



Historic Site Preservation Board Staff Report

Date: November 10, 2009

Case No.: 3.2710 – HSPB # 59

Application Type: Certificate of Approval – Wall Repair and Re-Roof

Location: 141 South Cahuilla Road

Applicant: Casa Cody Inn

Zone: CBD (Central Business District)

General Plan: CBD (Central Business District)

APN: 513-141-005

From: Glenn Mlaker, Assistant Planner

PROJECT DESCRIPTION

The proposed project is for a certificate of approval to repair one wall damaged by a fallen tree and a re-roof to include the removal and replacement of barrel tiles at Casa Cody Inn a Class 1 historic site.

RECOMMENDATION

That Historic Site Preservation Board approve a certificate of approval for the repair of a wall damaged by a fallen tree and a re-roof to include the removal and replacement of barrel tiles subject to conditions.

PRIOR ACTIONS TAKEN ON THE PROJECT

On October 15, 2008 the City Council voted to approve the resolution designating the property at 141 South Cahuilla Road, the Casa Cody Inn as a Class 1 historic site.

On October 13, 2009, the HSPB issued a certificate of approval for the construction of a block wall along the Casa Cody north property line.

BACKGROUND AND SETTING

The property located at 141 South Cahuilla Road was designated as a Class 1 historic site in 2008. Section 8.05.185 of the City Municipal Code states that any Class 1 historic site that is altered in any way must receive a work permit from HSPB.

Casa Cody Inn was built between the 1900's and 1950 and is a unique small hotel complex consisting of several parcels owned originally by Judge John McCallum. Constructed during an era when small hotels were popular, Casa Cody was frequented by famous people in Palm Springs history. Its buildings and noteworthy elements are: Winter House, McCallum Era Stone Wall, Casa Cody Hotel, and adobe walls of the Adobe House.

DESCRIPTION AND ANALYSIS

Last year during a wind storm several large trees were uprooted and fell on the Casa Cody property damaging the northern most complex building. The up rooting of the trees buckled several walls of the garage. An interim repair was conducted at that time. The applicant is now seeking approval for a more substantial repair of the garage walls. The garage exterior will be stuccoed to match the existing building and the original windows will remain intact.

The applicant is also seeking approval of a re-roof of the northern complex building. This will require the removal of the roof tiles, replacing the underlayment and then replacing the barrel tiles. In many cases, the original tiles may have to be replaced with new. The applicant has stated that any new tiles will be interspersed with original tiles and will not be concentrated in one area.

REQUIRED FINDINGS

Definition of an Historic Site.

Section 8.05.020 of the Municipal Code provides the definition of an historic site as follows;

(a) Historic Site.

An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:

That is associated with events that have made a meaningful contribution to the nation, state or community; or

- 1. That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
- 2. That reflects or exemplifies a particular period of the national, state or local history; or*
- 3. That embodies the distinctive characteristics of a type, period or method of construction; or*
- 4. That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*
- 5. That represents a significant and distinguishable entity whose components may lack individual distinction; or*
- 6. That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

Staff has evaluated this application for the proposed wall repair and the re-roof at the Casa Cody Inn located at 141 South Cahuilla Road and finds that the project will not be detrimental to the overall historic nature of the building subject to conditions.

The distinctive architectural elements of the building will not be compromised and the wall repair and re-roof will restore the structure to its original condition and guarantee its continued excellent condition. This repair will not be a detriment to the overall aesthetic look of the property. Those elements of the building which date to the early twentieth century will not be altered. Staff has concluded that the repairs will not affect the historic designation of the site, and recommends that the HSPB issue a certificate of approval with the following conditions:

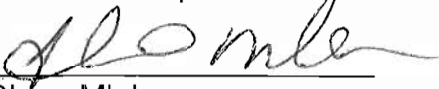
- 1) Exterior wall repairs will include construction methods and materials which will not alter the historic nature of the building.
- 2) Walls to be finished with the same material as existing.
- 3) Original windows to remain.
- 4) Re-roof to use original tiles.
- 5) New roof tiles to be interspersed throughout the roof and not concentrated.
- 6) Roof tiles to be replaced using the same method of "mudding" or mortar so as to retain the same look as other roofs.

