financing the proposed alterations, the alterations are consistent with the Standards for the Treatment of Historic Properties, as put forth by the U.S. Secretary of the Interior.*

When designated historic, the City Council found the following historic characteristics as defining features of the Bungalow Court Motel cottages:

- a. The grouping of the cottages around a central courtyard.
- b. The presence of 10 lodging units.
- c. One-story with wide overhanging eaves.
- d. Projecting rafters and an informal floor plan opening to the common area.
- e. Clay barrel tile roof, wooden doors, and casement windows.

The proposed project will demolish the northerly building for the construction of a new two-story building, which will frame the courtyard that is defined as an important feature for this property. The site will remain lodging units and the eight bungalows will be renovated for re-use with modern amenities, while maintaining the character defining elements that make the site unique – one-story with wide overhang eaves; projecting rafters; clay barrel tile roofs and casement windows. Staff has provided recommended conditions to ensure the proposed renovations retain the important features of the bungalows on page 11 of this report.

Class 3 and Class 4 Sites

Previous approvals of this project involved removal of all Class 4 structures (which were identified previously as Class 3 sites, under the prior Historic Preservation Ordinance). However, three new properties along Arenas Road have been added to the proposal, which were not previously analyzed, and require evaluation under Section 8.05.130 of the Municipal Code. A summary of the three properties is provided in the table below.

Address	Class	Year Built	Structure
Desert House Inn, 200 S. Cahuilla Road	3	1950	1-story hotel/apartments
205 S. Belardo Road	4	1972	2-story apartment (8-units)
239 W. Arenas Road	4	1931	1-story apartments

In considering an application to demolish a Class 3 or 4 historic site, the HSPB must make findings as outlined in Section 8.05.130(D) of the Municipal Code. If the HSPB is unable to make either of these findings, the HSPB shall take no further action and shall refer the application to the Director for further administrative processing and issue the demolition permit. These findings are re-stated below, followed by staff's analysis.

- 1. That the Class 3 or Class 4 building possesses exceptional historic, architectural, archaeological, cultural or aesthetic significance to warrant re-designation as a Class 1 or Class 2 historic resource; and*
- 2. That the Class 3 or Class 4 building retains sufficient historical integrity relative to its original configuration, architectural features, or character.*

The Class 3 structure at 200 S. Cahuilla Road is described in the historic resources survey as follows: "This property was re-evaluated during the 2015 survey as part of an update to the City of Palm Springs' list of potential historic resources (Citywide Historic Resource Database). It is significant as an example of a post World War II Ranch-style hotel, reflecting the growth of the tourism industry during the postwar era. The property is not fully visible from the public right-of-way; therefore, additional information about its integrity is needed to complete the evaluation." The owner permitted City officials on the

property to study and evaluate the existing condition. Further study of permits show remodels and additions have occurred over the years and extensive mechanical additions have been added. Permits do not indicate any information on the architect of record. The frame and stucco building does not possess exceptional historic, architectural, cultural or aesthetic significance warranting higher designation.

The property at 205 S. Belardo Road is a Class 4 structure built in 1972. The modern building was designed with a flat roof, stucco walls, aluminum frame windows, second story balcony and non-descript features. The buildings at 239 W. Arenas Road are also Class 4 structures originally built in 1931 and consists of clay tile roofs, stucco walls, and low roof eaves. A review of the permit history indicates fire damage occurred in the 1979 and 1985, requiring re-construction of some cottage units. There is no known characteristic about the structures that embody a distinctive period or method of construction.

Secretary's Standards.

In addition to the above findings, the project was evaluated under the Secretary of the Interior's Standards, as described in the analyses prepared by historic consultants Marsh and Associates in Attachment 4.

CONCLUSION:

The proposed project will provide adaptive re-use of long-neglected Class 1 historic sites and revitalize an underutilized block adjacent to downtown. The proposed development will not result in the loss of architectural or historically significant structures, rather it will renovate and repurpose existing structures of importance and provide new structures for a consolidated project. In order to ensure the project does not cause material impairment to the historic structures, staff recommends the following conditions:

1. All work performed on the historic church and bungalows shall conform to the Department of the Interior Secretary of the Interiors Standards for the Treatment and Rehabilitation of historic structures ("SOI Standards"). The applicant shall secure the services of a qualified third party professional services consultant with proven expertise in the application of the SOI standards to review the final construction documents and monitor the progress of the work on these structures to assure compliance.
2. Unpainted surfaces on the exterior of the church are not to be painted. Proper techniques for cleaning the limestone and other exterior surfaces of the church shall be implemented that are consistent with the SOI standards.
3. The stone arch is to be temporarily supported as necessary and protected in place throughout the demolition and construction process to avoid any damage to the structure.
4. No sliding glass doors on the historic bungalows. Where sliding glass doors presently exist (if any) they shall be removed and the walls / windows / doors

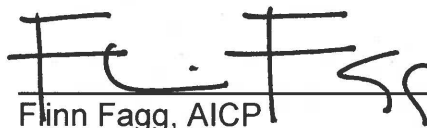
restored and / or reconstructed to reflect as closely as possible the original condition and fenestration of the bungalows.

