



# CITY COUNCIL STAFF REPORT

DATE: SEPTEMBER 14, 2023 PUBLIC HEARING

SUBJECT: A REQUEST BY THE CITY OF PALM SPRINGS FOR A PROPOSED AMENDMENT TO HISTORIC DISTRICT #1, "THE LAS PALMAS BUSINESS HISTORIC DISTRICT" ("LPBHD") (CASE HSPB 30; HD-1)

FROM: Scott C. Stiles, City Manager

BY: Department of Planning Services

---

## SUMMARY:

This is a request for the City Council to approve amendments to the Las Palmas Business Historic District ("LPBHD"), which was the City's first designated historic district. The proposed amendments are intended to better reflect the significant historic resources of the area and bring the district into compliance with current national standards and the City's recently updated historic preservation ordinance. The Historic Site Preservation Board (HSPB) reviewed the proposed amendments at a public meeting and recommended approval of the amendments to the City Council.

## RECOMMENDATION:

1. Open the public hearing and receive testimony.
2. Close the public hearing and adopt Resolution No. \_\_\_\_\_, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING THE LAS PALMAS BUSINESS HISTORIC DISTRICT ("LPBHD") CASE HSPB 30 / HD-1 SUBJECT TO CONDITIONS."

## BUSINESS PRINCIPAL DISCLOSURE:

This is a City-initiated application; consequently, no disclosure form is required.

## BACKGROUND:

In 1986, the City Council established the Las Palmas Business Historic District ("LPBHD") as the City's first designated historic district. In the 1980's, the focus of historic preservation in Palm Springs was primarily on buildings from the late 1880's through the 1940's. The significance of the City's rich architectural legacy from the mid-twentieth

century had not yet been discovered and the City's historic preservation ordinance, established in 1981, provided only basic guidance for designating historic districts.

The LPBHD developed over several decades from the late 1920's through the 1960's as the City's commercial district grew and expanded outward from the historic village center. When the historic district was formed, it encompassed about 49 separate properties<sup>1</sup>. Of those, only seventeen (17) were listed as "contributing" properties (35% of the total, current ordinance requires a majority to be contributing). In addition, the economic importance of the building stock from the mid-twentieth century in the district also became evident, yet these buildings were not recognized in the original designation.

In 2009, the HSPB began to re-examine the district to consider changes that would strengthen and improve the district. The firm Historic Resources Group ("HRG") was retained to assist. In 2016 the HSPB concluded their study; however, the comprehensive updates in the City's historic preservation ordinance in 2019 and 2020 prompted further consideration. The updated preservation ordinance improved the procedures and criteria for establishing historic districts and brought the ordinance into general alignment with nationally accepted standards.

The Board identified the following shortcomings and inconsistencies in the original LPBHD:

1. The central focus in the 1980's was primarily the "revival" style hotels and commercial buildings from the 1930's. Several important buildings from later periods were not considered.
2. Several properties listed in 1986 as "contributing" have been altered such that they no longer possess sufficient historic integrity to qualify as contributing.
3. Three single family residential properties had been included in the district in 1986 that do not relate to the business-oriented focus of the district.
4. National standards and the City's historic preservation ordinance require that the majority of properties in a historic district "contribute" to the historic significance of the district – at only 35% of buildings contributing, the LPBHD currently does not meet this threshold.
5. The LPBHD lacks (1) a context statement describing that which makes the district significant, (2) an identified period of significance, and (3) an objective evaluation of each building within the district to substantiate historic significance.

---

<sup>1</sup> Total number of parcels is about 55, but some are parking lots serving other parcels.

6. The LPBHD Design Standards for Alterations and New Construction do not reflect the variety of architectural styles in the district and do not meet contemporary requirements for historic district design standards.
7. District boundaries should be adjusted to reflect the significant buildings and to minimize the number of “non-contributing” properties.

The amendments recommended by the HSPB would improve the LPBHD as follows:

1. Important architectural examples from the 1940’s through the 1960’s would be added to the list of contributing sites.
2. Significantly altered buildings previously identified as contributing would be moved to non-contributing status.
3. The single-family residences listed as contributing are recommended to be removed from the district and established as individual Class 1 sites.
4. The district boundaries would be adjusted such that at least 51% of the properties within the district would be contributing, thereby making it eligible for listing at the state or national level and conforming with the City’s own ordinances.
5. A “Context Statement” has been written clarifying the significance of the district, the period of significance has been established, and evaluation of each building within the district has been conducted.

Together, these changes enhance the integrity of the district as well as its compliance with both national standards and the City’s Historic Preservation ordinance.

STAFF ANALYSIS:

Municipal Code section 8.05.090 (“Procedures and Criteria for designating Historic Districts”) provides the framework for the proposed amendment to the LPBHD. The table below compares the original LPBHD to the proposed amendment.

Item	Original LPBHD	Proposed Amendment	Remarks
Period of Significance	(none identified)	1925 to 1960	As recommended by HSPB and HRG.
Context Statement	(none identified)	Included	As developed by HRG, see attached.
Number of Residential properties	3	0	Single family residences recommended for stand-alone Class 1 status outside the district boundaries.

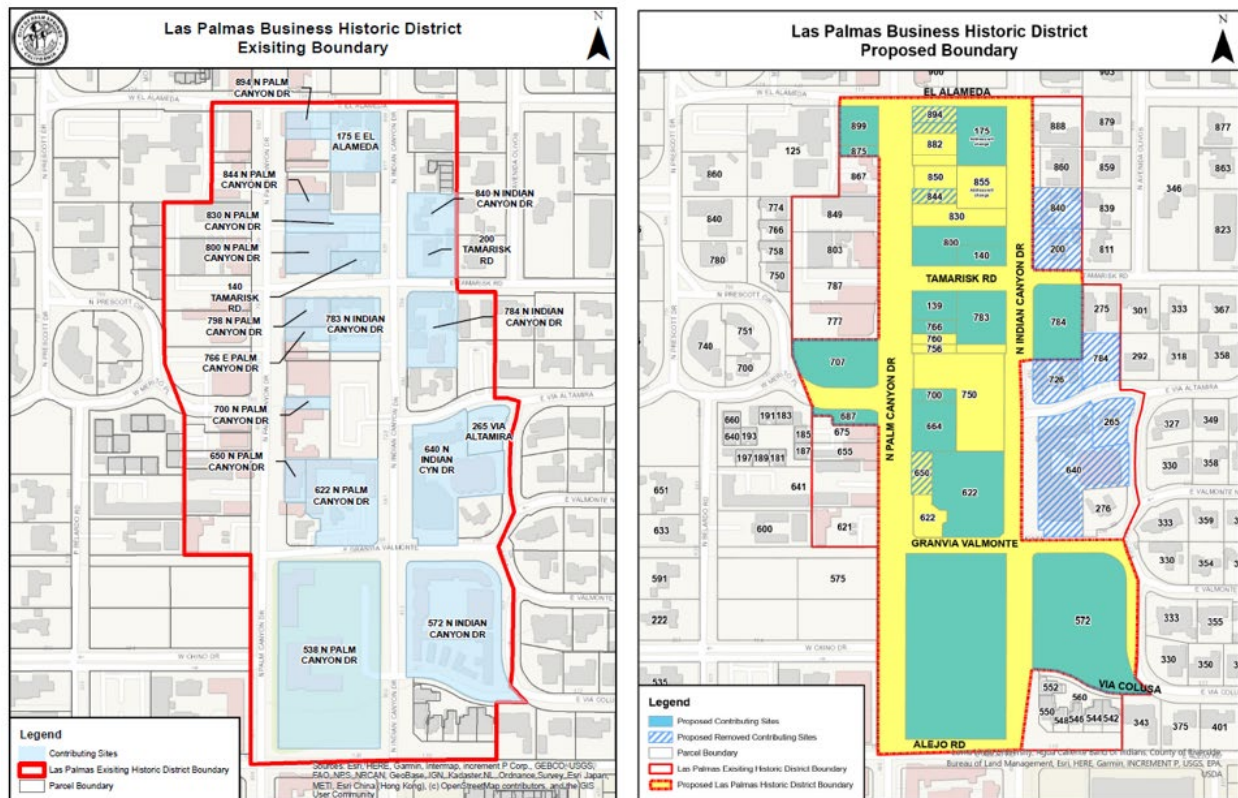
Item	Original LPBHD	Proposed Amendment	Remarks
Total Number of properties in the district	55	28	District boundary proposed to be reduced in area.
Total Number of Contributing Properties	17	15	Reflecting significant buildings from the 1920's to the 1960's
Properties recommended to be re-classified from Contributing to Non-contributing		3	Due to alterations that significantly impair the historic integrity of the building or property
Non-contributing properties recommended to be removed from the District		21	Removal of non-contributing properties improves the overall percentage of contributing properties to over 51%
Non-contributing properties recommended to be re-classified as Contributing		4	Mostly mid-century Modern buildings that were not evaluated in 1986.
Percentage of properties listed as contributing	35%	54%	Achieves minimum threshold; a majority of the properties in the district thus are contributing
All sites evaluated and documented to substantiate historic significance according to the revised ordinance	No criteria provided	Criteria provided for each site.	Meets contemporary standards for historic designation.