ENVIRONMENTAL ASSESSMENT

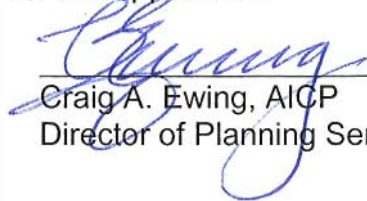
This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

NOTIFICATION

There are no public notification requirements for this application.



Glenn Mlaker,
Assistant Planner



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

ATTACHMENTS

1. Application
2. Site Photographs



Office Use Only

| | |
|-----------------|---------|
| Date Submitted: | 1113109 |
| Case No: | 3 2710 |
| Planner: | GM |

CITY OF PALM SPRINGS
Department of Planning Services

MINOR ARCHITECTURAL APPLICATION (MAA)

RECEIVED

NOV 04 2009

PLANNING SERVICES

TO THE APPLICANT:

Your cooperation in completing this application and supplying the information requested will expedite City review of your application pursuant to local procedures. Applications submitted will not be considered complete until all submittal requirements are met.

Please submit this completed application and subsequent material to the Department of Planning Services at 3200 East Tahquitz Canyon Way, Palm Springs, CA 92262 ~ Phone: 760-323-8245 ~ Fax: 760-322-2380

Project Address: 175 S. CAMUILLA

Applicant's Name: FRANK TYSON

(Applicant must be the owner of the property in question, or the lessee having leasehold interest of not less than twenty-five (25) years. Lessees must fill out the written authorization form contained in this application.)

Check One: Owner Lessee Authorized Agent

Owner's Name (Please print): FRANK TYSON

Owner/Agent Signature: Frank Tyson

Mailing Address: 175 S. CAMUILLA RD
(Number and Street Name or P.O. Box)

PALM SPRINGS City CA State 92262 Zip

Telephone: (760) 320-9346 Cell: (760) 220-0707 Fax: (760) 328-323-7994

Email: casa Cody @ atol.com

PROJECT MANAGER: OWNER

Telephone: _____ Cell: _____ Fax: _____

E-mail address: _____

(This information MUST be kept current with the City at all times.)

PROJECT SITE INFORMATION:

Property Name (if any): WINTER HOUSE

Detailed Description of Proposal: CORRECT STORM DAMAGE

BY TAKING OFF BARREL TILE REPLACING IT AFTER
PUTTING ON FELT ALSO RESTUCCING PART OF WALL

Existing Building Square Footage: 2000 DISLOCATED BY UPROOTED TREE

Proposed Addition Square Footage: NONE

Gross Lot Area: _____

Assessor's Parcel Number: 513 1 141 1 016

Zone: R-3 General Plan: _____

Section/Township/Range: 18 1 4 1 4

(Please continue to next page)

APPLICANT'S REQUIRED MATERIAL CHECKLIST MINOR ARCHITECTURAL APPLICATION.

The following items must be completed before a Minor Architectural Application. will be accepted. Please check off each item to ensure completeness. Refer to the **REQUIRED MATERIALS** list of this application for more details of each item.

| | | Applicant Only | City Use Only |
|---------------------------------------|---|-------------------------------------|-------------------------------------|
| Application: | | | |
| ◆ | Original completed Application | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Detailed Site Plan: | | | |
| ◆ | 24" x 36" or 11" x 17" (Folded to letter size) | N/A <input type="checkbox"/> | <input type="checkbox"/> |
| Architectural Elevations: | | | |
| ◆ | 24" x 36" or 11" x 17" (Folded to letter size) | N/A <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Colors and Materials Exhibits: | | | |
| ◆ | Color and material samples - Loose or mounted on a board. (Photos may be a substitute when colors will match existing.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing Site Photographs: | | | |
| ◆ | Existing Site Photographs | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

Planning Department, checked by: _____

Om

Date: 11/3/09



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May 04 2009

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