5. The kitchen addition proposed on the east side of the historic church shall be reconfigured to preserve the wall with the three arches in the sanctuary.
6. Provide specific details on how the limestone is to be matched where the stair is proposed for removal at the east side of the altar.
7. Eliminate the proposed frosted glass wall at the west side garden wall that obscures the views of the historic church from the public right-of-way.
8. Revise the design of the cabana at the south end of the courtyard at the bungalows to reflect the architecture of the bungalows and to be visually open from the public right-of-way.
9. All chemical and physical treatments of the existing exterior surfaces of the historic building shall be done using the gentlest means possible.
10. Where additions are proposed to the historic buildings the new work shall be differentiated from the old and be compatible with the historic materials, features, size, scale, proportion and massing.
11. Where new doors and windows are proposed with muntins, they shall be real muntins, not snap-in or the type mounted between layers of glass.
12. The service yard shall be reduced in area so as not to adversely impact or obscure the view of the south elevation of the church from the public right-of-way.

Staff recommends the Board consider and evaluate the proposed modifications and additions, and issue a certificate of appropriateness for the proposed project, subject to the above conditions.



David A. Newell, AICP
Principal Planner



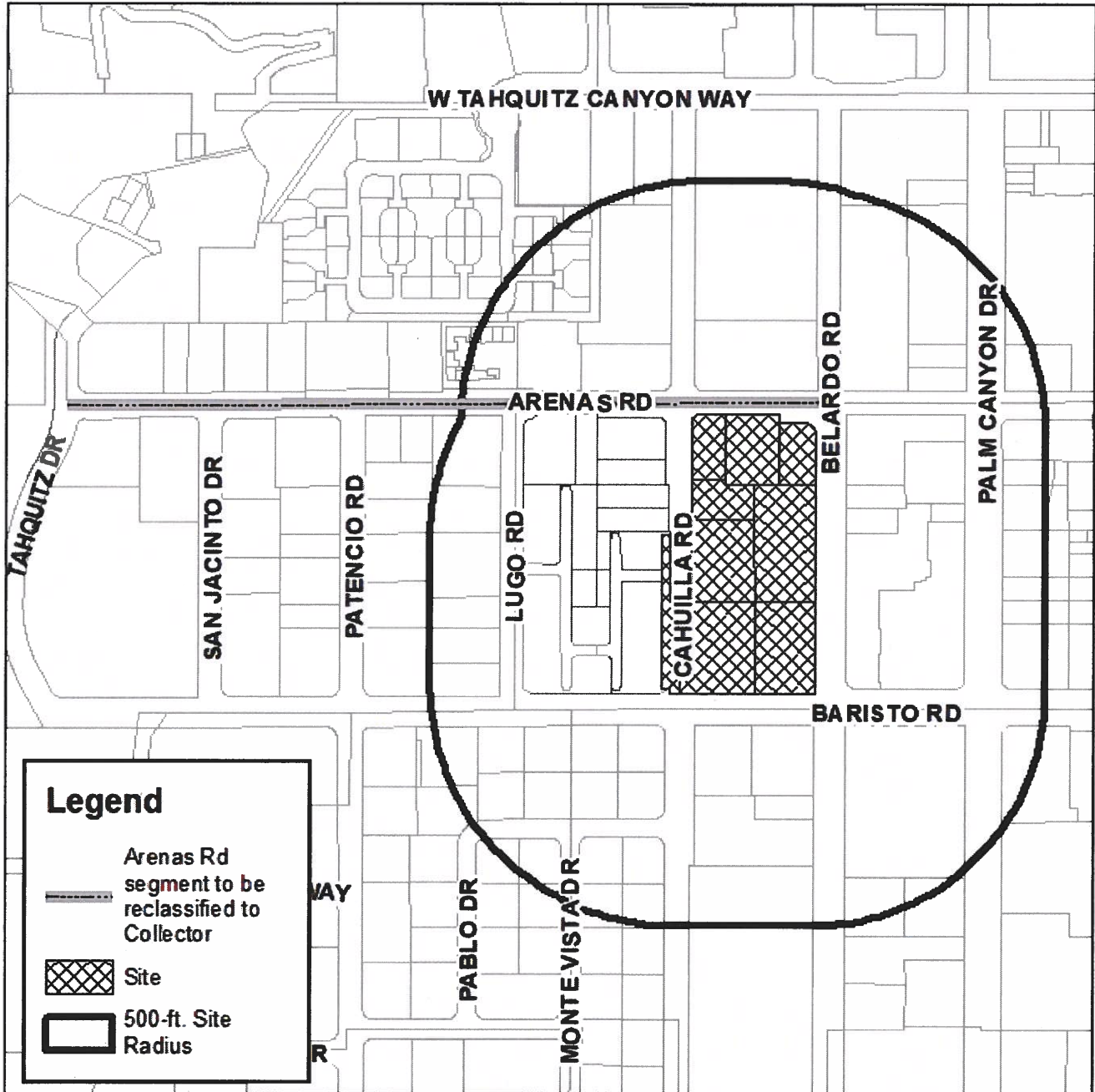
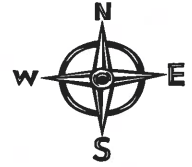
Flinn Fagg, AICP
Director of Planning Services