The HRG report recommended that the LPBHD design guidelines need revision to better reflect the architectural diversity of the district. The board took no action on revisions to the design guidelines, but staff suggested draft revisions to the design guidelines should be developed and will be proposed for HSPB consideration in the near future.

The two maps below graphically depict the LPBHD as it exists today and as proposed in the subject amendment. Enlarged versions of these maps are shown in the attached exhibits.

- The original 1986 boundaries of the district are shown as a bold red line.
- The buildings in blue are existing and proposed contributing sites.
- The blue cross-hatched sites are those originally noted as contributing that are proposed to be removed from the district.
- The proposed or amended district area is shown in yellow.

**BELOW LEFT, EXISTING DISTRICT BOUNDARY, BELOW RIGHT PROPOSED DISTRICT SHOWN IN YELLOW AND OVERLAID ON THE EXISTING BOUNDARY TO SHOW THE CHANGES.**



**HSPB ACTION:**

On December 7, 2021, at a noticed public meeting, the HSPB voted to recommend that the City Council amend the district to better reflect the significant historic resources therein and bring the district into compliance with national standards and the City's recently updated historic preservation ordinance. A copy of the HSPB staff report packet can be reviewed [here](#).

**ADDITIONAL PUBLIC OUTREACH:**

Based on the recommendations of the HSPB in December 2021, staff began to prepare additional research on the buildings that the HSPB identified to be added as contributing resources to the district as well as verifying those buildings that had been significantly modified and were no longer contributing. Due to the length of time needed to conduct this additional research and the time that had passed since the HSPB public hearing, staff conducted a noticed public meeting to review the additional research with property owners. The meeting was held on June 21, 2023, from 5pm to 6pm; invitations were mailed to all property owners in the district. Staff received no comments, email or correspondence from any property owners. One property owner attended the open house and expressed support for the recommended changes.

CONCLUSION:

The Las Palmas Business Historic District amendment strengthens the integrity of the City's first and most diverse historic district, bringing it into conformance with the City's Historic Preservation ordinance, as well as state and national standards.

Cultural Tourism – specifically related to the City's renowned architectural heritage – continues to be an increasingly important segment of the City's economy. Improving and promoting awareness of the Las Palmas Business Historic District as the first and most important historic district has the potential to contribute to the economic vitality of the City and properties within the district.

A draft resolution approving the proposed amendments is provided for the Council's consideration.

ENVIRONMENTAL ASSESSMENT:

The proposed historic district amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

ALIGNMENT WITH STRATEGIC PLANING:

Economic Development / Community Design.

FISCAL IMPACT:

None.

REVIEWED BY:

Department Director:	Chris Hadwin
Deputy City Manager:	Flinn Fagg
City Manager:	Scott Stiles

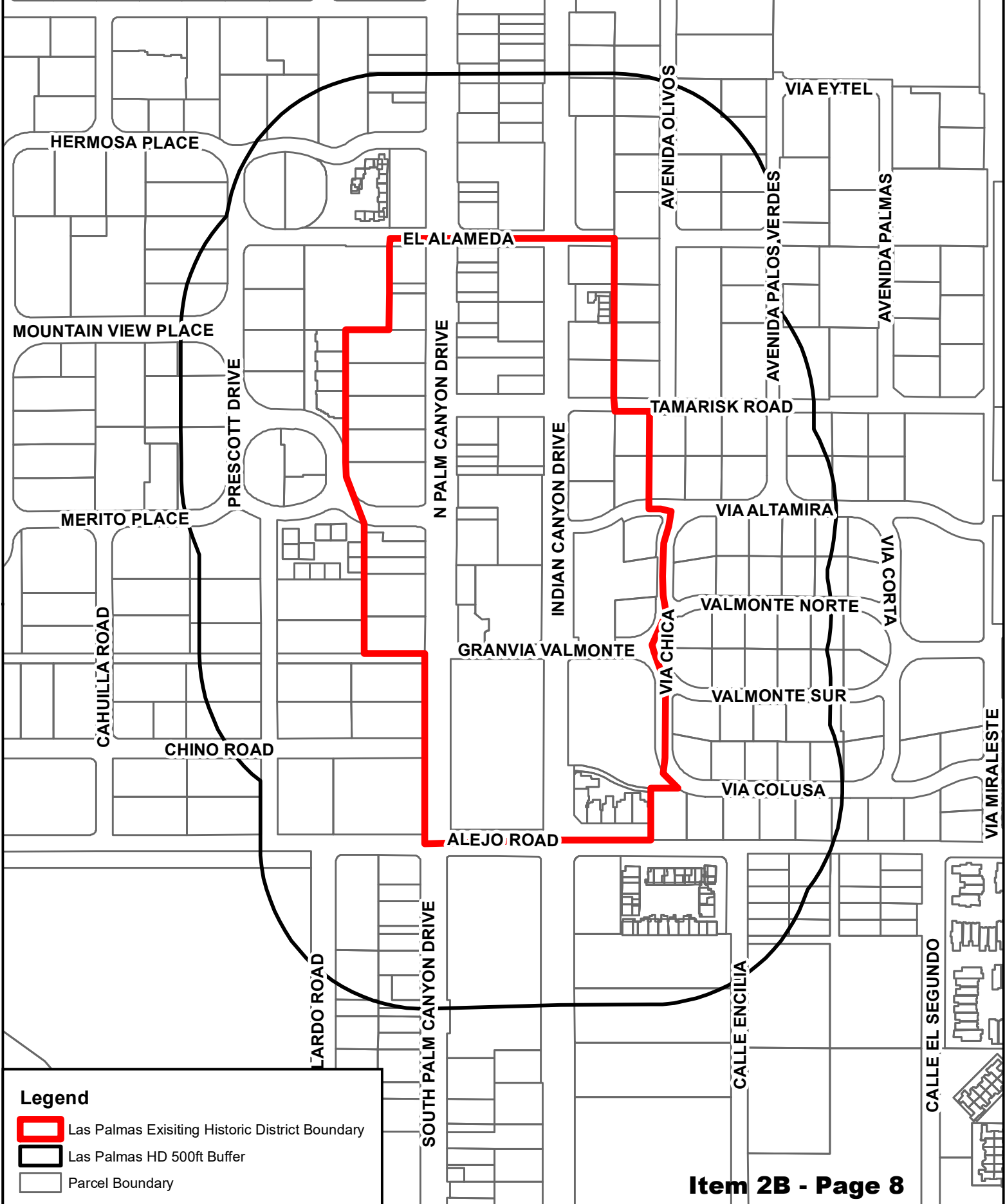
ATTACHMENTS:

- A. Vicinity Map
- B. Draft Resolution
- C. HSPB minute excerpt dated December 7, 2021
- D. Existing and proposed historic district boundaries
- E. Analysis and findings of significance for properties in the LPBHD
- F. City Council Resolution 15858 establishing the LPBHD dated May 7, 1986




# **ATTACHMENT #A**



# Las Palmas Business Historic District Existing Boundary Vicinity Map



### Legend

-  Las Palmas Existing Historic District Boundary
-  Las Palmas HD 500ft Buffer
-  Parcel Boundary

# **ATTACHMENT #B**

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING THE LAS PALMAS BUSINESS HISTORIC DISTRICT (“LPBHD”); CASE HSPB 30 / HD-1, SUBJECT TO CONDITIONS.