ATTACHMENTS:

1. Vicinity Map & Aerial Map
2. HSPB Meeting Minutes, 11/8/2016 (excerpt)
3. City Council Resolutions Designating Sites Class 1 Historic
4. Historic Resource Analysis Memorandum from Marsh and Associates
5. Project Plans



Department of Planning Services Vicinity Map



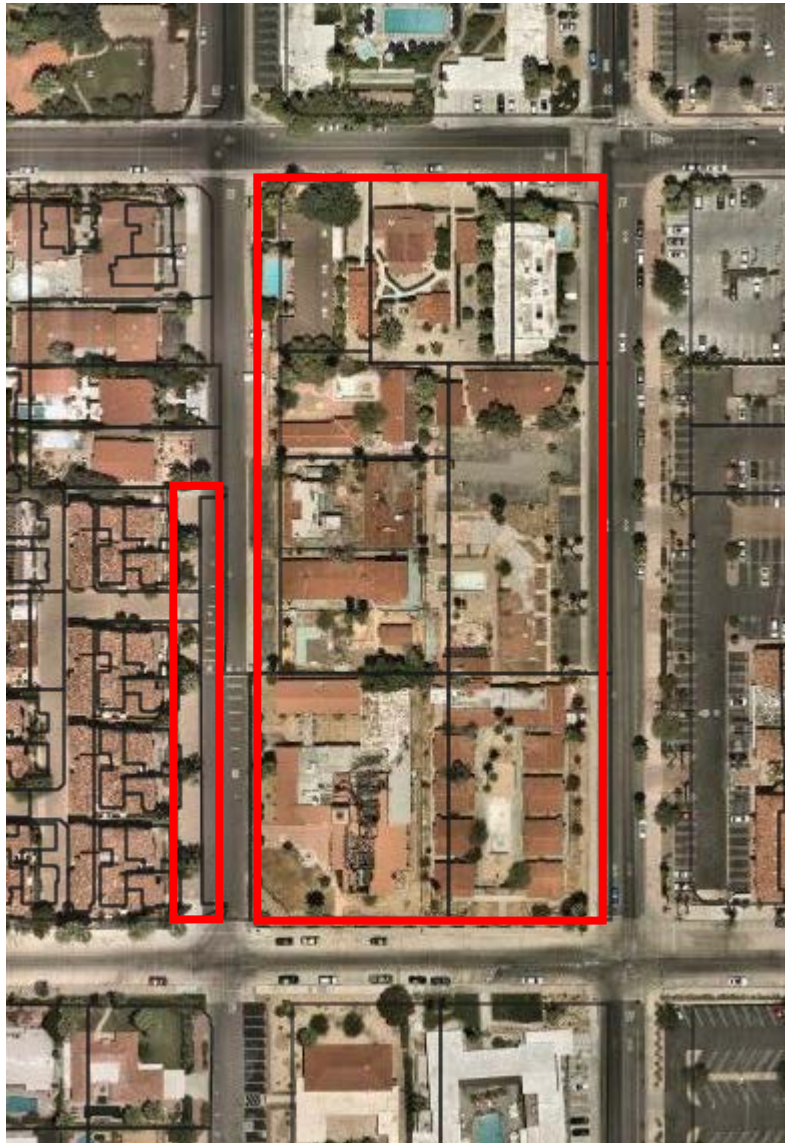
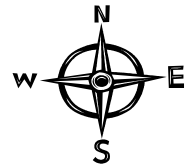
CITY OF PALM SPRINGS

CASE NO: 5.1345 CUP, HSPB 23, HSPB 72 & 3.0678 MAJ

LOCATION: 222 S. Cahuilla Road



Department of Planning Services Aerial Map



CITY OF PALM SPRINGS

CASE NO: 5.1345 CUP, HSPB 23, HSPB 72 & 3.0678 MAJ

LOCATION: 222 S. Cahuilla Road

HISTORIC SITE PRESERVATION BOARD CITY OF PALM SPRINGS, CALIFORNIA

Large Conference Room, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262
www.palmspringsca.gov

MINUTES

November 8, 2016



9:00 AM
REGULAR MEETING

CALL TO ORDER: The Chair called the meeting to order at 9:00 a.m.