WHEREAS, on May 7, 1986, the City Council adopted Resolution 15858 establishing the Las Palmas Business Historic District as the City’s first historic district; and

WHEREAS, in 2009, the City’s Historic Site Preservation Board (“HSPB”), initiated study on the Las Palmas Business Historic District to consider changes that would strengthen and improve the district. The City retained a historic preservation consultant, Historic Resources Group (“HRG”) to assist. Although the HSPB concluded their study in 2016, the comprehensive updates in the City’s historic preservation ordinance in 2019 and 2020 prompted further consideration; and

WHEREAS, on December 7, 2021, at a noticed public meeting, the HSPB voted to recommend that the City Council amend the district to better reflect the significant historic resources therein and bring the district into compliance with national standards and the City’s updated historic preservation ordinance; and

WHEREAS, on June 21, 2023 from 5pm to 6pm, the City conducted a noticed informational open house for property owners in the LPBHD to share the HSPB’s findings and recommendations; and

WHEREAS, A notice of the public hearing of the City Council of the City of Palm Springs to consider the HSPB’s recommendations was given in accordance with applicable law; and

WHEREAS, On September 14, 2023, a public hearing of the City Council was held to consider the HSPB’s recommendations. At said hearing the City Council reviewed and considered all the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The proposed historic district amendment is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378)

of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

**SECTION 3.** The Context Statement for the LPBHD reflecting the historic significance of the district shall be as follows:

*The Las Palmas Business Historic District developed over several decades from the 1920's through the 1960's. It contains noteworthy buildings designed in a variety of architectural styles reflecting the evolution of prevailing architectural taste from traditional "revival" styles to modern. Its significance lies in its ability to reflect this evolutionary period in commercial development along the City's principal commercial corridor as the City rapidly expanded beyond the original small village "core".*

**SECTION 4.** The Period of Significance for the LPBHD shall be 1920 to 1969.

**SECTION 5.** The following table reflects the official contributing and non-contributing status of each property that was in the original LPBHD boundary, those properties to be retained within the district and those to be removed as a part of this amendment.

	<b>APN:</b>	<b>ADDRESS:</b>	<b>COMMON NAME</b>	<b>PROPOSED REVISION:</b>
<b>1</b>	507-640-007	560 N Indian Cyn	The Villas at the Movie Colony	Non-contributing, Remove from District
<b>1a</b>	507-540-006	542 N Indian Cyn	The Villas at the Movie Colony	Non-contributing, Remove from District
<b>2</b>	507-540-005	544 N Indian Cyn	The Villas at the Movie Colony	Non-contributing, Remove from District
<b>3</b>	507-540-004	546 N Indian Cyn	The Villas at the Movie Colony	Non-contributing, Remove from District
<b>4</b>	507-540-003	548 N Indian Cyn	The Villas at the Movie Colony	Non-contributing, Remove from District
<b>5</b>	507-540-002	550 N Indian Cyn	The Villas at the Movie Colony	Non-contributing Remove from District
<b>6</b>	507-540-001	552 N Indian Cyn	The Villas at the Movie Colony	Non-contributing, Remove from District
<b>7</b>	507-195-018	572 N Indian Cyn	Colonial House (AKA Colony Palms Hotel)	Contributing, no change
<b>8</b>	507-183-007	640 N Indian Cyn	David Margolius Res / Ambassador Hotel / Spanish Inn(AKA The Triada Hotel)	Change to non-contributing, remove from district (altered, integrity compromised)
<b>9</b>	507-183-008	276 Granvia Valmonte	Single Family Residence Turner Residence	Non-contributing, Remove from District
<b>10</b>	507-183-005	265 E Via Altamira	Single Family Residence Frank Conklin Res / Palm Springs Club	Non-contributing, Remove from District
<b>11</b>	507-181-010	726 N Indian Cyn	San Jacinto Hotel / Movie Colony Hotel	Non-contributing, Remove from District
<b>12</b>	507-181-009	784 N Indian Cyn	Pkg Lot for Indian Manor	Non-contributing, Remove from District

13	507-181-001	784 N Indian Cyn	Los Arboles Hotel (AKA Indian Manor Hotel)	Contributing, No change
14	507-181-002	275 E Tamarisk Rd	Cheney Apartment building	Non-contributing, Remove from District
15	507-161-006	200 E Tamarisk Rd	SFR (Wm. Schwartz Res)	Remove from District as separate Class 1 site
16	507-161-007	840 N Indian Cyn	SFR (Steven Cushman Res)	Remove from District as separate Class 1 site
17	507-165-007, 001, 002, 003, 004, 005, 006	860 N Indian Cyn	Condominiums	Non-contributing, remove from district
18	507-161-001	888 N Indian Cyn	Lubenski Apts / (AKA Morningside Inn)	Non-contributing, Remove from District
19	505-325-003	538 N Indian Cyn	Frances Stevens Sch & Park	Contributing, No change
20	505-303-037	622 N Palm Cyn	Formerly Reid Clinic I (AKA Alcazar Hotel)	Contributing, No change
21	505-303-036	622 N Palm Cyn	Birba / Cheeky's Restaurant	Non-contributing, no change
22	505-303-004	650 N Palm Cyn	Reid Clinic II	Change to non-contributing, (heavily altered, historic integrity compromised)
23	505-303-012	664 N Palm Cyn	Wilson-Sorum Bldg.	Contributing, no change
23a	505-303-012	666 N Palm Cyn	Backstrom Reid Bldg.	Non-contributing, change to Contributing
24	505-303-002	700 N Palm Cyn	Clifton Dental Clinic	Contributing, no change
25	505-303-018	750 N Palm Cyn	Bianco-Liddy Bldg (AKA Flannery Exchange Bldg)	Non-contributing, no change
26	505-286-004	756 N Palm Cyn	Part of Samson Curtis Bldg	Non-contributing, no change
27	505-286-003	760 N Palm Cyn	Part of Samson Curtis Bldg	Non-contributing, no change
28	505-286-009	(no address)	Casa Palmeras parking	Non-contributing, no change
29	505-286-010	783 N Indian Cyn / 175 Tamarisk Rd.	Casa Palmeras / Palmaire Apts.	Contributing, no change
30	505-286-002	766 N Palm Cyn	Kocher Samson Bldg	Contributing, no change
31	505-286-001	798 N Palm Cyn	The Pacific Bldg	Contributing, no change
32	505-285-014	800 N Palm Cyn	El Paseo Bldg	Contributing, no change
33	505-285-008	140 E Tamarisk	The De Anza Hotel	Contributing, no change
34	505-285-015	830 N Palm Cyn	Former El Paseo Pharmacy	Non-contributing, no change
35	505-285-006	844 N Palm Cyn	Former Palm Springs Water Company	Contributing, change to non-contributing
36	505-285-004	850 N Palm Cyn	Part of Simsarian Bldg	Non-contributing, no change
37	505-285-005	850 N Palm Cyn	Part of Simsarian Bldg	Non-contributing, no change
38	505-285-011	855 N Indian Cyn	Formerly Crawford Apts / Village Inn Hotel	Non-contributing, no change
39	505-285-003	886 N Palm Cyn	Retail Building (Currently A la Mod Store)	Non-contributing, no change
40	505-285-002	Part of 894 N Palm Cyn	Palm Springs Florist	Contributing change to non-contributing, remain in district