ROLL CALL: Chair Gary Johns, Vice-Chair Dick Burkett, Members Todd Hays, Dan Kiser, Linda Dixon.

ACCEPTANCE OF THE AGENDA: M/S/C (Dixon / Hays, 5-0-2) (Marsh, La Voie absent) to accept the agenda as presented.

Members Vincent Marsh joined the meeting at 9:04 a.m.
Member Bill La Voie joined the meeting at 9.09 a.m.

PUBLIC COMMENT:

TIM MERKINS spoke regarding the Orchid Tree Hotel and the Community Church requesting the applicant not place additional bay parking along the south elevation of the church, allowing the six existing bay parking spaces to remain, but not add the proposed four additional spaces.

1. **SPECIAL PRESENTATION: THE CALIFORNIA HISTORIC BUILDING CODE.** (Staff: Jim Zicaro, Building & Safety Official)

Director Zicaro provided a handout on the State of California Historic Building Code (Part 8 of the California Building Code ("CBC")). He explained that applicants must request at the time of submittal of a building permit application that the project be evaluated under the State Historic Building Code ("SHBC"). He noted that the SHBC allows certain limited flexibility in some aspects of the CBC when implementation of the standard code would significantly and adversely impact the historic character of the property. The concept of "reasonable alternative" is used to implement the intent of the code without adversely affecting the historic resource.

Mr. Zicaro also pointed out the distinction between the ADA and the California Building Code in terms of matters of accessibility. An applicant can be in compliance with the CBC but could still be subject to legal claims under the ADA (State versus Federal codes). He explained that historic buildings are not required to meet the current energy code.

Board members asked various questions about how the Planning and Building Department databases work in concert to identify and clarify appropriate processing for historic structures.

It was stressed that the codes in general are focused on life safety. He explained that uses often change the requirements (some uses require greater infrastructure for life safety.)

It was noted that there is a State Review Board to which applicants can appeal a decision of the City Building Official.

Mr. Zicaro explained the City currently follows the 2013 State CBC and will likely be adopting the 2016 update in January 2017.

2. CONSENT CALENDAR:

2.A. APPROVAL OF THE MINUTES: (M/S/C Dixon / La Voie) 7-0, to accept the minutes of the October 11, 2016 HSPB meeting as amended

3. UNFINISHED BUSINESS: (none).

4. NEW BUSINESS:

Member Marsh noted he had a conflict of interest on the next item, recused himself and left the room.

4.A. CERTIFICATE OF APPROVAL REQUESTS BY NEW CHURCH II, LLC TO RENOVATE TWO CLASS 1 HISTORIC SITES (HSPB 23 "COMMUNITY CHURCH" AND HSPB 72 "ORCHID TREE BUNGALOWS"), INCLUDING THE RELOCATION OF THE HISTORIC ARCH ON-SITE, AND DEMOLISH CLASS 3 STRUCTURES FOR THE CONSTRUCTION OF HOTEL BUILDINGS TO ADAPTIVELY RE-USE AS A HOTEL WITH ACCESSORY SPA, RESTAURANT AND MEETING SPACE ON A 3.1-ACRE SITE LOCATED AT 222 S. CAHUILLA ROAD, ZONE R-3, SECTION 15 (CASE 5.1345 CUP, HSPB 23, HSPB 72 & 3.0678 MAJ). (DN)

Staff member Newell summarized the staff report.

Chair Johns asked about parking.

Member Hays asked for clarification that parking is part of the issues to consider today and that the church and the new buildings and bungalows are all part of the project now (yes).

Member Burkett asked whether the landscape would come back to the HSPB for approval (yes) and conditions relative to the Frey Apartments and Craftsman bungalow from the designating document (yes).

Chair Johns asked for clarification on number of rooms (64 now, previously 59) final room count to be determined.

Member Dixon asked if there are additional rooms proposed, where does the additional parking come in? (number of rooms and parking spaces did not change.) Parking for restaurant remains unchanged (26 spaces for 132 seat restaurant). Total 94 spaces for entire project. Staff Newell reminded the board that historic properties need not provide more off-street parking with a change of use.

Member La Voie asked if there were any mitigation measures related to historic structures (Newell: Yes, related to the Orchid Tree site and stone arch, no new mitigation measures related to the church).

Member Burkett asked if more amenities would impact need for more parking? (Newell noted codes makes provision for accessory uses within a hotel.) Was meeting room square footage increased? (Newell: with the credits allowed per hotel rooms, the project provides adequate parking for the meeting spaces.)

Member Hays asked about window infill that the Board requested on a previous review, creating a slight recess where windows are being infilled and also asked about adequacy of parking. (Newell: will confirm with conditions.)