41	505-285-001	894 N Palm Cyn	Palm Springs Florist	Contributing, change to non-contributing. (heavily altered, historic integrity compromised) remain in district
42	505-285-012	175 E El Alameda	Formerly Solano Ct / Harlow Haven)	Contributing, no change
43	505-302-008	621 N Palm Cyn	Formerly El Tovar Apartments (AKA Copleys Restaurant)	Non-contributing, remove from district
44	505-302-006	641 N Palm Cyn	Apt bldg. (Former Del Hai Mo Lodge)	Non-contributing, remove from district
45	505-302-011	655 N Palm Cyn	Hollowell Bldg.	Non-contributing, remove from district
46	505-302-025	673 N Palm Cyn	Adolph Israel Bldg	Non-contributing, remove from district
47	505-302-027	687 N Palm Cyn	Henry Dollard Bldg	Non-contributing, change to contributing
48	505-283-007	735 N Palm Cyn	Armand Turronet Bldg	Non-contributing, change to contributing
49	505-283-008	777 N Palm Cyn	2 story ofc retail bldg.	Non-contributing, remove from district
50	505-283-023	787 N Palm Cyn	Former El Paso Pharmacy	Non-contributing, remove from district
51	505-283-024	803 N Palm Cyn	Condo Bldg	Non-contributing, remove from district
52	505-283-010	849 N Palm Cyn	Former U.S. Post Office	Non-contributing, remove from district
53	505-283-011	865 N Palm Cyn	Former Culver Nichols RE Bldg & Medical Offices	Non-contributing, remove from district
54	505-283-012	875 N Palm Cyn	Formerly Clark & Frey Ofc Bldg	Non-contributing, change to contributing
55	505-283-013	895 N Palm Cyn	Nichols Bldg II, (AKA Trina Turk)	Non-contributing change to contributing.

**SECTION 6.** The HSPB may amend the LPBHD Design Standards from time to time to reflect the significance of the district and to encourage alterations and new development in the district that are harmonious with the historic significance of the district.

**SECTION 7.** The following conditions shall apply to all properties in the proposed amended historic district:

1. Historic Markers. The owner of each property in the LPBHD shall permit but not obligate the City to place a historic marker of the City's choosing on the site (on a building, wall, boulder or other surface) viewable from the public right-of-way. If installed the owner shall maintain the marker in the location installed and pay for the replacement cost if the marker is lost, stolen, damaged or otherwise removed from the property.
2. Exterior alterations to all properties in the LPBHD including but not limited to the building, site, landscaping, lighting, walls and fences, signage, awnings, etc. shall be reviewed by the City pursuant to Palm Springs Municipal Code ("PSMC") Section 8.05 ("Historic Preservation") and other relevant development standards and guidelines outlined in the City's Municipal Code and Zoning Code.
3. The City Clerk shall submit this Council resolution to the County Recorder for recordation upon the title of each property within the amended district within 90 days of the effective date of this resolution.

ADOPTED THIS 14TH DAY OF SEPTEMBER, 2023

---

SCOTT STILES  
CITY MANAGER

ATTEST:

---

BRENDA PREE, MMC  
CITY CLERK

CERTIFICATION

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

I, BRENDA PREE, City Clerk of the City of Palm Springs, hereby certify that Resolution No. \_\_\_\_\_ 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 \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Springs, California, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
BRENDA PREE, MMC  
CITY CLERK

# **ATTACHMENT #C**

## EXCERPTS OF MINUTES

At the Historic Site Preservation Board meeting of the City of Palm Springs, held December 7, 2021, the Historic Site Preservation Board took the following action:

**4.B. PROPOSED AMENDMENT TO HISTORIC DISTRICT #1; “THE LAS PALMAS BUSINESS HISTORIC DISTRICT” (“LPBHD”) (CASE HSPB 30; HD-1) (KL)**

Staff member Lyon summarized the staff report.

Recommendation #1 – Context Statement. Motion by Rose, seconded by Miller, to adopt the context statement as proposed adjusting the second line to read, “...*from 1920 through 1969.*”

AYES: Miller, Rose, Nelson, Kiser, Hansen, Hough  
NOES: None  
ABSENT: Rosenow

Recommendation #2 – Period of Significance. Motion by Rose, seconded by Hansen, to establish the Period of Significance from 1920 to 1969.

AYES: Miller, Rose, Nelson, Kiser, Hansen, Hough  
NOES: None  
ABSENT: Rosenow

Vice Chair Nelson referenced Section 3 relative to the building proposed for removal from contributing, 265 E. Via Altamira, he noted it was previously a club, has not been lived in for a long time and believed it should be kept as contributing as it is not a private residence and has a high level of historical integrity; made corrections to the addresses in Items 4G and 4H; spoke about Item 5A and 5B noting they have retained enough historic integrity to remain as contributing and that the changes made were reversible; discussed Item 6L, noting it was the first post office in town and has the original front façade and mentioned Item 6O noting it was built in 1955 and offered a brief history.

Board Member Kiser commented positively on the proposed recommendations.

Board Member Miller made typographical corrections.

Board Member Hanson noted the changes were made according to today's standards.

Vice Chair Nelson expressed disappointment that his comments were not discussed further.

Staff member Lyon responded to Vice Chair Nelson's comments.

Recommendation #3 (listed in the staff report in error as #4) – Adopt the proposed changes in status of each parcel as outlined in the staff report. Motion by Kiser, seconded by Miller.

AYES: Miller, Nelson, Kiser, Hansen, Hough  
NOES: None  
ABSENT: Rosenow, (Rose lost internet connection with the meeting and did not vote on this item.)

Recommendation #4 (listed in the staff report in error as #5) – Adopt the proposed revision in the district boundaries as outlined in the staff report. Motion by Miller, seconded by Nelson, to accept the boundaries but adding the Dollard Building and the Turronet Building within the revised district boundaries.

AYES: Miller, Nelson, Kiser, Hansen, Hough  
NOES: None  
ABSENT: Rosenow, (Rose lost internet connection with the meeting and did not vote on this item.)