Jake Jesson, on behalf of owner New Church, LLC, explained the project has more interior space, but the without further increase in intensity of use, (project has more open feel, less cramped).

M/S/C (La Voie / Dixon) to approve with conditions that historic wall and site configuration along Baristo not to be altered and proposed added bay parking there be deleted, that the window infill be slightly recessed to show the original configuration of windows, (6-0-1, Marsh abstained).

Member Marsh returned to the room.

4.B. AN APPLICATION BY BRAVO PROPERTIES, OWNER, TO DEMOLISH A CLASS 3 HISTORIC SITE LOCATED AT 387 EAST VALMONTE SUR.

Recorded 5/18/89
266063

RESOLUTION NO. 16701

OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS,
CALIFORNIA, DESIGNATING THE COMMUNITY CHURCH AS
A CLASS 1 HISTORIC SITE.

WHEREAS the Community Church and its associated personages have contributed substantially to the history of the City of Palm Springs; and

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

WHEREAS on October 10, 1988, the Historic Site Preservation Board initiated proceedings to designate the Community Church as an historic site; and

WHEREAS on November 14, 1988, the Historic Site preservation Board held a public hearing on said designation and unanimously recommended to the City Council designation of said property as a Class 1 Historic Site; and

WHEREAS the City Council concurs in the recommendation of the Historic Site Preservation Board regarding the historic value of the Community Church; and

WHEREAS the designation of the Community Church shall further the purposes and intent of Chapter 8.05; and

WHEREAS the designation of the Community Church shall promote the sensitive preservation of said site.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Palm Springs, California, that the Community Church shall be designated a Class 1 Historic Site pursuant to Chapter 8.05 of the Palm Springs Municipal Code. The subject site is located on approximately .63 acres at 284 S. Cahuilla Road at Baristo Road, on lots 16, 17, 18 and 19 of the subdivision of Palm Springs as recorded on Map Book 9, Page 432, Riverside County, California, A.P.N. 513-152-006.

ADOPTED this 15th day of March, 1989.

AYES: Councilmembers Apfelbaum, Broich, Fodor, Neel and Mayor Bono
NOES: None
ABSENT: None

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

By [Signature]
City Clerk

[Signature]
City Manager

REVIEWED & APPROVED: [Signature]

3A6

RESOLUTION NO. 22819

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA DESIGNATING PORTIONS OF THE PROPERTY KNOWN AS THE ORCHID TREE INN AS CLASS 1 AND CLASS 2 HISTORIC SITES (HSPB 72).

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

WHEREAS, on September 8, 2009, the City of Palm Springs Historic Site Preservation Board (HSPB) initiated a study and directed staff to set a public hearing in accordance with applicable law to consider designation of the Orchid Tree Inn as a historic site; and

WHEREAS, on January 12, April 13, and June 8, 2010, the Historic Site Preservation Board conducted a public hearing in accordance with applicable law to consider the designation of the Orchid Tree Inn as a historic site; and

WHEREAS, at said hearing, the HSPB adopted Resolution #72 to recommend to City Council designation of certain portions of the Orchid Tree Inn as Class 1 and Class 2 historic sites; and

WHEREAS, notice of a public hearing of the City Council of the City of Palm Springs to consider designation of portions of the Orchid Tree Inn, as Class 1 and Class 2 historic sites was issued in accordance with applicable law; and

WHEREAS, on November 3, 2010 the City Council conducted a public hearing in accordance with applicable law to consider designation of portions of the Orchid Tree Inn, as Class 1 and Class 2 historic sites; and

WHEREAS, the designation of portions of the Orchid Tree Inn, as Class 1 and Class 2 historic sites 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 property located at 226 West Baristo Road was built in the unique bungalow motor court style and has been determined to meet the standards for Class 1

historic site designation. The defining historic characteristics of the Bungalow Court Motel cottages are:

- a. The grouping of the cottages around a central courtyard.
 - b. The presence of 10 lodging units.
 - c. One-story with wide overhanging eaves.
 - d. Projecting rafters and an informal floor plan opening to the common area.
 - e. Clay barrel tile roof, wooden doors, and casement windows.
2. The stone archway at 262 S. Cahuilla Road meets the standards for Class 1 historic site designation. The defining historic characteristics of the stone archway are:
- a. Hand cut stone
 - b. Hand-built mortared and stone archway
 - c. Remaining example of early 20th century rural development
3. The fire-destroyed Craftsman bungalow built in 1915 at 262 S. Cahuilla Road did possess special design elements unique to Palm Springs and would meet the standards for Class 2 designation. The defining historic characteristics of this building were:
- a. The one-story bungalow was of wood-frame construction and was clad in stucco.
 - b. A complex gable roof with overhanging eaves and exposed rafter tails capped the dwelling.
 - c. An open porch area sheltered by a shed roof was supported by square wood posts.
 - d. The center entry door was flanked by two wood-framed, multi pane casement windows.
 - e. A massive river rock chimney was located along the buildings south elevation.
 - f. An enclosed porch screen sitting area was located at the northwest end of the bungalow along with an enclosed porch at the rear of the building.
4. The Premiere Apartments designed by well known architect Albert Frey located at 292 S. Belardo Road and razed after a damaging fire meets the criteria of a Class 2 designation. The defining historic characteristics of this site are:
- a. The modern style resort hotel apartment building was built in 1957.
 - b. Architectural features such as low curved fiberglass panels which enclosed each of the ground floor unit's private decks.
 - c. The use of concrete block, corrugated metal, and grooved plywood.
 - d. Vertical dividers separated each of the balconies and outdoor porch areas and large round windows were placed and either end of the second floor wings.

THE CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1: Pursuant to CEQA, the City Council finds that the designation of portions of the Orchid Tree Inn as a Class 1 and Class 2 historic sites 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 Bungalow Court Cottages at 226 W. Baristo Road to support designation as a Class One historic site:

- A. The cottages reflect or exemplify a particular period of the national, state or local history, because the Bungalow Court motels are a particular style of lodging unique to the early 20th century and were an important forerunner to the motel industry. The bungalow motel consisted of detached cottages surrounded by a common area in a "U" formation. They were one-story with wide overhanging eaves, projecting rafters and an informal floor plan that opened to a common area. They typically contained a kitchenette, a bedroom, and a front room with bedding and kitchen utensils. Bungalow motels reflected a particular period in the history of Palm Springs by providing affordable lodging for the growing transient business.
- B. The cottages embody the distinctive characteristics of a type, period or method of construction, because the bungalow motel consisted of simple detached units usually wood framed one-story cottages in a Mediterranean/ Spanish style. Wide overhanging eaves, barrel tile roofs and projecting rafters gave the bungalow distinctive characteristics. Entries to the units included wood doors, or glass sliders, all protected by extended porch roofs within small recessed verandas. Fenestration included large fixed paned glass windows, double hung sash windows with gable peaks punctuated by canales drainage holes.

SECTION 3: Pursuant to Section 8.05.020 of the Palm Springs Municipal Code, the City Council does hereby make the following findings regarding the stone archway at 262 S. Cahuilla Road to support designation as a Class One historic site:

- A. The stone archway is the sole remaining element of the early development of the site. The structure is hand-cut and hand assembled, and is a reminder of the rustic, rural conditions that existed prior to Palm Springs' development as a getaway for Hollywood celebrities.

SECTION 4: Pursuant to Section 8.05.020 of the Palm Springs Municipal Code, the City Council does hereby make the following findings regarding the former Craftsman Bungalow Cottage at 262 S. Cahuilla Road to support designation as a Class Two historic site:

- A. The structure reflected or exemplified a particular period of the national, state or local history, because the Craftsman Cottage was built around 1915, and owned and occupied by Genevieve Reilly, a Christian Science practitioner. It was later acquired and incorporated as part of the Orchid Tree Inn Property and converted to

transient lodging as part of the motel. The presence of the uncommon building type like a Craftsman Cottage in the early 20th century village of Palm Springs was a good example of an earlier period.

- B. The Craftsman Bungalow Cottage embodied the distinctive characteristics of a type, period or method of construction, because the one-story bungalow Craftsman Cottage was a rare house design in the desert, constructed of wood-frame, clad in stucco, with a complex gable roof, overhanging eaves and exposed rafter tails. Design elements included an open porch area sheltered by a shed roof supported by square wood posts. The center entry door was flanked by two wood-framed, multi pane casement windows. A massive river rock chimney was located along the buildings south elevation. An enclosed porch screen sitting area was located at the northwest end of the bungalow along with an enclosed porch at the rear of the building.

SECTION 4: Pursuant to Section 8.05.020 of the Palm Springs Municipal Code, the City Council does hereby make the following findings regarding the former Frey Apartment Building at 292 S. Belardo Road to support designation as a Class Two historic site:


- A. The building embodied the distinctive characteristics of a type, period or method of construction, because as the Premier Apartments the building was built as a modern style resort hotel apartment in 1957 and the original complex included guest rooms, enclosed garages, shuffleboard court, and a swimming pool all for the use by the long-term tenants or tourists. The original structure contained architectural features such as low curved fiberglass panels which enclosed each of the ground floor unit's private decks; the use of concrete block, corrugated metal, and grooved plywood. Vertical dividers separated each of the balconies and outdoor porch areas and large round windows were placed and either end of the second floor wings.
- B. The building presented the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value, because the former Premiere Apartments was designed by of one of Palm Springs' (and the Coachella Valley's) most prolific and accomplished architect, Albert Frey. The building was designed to take advantage of the mountain views to the west and the arid landscape. The building expressed key signature aspects or features of Frey's craft, including modern design, and the large round windows at either end of the second floor wings. It also reflected an experimental period in his architectural career whereby he adapted his design and use of materials for functional purposes. By utilizing extensive overhangs and material such as metal to reflect the heat of the sun, the building did not originally require air conditioning.