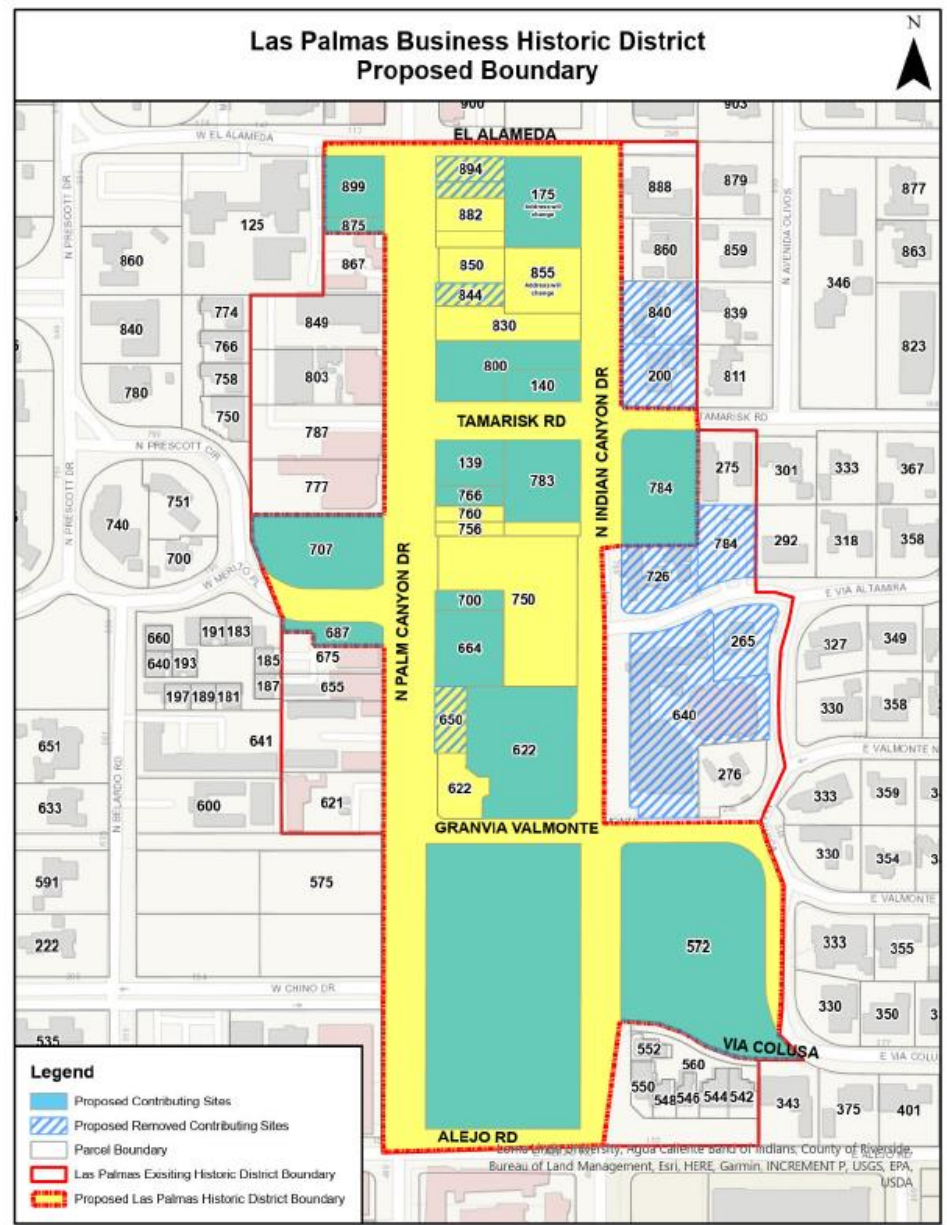
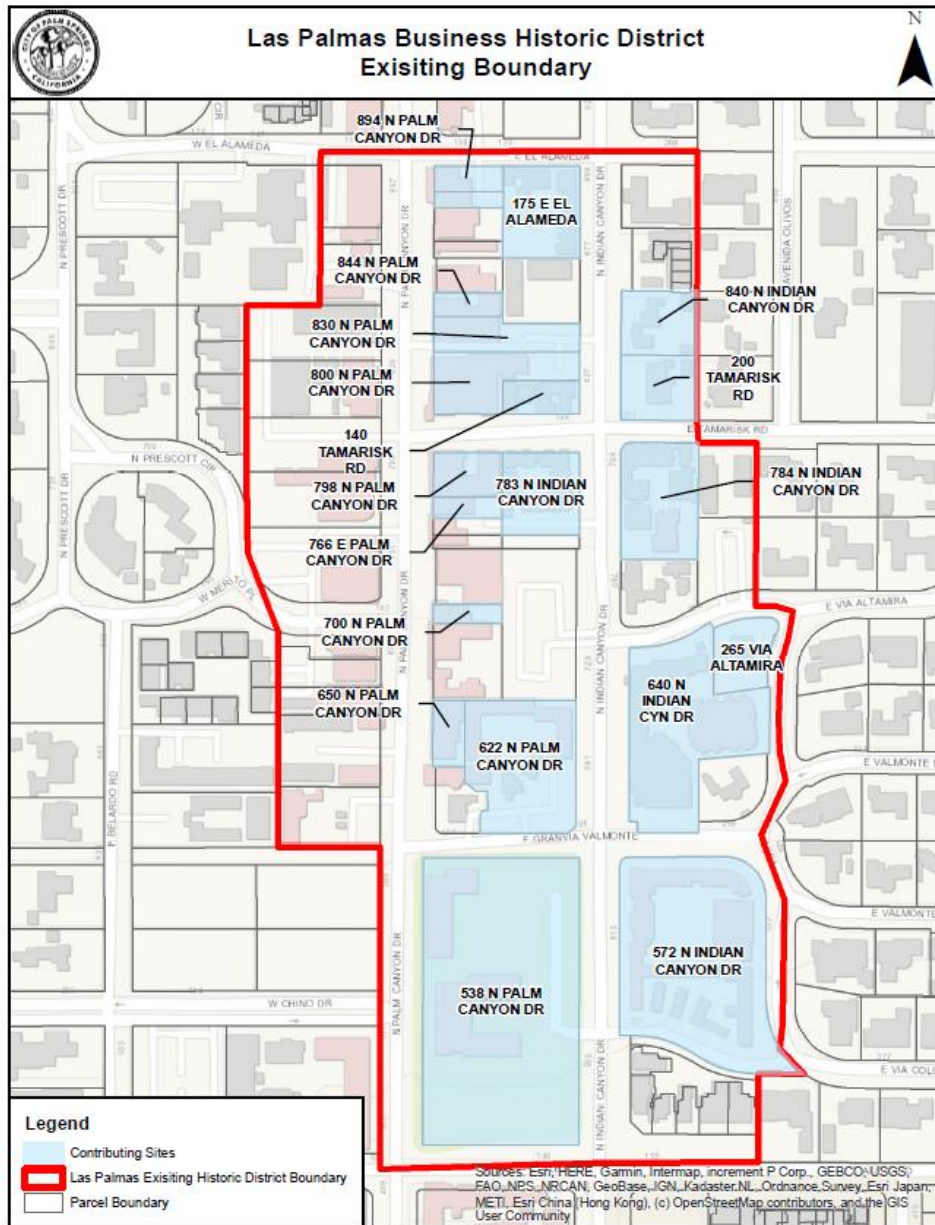
I, JOANNE BRUGGEMANS, Administrative Secretary for the City of Palm Springs, hereby certify that the above action was taken by Historic Site Preservation Board of the City of Palm Springs on the 7<sup>th</sup> day of December, 2021, by the votes as listed above.

---

Joanne Bruggemans  
Adminstrative Secretary

# **ATTACHMENT #D**

EXISTING AND PROPOSED MAPS OF  
THE LAS PALMAS BUSINESS HISTORIC DISTRICT  
NEIGHBORHOOD OPEN HOUSE



# **ATTACHMENT #E**



ANALYSIS AND ELIGIBILITY FINDINGS FOR PROPERTIES IN THE LAS PALMAS  
BUSINESS HISTORIC DISTRICT (HSPB #30, HD-1)  
June 21, 2023

---

This list briefly summarizes the HSPB's analysis and basis for recommendations of each property in the LPBHD, noting which ones contribute to the historic significance of the Las Palmas Business Historic District and which are deemed non-contributing.

To be deemed a contributing site, the property must exhibit the same exceptional historic significance as a Class 1 "Landmark" site - including meeting both the criteria for historic significance as well as possessing a high degree of historic integrity.

*For a site in a historic district to be deemed "contributing", it must have exceptional historic significance and meet one or more of the following criteria:*

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

*In addition, for a site to be deemed "contributing", it must also possess a high degree of "historic integrity". Historic integrity is evaluated based on the following factors: location, design, setting, materials, workmanship, feeling and association as defined by the United States Department of the Interior, National Park Service's bulletin for evaluating historic integrity.*

- (1) 175 East El Alameda – Harlow Haven Hotel, 1936.  
HSPB determination: Contributing, no change proposed.



Integrity: Excellent.  
Criteria 3 & 4, (Period, Distinct characteristics.)  
Good example of bungalow court type hotel.  
Good example of Spanish Colonial Revival architecture.

- (2) 265 East Via Altamira – Frank Conklin Residence (aka Palm Springs Club) c. 1930's.  
HSPB determination: historically significant but not related to the district theme of commercial / business development. Remove from the district & establish as individual Class 1 site.