SECTION 5: Based upon the foregoing, the City Council does hereby designate as Class 1 Historic Site the buildings of the Bungalow Court Cottages at 226 W. Baristo Road and the

stone archway at 262 S. Cahuilla Road as Class One historic sites, and the Craftsman Cottage site at 262 S. Cahuilla Road and the Frey Apartment Building site at 292 S. Belardo Road as Class Two historic sites, subject to the following conditions;

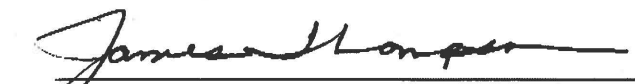
1. The property owner shall permit the City to demark the designated sites as historic sites with a marker of the City's choosing. The historic marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the marker is lost, stolen, or otherwise removed from the property.
2. All future exterior modifications of the features designated Class 1 shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and Historic Site Preservation Board review pursuant Municipal Code Ordinance 8.05.180.
3. That the City Clerk submits the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
4. All existing or previously approved alterations shall be considered acceptable.

ADOPTED THIS 3RD DAY OF NOVEMBER, 2010.



David H. Ready, City Manager

ATTEST:




James Thompson, City Clerk

CERTIFICATION

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

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. 22819 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 the 3rd day of November, 2010, by the following vote:

AYES: Councilmember Foat, Councilmember Mills, Councilmember Weigel,
Mayor Pro Tem Hutcherson, and Mayor Pougnet.
NOES: None.
ABSENT: None.
ABSTAIN: None.



James Thompson, City Clerk
City of Palm Springs, California 11/16/2010



Vincent Marsh
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Historic Preservation Consultants
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Jake Jesson
Project Manager
New Church II, LLC
P.O. Box 6528
Malibu, CA 60264

This updated project analysis is to focus on the proposed rehabilitation, adaptive reuse and proposed exterior modifications to the site plan for the subject property by the sponsor, New Church II, LLC.

The subject property contains multiple designated City of Palm Springs Historic Sites; the Palm Springs Community Church was designated as a Class 1 Historic Site in 1989 and the Orchid Tree Inn and stone arch were designated as Class 1 and Class 2 historic sites in 2010. Both properties are historic resources for purposes of CEQA review.

The project also involves the demolition of one Class 3 structure and multiple Class 4 structures but proposes to reconstruct new buildings in the same location.

Secretary of the Interior's Standards for the Treatment of Historic Properties

As a Professionally Qualified Architectural Historian I have reviewed the project revisions proposed by the sponsor and have determined that the project as designed would not cause a "substantial adverse change" to this "historic resource." Additionally, the project as proposed is consistent with the Secretary of the Interior's Standards.

Key project alterations are as follows:

- Historical arch to be relocated closer towards the main entrance.
- Addition of 975 square feet to the easterly side of the church.
- Small private pools are to be added to each of the two southernmost bungalows.
- The restored church facade is to be painted white.
- A cabana to be added to the southern end of the bungalow area.

Specifically, the proposal complies with the following treatment standards for rehabilitation;

Standard No. 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

In conformance with Standard 1, the project proposes minimal change to distinctive materials, features, spaces and spatial relationships. While the Orchid Tree Inn will be used as it was historically, serving the purpose of providing hotel guest rooms, the Church will be taking on a new use by serving as the restaurant and spa for the subject property. Due to the previous open floor plan of the Church property as well as the recent fire that was experienced, minimal change to the interior is required to accommodate these new uses.

Standard No. 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

In conformance with Standard 2, the proposed project will preserve in place many of the key elements of both the Palm Springs Community Church and the Orchid Tree Inn. Having lost its setting, careful salvage and reinstallation of the stone archway will preserve and interpret this element as well. Due to fire damage, the structural systems have been compromised and the original sanctuary of the Church as been lost so this space and others in the Church are opportunities for change.

The exterior façade of the church is proposed to be painted white which will help transition the architecture from the new construction between the historic elements while still retaining the key features of the Church and Inn bungalow complex.

Standard No. 3

Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features of architectural elements from other buildings shall not be undertaken.

In conformance with Standard 3, new additions will not create a false sense of historical development. The newly constructed buildings onsite are proposed with a modern design which will clearly create an intentional opposition between the separate structures.

A previous condition imposed by the Historic Site Preservation Board which should be again added to the approval is the inclusion of a plaque recognizing the historic time

period of the Community Church.

Standard No. 4

Most proprieties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

In conformance with Standard 4, the proposed project does not intend to remove any historic features that have taken on significance over time.