Integrity: Excellent.  
Criteria 3 & 4 (Period, Distinct characteristics.)  
Good example of modest Spanish Colonial Revival architecture in a single-family residence from the 1930's.

- (3) 548 North Indian Canyon Drive – The Villas at Movie Colony c 1980's  
HSPB recommendation: Non-contributing, remove from the historic district.



Currently listed as non-contributing, outside the period of significance for the district.

- (4). 572 North Indian Canyon Drive – Colony Palms Hotel, 1934  
HSPB Recommendation: Contributing, no change proposed.



Integrity: Good.

Criteria 3 & 4 (Period, Distinct Characteristics.)

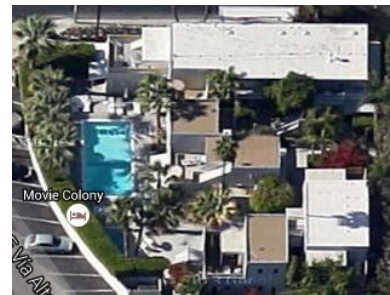
Good example of Spanish Colonial Revival hotel, minor alterations, from the period of significance.

- (5) 640 N. Indian Canyon Drive – Triada Hotel (aka Spanish Inn, Ambassador Hotel), 1936  
HSPB recommendation: Currently contributing, however due to recent alterations the property no longer is recognizable from its original condition. Change to non-contributing.



Integrity: Poor, heavily altered, additions, no longer reflects historic condition.

- (6) 726 N. Indian Canyon Dr. – San Jacinto Hotel (aka Movie Colony Hotel), 1935  
HSPB Recommendation: Non-contributing, remove from district.



Integrity: Poor, heavily altered no longer reflects historic condition.  
Designed by architects John Porter Clark & Albert Frey, remodeled 1945 by architect

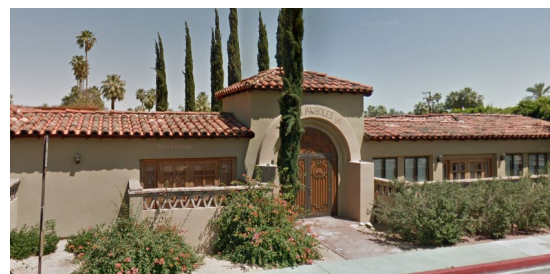
Harry Williams. Not a noteworthy example of these architect's work.

- (7) 783 North Indian Canyon Drive – Palmaire Apartments (aka Casa Palmeras) 1930  
HSPB recommendation Currently contributing, no change proposed.

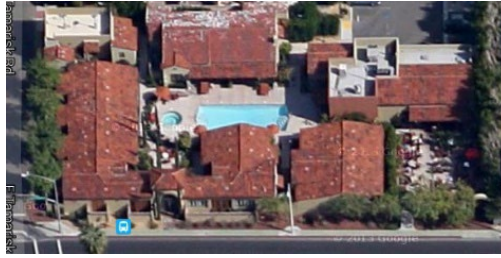


Criteria 3, 4, & 5 (Period, distinct characteristics, Architect of significance.  
Integrity: Excellent.  
Good example of small Spanish Colonial Revival hotel from the 30's  
Early work of master architect Paul R. Williams.

- (8) 784 North Indian Canyon Drive – Los Arboles Hotel (aka Indian Manor Hotel), 1935  
HSPB Recommendation: Currently contributing, no change proposed.



(Includes APN 507-181-009 (Parking lot for Indian Manor) parking lot non-contributing  
remove from district.)



Integrity: good, some alterations at entry portal, significant but otherwise reflects historic condition.

Criteria 3 & 4 (Period, Distinct characteristics). Good example of small hotel from period.

- (9) 140 East Tamarisk (805 N. Indian Canyon Drive) – De Anza Apartments, c. 1930  
HSPB recommendation: Currently contributing, no change proposed.



Integrity: Good.

Criteria 3 & 4 (Period, Distinct characteristics).

Good example of hotel from period of significance.

Good example of Spanish Colonial Revival architecture.

- (10) 200 E. Tamarisk (814 N Indian Canyon Drive) – Schwartz Residence, 1930  
HSPB recommendation: Currently contributing, appears historically significant but not related to the district theme of commercial / business development. Remove from the district & establish as individual Class 1 site.



Criteria: 3, 4 (Period, Distinct characteristics.)

Integrity: Good (needs HSPB site visit to confirm)

Example of single family residence in the Spanish Colonial Revival style from the period of significance.

- (11) 840 North Indian Canyon Drive – Steven Cushman Residence, 1930.  
HSPB recommendation: Currently contributing, appears historically significant but not related to the district theme of commercial / business development. Remove from the district & establish as individual Class 1 site.



Criteria 3 (Period).

Integrity: fair.

Recommend site visit to verify integrity conditions and eligibility.

- (12) 855 North Indian Canyon Drive – Crawford Apartments (aka Village Inn Hotel), 1945  
HSPB Recommendation Currently non-contributing, recommend no change (recently demolished). Retain in district to establish reasonable boundaries.



Recent HSPB approval for significant change to property.

Not a noteworthy example of building type.

- (13) 860 North Indian Canyon Drive, 1979.  
HSPB Recommendation Currently non-contributing, remove from district.



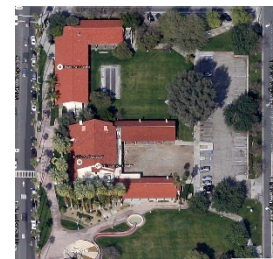
Not constructed during the period of significance.

- (14) 888 N. Indian Canyon Drive – Bearfoot Inn (aka Morningside Inn, Starliner Hotel), 1943  
HSPB recommendation: Currently non-contributing, propose removal from district.



Integrity: poor. Too heavily altered to reflect period of significance or historic condition.

- (15) 538-550 North Palm Canyon Drive – Frances Stevens School & Park, 1927.  
HSPB recommendation: Contributing, no change proposed.



Criteria 3 & 4.

Good example of civic / educational building & park from period of significance.

Simplified Spanish Colonial Revival Architecture.

Integrity: Good; adaptive reuse as arts center, deferred maintenance.

- (16) 622 North Palm Canyon Drive (600 N Palm Canyon) – Birba Restaurant, c 2005  
HSPB recommendation: Non-contributing, no change proposed. Outside the period of significance. Retain in district to establish reasonable boundaries.



Not constructed during the period of significance for the district.

- (17) 622 North Palm Canyon Drive – Cheeky’s Restaurant (aka part of Reid Clinic), c. 1930  
HSPB Recommendation: Currently non-contributing, no change proposed. Retain in district to establish reasonable boundaries.



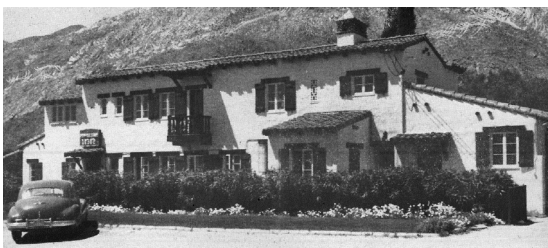
Integrity: poor, significantly altered. No longer conveys historic significance.  
Early (1927) structure part of Dr. Henry Reid’s Medical Clinic.  
Built during the period of significance for the district, but too altered to be deemed contributing.

- (18) 621 N. Palm Canyon Drive – Copley’s Restaurant (aka El Tovar Apts.), 1947  
HSPB recommendation: Currently non-contributing, remove from district.



Heavily altered, poor integrity, does not convey significance related to district theme, period or building type.  
Does not meet eligibility criteria.