Standard No. 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

In conformance with Standard 5, the proposed project is designed to take on a restoration approach to specific project components. An appropriate example of this can be seen with the restoration of the bungalow complex. Where historic features such as chimneys, windows, etc. have been altered or removed the applicant will reconstruct these elements based on existing physical evidence and historical photographs.

Standard No. 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature will match the odd in design, color, texture and where possible materials and replacement of missing features will be substantiated documentary and physical evidence.

In conformance with Standard 6, the proposed project will retain existing historic materials to the best that they can. Primarily, all doors and windows should be retained to the maximum extent feasible.

Standard 7

Chemical and physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments That cause damage to materials will not be used.

In conformance with Standard 7, the proposed project is respectful of existing conditions and will not utilize chemicals that may be harmful to the existing built environment.

Standard No. 8

Archaeological resources will be preserved. If such resources must be distributed, mitigation measures will be undertaken.

Standard is noted and both City as well as State regulations will be utilized during the course of construction.

Standard No. 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions and massing to the project the integrity of the property and its environment.

In conformance with Standard 8, the project proposes to utilize materials and construction techniques which repair roofing systems, cleans and restores decorative features and will be compatible with building's historical architectural features without creating a false sense of history.

Period of Significance

Palm Springs Community Church

There is no previously defined period of significance for the Palm Springs Community Church. Based on the fact that the property is significant not only for architecture but also as an important local cultural institution, its period of significance likely extends beyond its date of construction in 1936. Therefore, for the purposes of this report, the period of significance begins in 1936 and ends in 1934, an arbitrary fifty year cut off.

Orchid Tree Inn

There is no previously defined period of significance for the Orchid Tree Inn. Based on the fact that the property is significant not only for architecture but as an important property type, its period of significance likely extends beyond its date of construction in 1934. Therefore, for purposes of this report, the period of significance begins in 1934 and ends in 1964, an arbitrary fifty year cut off.

Integrity

Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it must have integrity. To retain historic integrity a property will always possess several, and usually most of the aspects. The subject property has retained or lacks integrity from the period of significance noted above.

The subject property retains the seven aspects of integrity that include location, association, design, workmanship, setting, feeling and materials.

CEQA Findings

CEQA Guidelines Section 15331, or Class 31, provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary's Standards. The proposed project would meet the Secretary's Standards for rehabilitation and therefore be exempt under Class 31.

Conclusion

We believe that the revised plans are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties as well as the National Park Service guidelines for the adaptive reuse of historic structures and as such the rehabilitation and adaptive reuse project is exempt for environmental review as a historic resource.

Thank you in advance for your assistance with this project and advancement towards the building permit.

Sincerely,

Vincent Marsh, Principal
Marsh and Associates
Historic Preservation Consultants

Cc. Ken Lyon and David Newell,
City of Palm Springs Planning Department

Vincent Marsh, Biography and Professional Qualifications Standards

Vincent Marsh, serves as the Principal of Marsh and Associates, a Historic Preservation Planning firm working for a number of public and private sector clients in the Bay Area and Palm Springs. He served on the City's recently for a two year period on the Historic Sites Preservation Board.

In addition, Vincent is a consulting Senior Associate with Lerner and Associates, Architects assigned to a number of preservation planning projects, primarily in San Francisco, CA.

Mr. Marsh was previously employed with the City of Sacramento from 1999 until 2003 as a Senior Planner position within the Planning and Building Department,.

Vincent Marsh is registered as a Qualified Architectural Historian with both the Northwest Information Center at Sonoma State University in Rohnert Park and with the North Central Information Center at California State University in Sacramento, CA. Mr. Marsh meets the Professional Qualifications Standards for the Architectural History classification as found in 36 CFR Part 60 of the Federal regulations. In addition, the State Office of Historic Preservation (SOHP) has previously determined that Mr. Marsh meets the professional qualifications as a Historian and as a Preservation Planner during his tenure staffing two existing Certified Local Government (CLG) programs in San Francisco and in Sacramento, CA. Finally, Vincent Marsh is listed on the Register of Professional Historians (No. 589) which is maintained by the California Council for the Promotion of History (CCPH).

For eight years, he served as the Secretary and the primary staff to the San Francisco Landmarks Preservation Advisory Board. In that position he worked closely with project sponsors, property owners, neighborhood associations and individuals on thousands of preservation related projects in the Downtown and

Vincent Marsh has an undergraduate degree from S.U.N.Y. at Buffalo, a Master's Degree in Community Organization and Planning from the University of Connecticut and a Master's Degree in City and Regional Planning with a specialization in Historic Preservation from Cornell University in Ithaca, New York. His thesis, *A Preservation Planning Study for the North End Waterfront of Boston, Massachusetts* won an Urban Design Fellowship from the National Endowment for the Arts. He also attended the Massachusetts Institute of Technology, Urban Studies Master's Program in Cambridge, MA prior to full time.