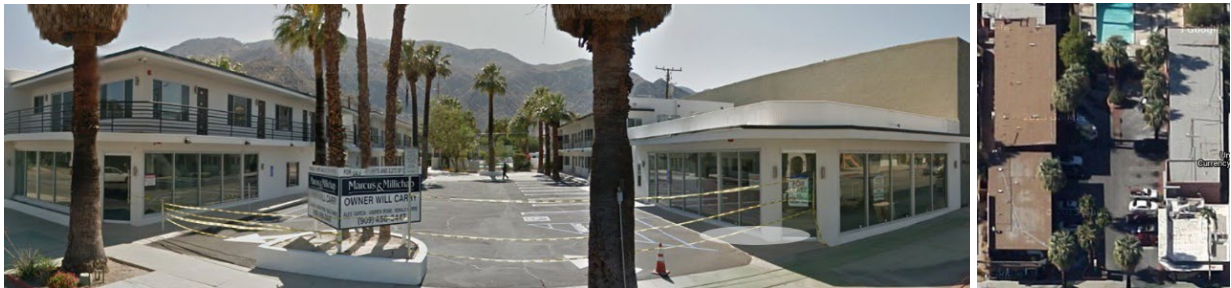
- (19) 622 North Palm Canyon Drive - Alcazar Hotel (aka Peppertree Hotel), c. 1930  
HSPB recommendation: Currently contributing, no change proposed.





Criteria: 3 & 4 (Period & Distinctive characteristics).  
Integrity: fair. Numerous alterations.  
Good example of hotel from the period of significance.  
Good example of Spanish Colonial Revival architecture.  
Opportunity to improve historic integrity by restoring missing components.

- (20) 641 N Palm Canyon Drive (639-647 N Palm Canyon) – Del Hai Mo Lodge, 1947  
HSPB recommendation: Currently non-contributing, remove from district.



Integrity: poor, numerous alterations.  
Hotel / apartments built during the period of significance, but too heavily altered to convey significance, does not exemplify period or type.

- (21) 648-650 North Palm Canyon Drive – Dr. Henry Reid Clinic (aka Tchotchke's) 1939  
HSPB recommendation: Currently contributing, propose change to non-contributing, retain in district to establish reasonable boundaries. (part of Reid Clinic)





Poor integrity compromised, significantly altered, no longer conveys original use, style, or period of significance.

- (22) 655 North Palm Canyon Drive – Hollowell Building, 1970  
HSPB recommendation: Currently non-contributing, propose no change remove from district.



Not constructed during the period of significance for the district. (1971)

- (23) 664 North Palm Canyon Drive – Wilson-Sorum Building, 1937  
HSPB recommendation: Currently non-contributing, propose change to contributing.



Currently listed as non-contributing – recommended change to contributing status.  
Criteria 3, (Period).

Integrity: Fair, some alterations.

Courtyard type of office building from the period of significance. Architect Charles O. Matcham. On same parcel as 666 N Palm Canyon (Also recommended as contributing.)

- (24) 666 N. Palm Canyon Drive – Backstrom-Reid Building (aka Lapham Building), 1956  
HSPB recommendation: Currently non-contributing, propose change to contributing.



Criteria: 3 & 4 (Period, Distinctive characteristics).

Integrity: Excellent.

Excellent example of mid-century modern commercial architecture.

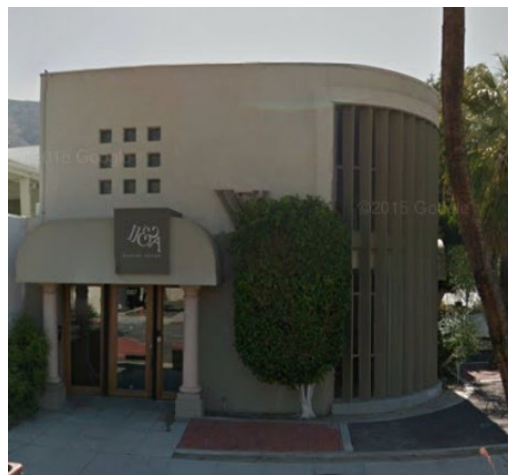
Good example of property from the period of significance. (Located on same parcel as 664 N Palm Canyon Drive.)

- (25) 673 - 675 North Palm Canyon Drive – Adolph Israel Building – 1952  
HSPB recommendation: Currently non-contributing, propose no change, remove from district.



Integrity: poor, numerous alterations.  
Not eligible per HD criteria.  
No longer conveys period of significance.

- (26) 687 North Palm Canyon Drive – Dollard Building, 1947  
HSPB recommendation: Currently non-contributing, propose change to contributing.



Criteria 3, 4 (Period, distinct characteristics.)  
Integrity: Good.  
Good example of commercial property relating to the theme of the district.  
Unique example of “late moderne” architecture reflecting the period of significance of the district.  
Work of local architect’s Clark & Frey with Robson Chambers.

- (27) 700 North Palm Canyon Drive – Clifton Dental Building, 1937  
HSPB recommendation: Currently contributing, propose no change.



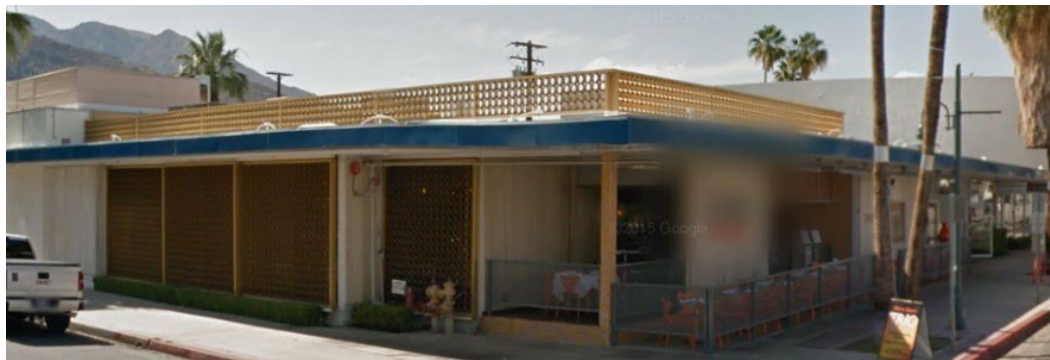
Criteria 3 (Period).

Integrity: Good.

Example of small medical / dental office from the period of significance.

Some modifications may have been designed by John Porter Clark, however does not present a noteworthy example of his work.

- (28) 735 North Palm Canyon Drive – Turonnet Building (707-749) – 1953  
HSPB recommendation: Currently non-contributing, propose change to contributing.



Criteria 3 & 5 (Period, association with significant architects).

Integrity: Good.

Good example of commercial building from the mid-century period.

Designed by master architects Clark & Frey.

- (29) 750 North Palm Canyon Drive – Former Security Pacific Savings & Loan, 1970  
HSPB recommendation: Currently non-contributing, propose no change.



Not constructed during the period of significance for the district.

- (30) 756 & 760 North Palm Canyon Drive – Samson Curtis Insurance Building, 1947  
HSPB recommendation: Currently non-contributing, propose no change. (Comprised of 2 parcels.)



Substantially altered.  
Integrity: fair.  
Architect Howard Lapham.  
Not a noteworthy example of the period of significance.  
Not eligible based on criteria.

- (31) 766-768 North Palm Canyon Drive – Kocher-Samson Building, 1934  
HSPB recommendation: Currently Class 1, add to contributing status.



Criteria 3, 4 & 5 (Period, method of construction, architect of significance).  
Integrity: good.  
Good (and rare) very early example of International Modern architecture.  
Good example of commercial building from the period of significance.  
Notable example of the work of internationally known architect Albert Frey.

- (32) 777 North Palm Canyon Drive, c 1985.  
HSPB recommendation: Currently non-contributing, remove from district.



Constructed outside period of significance.

- (33) 798 North Palm Canyon Drive – The Pacific Building, 1930  
HSPB recommendation: Currently contributing, propose no change.



Criteria 3, & 4 (Period distinctive characteristics).

Integrity: Very good.

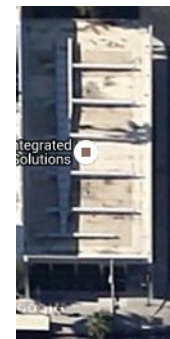
Good example of commercial mixed use building from period of significance.

Good example of Mission Revival / Spanish Colonial Revival.

Architect Brewster & Benedict.

(34) 787 North Palm Canyon Drive – El Paseo Pharmacy, 1960

HSPB recommendation: Currently non-contributing, remove from district.

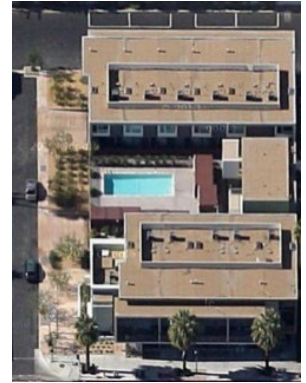


Integrity: poor, completely remodeled.

Not eligible based on criteria.

(35) 803 North Palm Canyon Drive – Condominiums / Mixed Use c. 2010

HSPB recommendation; Currently non-contributing, remove from district.



Not constructed during the period of significance for the district.

- (36) 800 North Palm Canyon Drive – El Paseo Building, 1926  
HSPB recommendation: Currently contributing, no change proposed.



Currently listed as contributing, however altered.

Integrity: fair.

Criteria 3 (Period).

Some historically significant elements removed (front covered porch, balcony railings, original windows, roof tiles, etc).

One of the earliest commercial structures built during the period of significance for the

district. Significant building type with courtyard, paseos, tilework, etc.

- (37) 830 North Palm Canyon Drive – El Paseo Pharmacy 1956  
HSPB recommendation: Currently non-contributing, propose no change.



Substantially altered.

Integrity: poor, no longer conveys historic importance related to the period of significance for the district.

Not eligible based on criteria.

- (38) 844 North Palm Canyon Drive – Whitewater Mutual Water Company Building, 1941  
HSPB recommendation: Currently contributing, propose change to non-contributing.



Integrity: poor, substantially altered, faux “deco” details added.

Early utilitarian commission by master architect John Porter Clark that does not stand as a noteworthy example of his work.

Does not meet eligibility criteria.

- (39) 849 North Palm Canyon Drive – U.S. Post Office – (aka 849 Restaurant), 1955  
HSPB recommendation: Currently non-contributing, remove from district.



Integrity: poor, substantially altered, no longer conveys period of significance.  
Originally constructed for use as a U. S. Post Office.

- (40) 850 North Palm Canyon Drive; "Simsarian Plumbing" 1947  
HSPB recommendation Currently non-contributing, propose no change. (Comprised of two parcels.)



Does not retain sufficient integrity to convey significance. No longer recognizable from original condition.  
Later, occupancy change to office of Arthur Elrod & Steve Chase, however not sufficient to meet criteria.

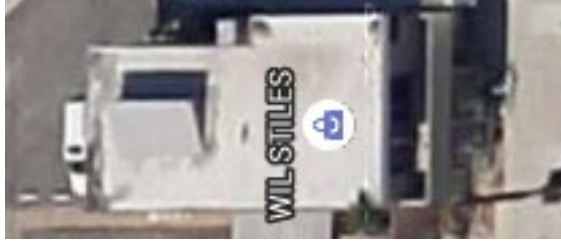
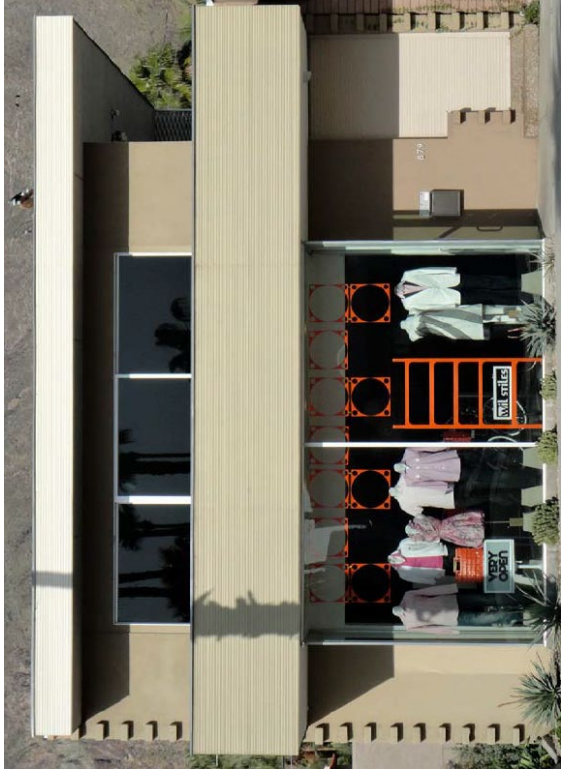
- (41) 865 North Palm Canyon Drive (also 861-865), 1930, 1951.  
HSPB recommendation: Currently non-contributing, remove from district.

Integrity: poor, substantially altered, does not convey historic importance from period of significance.

Associated with local realtor Culver Nichols who established his real estate office in the southernmost structure in 1930 and remained there for many years. Not eligible based on criteria.



- (42) 875-879 North Palm Canyon Drive – Clark & Frey Building, 1947  
HSPB recommendation: Currently non-contributing, propose change to contributing.



Integrity: high.  
Criteria 3 and 4 (Period distinctive characteristics).  
Minimalist architecture from the mid-century era.  
Conveys significance of district theme and period of significance.  
Designed by notable architects Clark & Frey.

- (43) 886 North Palm Canyon Drive (Also 882) – 1947.  
HSPB recommendation: Currently non-contributing, propose no change.



Integrity: poor; significantly altered.  
No longer conveys significance relative to theme or period of district.  
Not eligible based on criteria.

- (44) 894 North Palm Canyon Drive – Palm Springs Florist, 1938  
HSPB recommendation: Currently contributing, propose change to non-contributing.  
Retain in district to establish reasonable boundaries.





Integrity: poor.

Criteria 3 (Period).

Unique commercial building type (greenhouse) from period of significance.

Greenhouse and front covered porch retain some degree of integrity but all are heavily altered, historic integrity no longer exists.

(45) 895 N. Palm Canyon Drive (also 891-899) – Nichol's Building, 1953

HSPB recommendation: Currently non-contributing, propose change to contributing.



Integrity: high.

Criteria 3, 4 & 5.

Good example of commercial multi-tenant building from the period of significance.

Good example of minimalist architecture from the mid-century period.

Noteworthy example of the work of master architects Clark & Frey.

- (46) 276 East Granvia Valmonte – Turner Residence (aka Chapman Apartments)  
HSPB recommendation Currently non-contributing, propose removal from district.



Single family residence, constructed during period of significance for the district, but not related to the commercial theme of the district; Recommend removal from district.

- (47) 275 Tamarisk – Chaney Apartments, 1939  
HSPB recommendation: Currently non-contributing, remove from district.



Integrity: poor.

Criterion 3 (Period).

Example of modern multi-family development from the period of significance. Early example of design by architects John Porter Clark and Albert Frey. Does not relate to the business / commercial theme of the district.

(end of list)

# **ATTACHMENT #F**

RESOLUTION NO. 15858

OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS,  
CALIFORNIA, DESIGNATING THE LAS PALMAS BUSINESS  
HISTORIC DISTRICT AS AN HISTORIC DISTRICT  
CONTAINING CLASS 3 & 4 HISTORIC SITES SUBJECT TO  
ASSOCIATED DESIGN GUIDELINES.

-----

WHEREAS the Las Palmas Business Historic District and its associated person-  
ages and past events have contributed to the history of the City of Palm  
Springs; and

WHEREAS the Las Palmas Business Historic District has long been an important  
business district for both residents and visitors in the City of Palm Springs;  
and

WHEREAS the Las Palmas Business Historic District contains numerous noteworthy  
structures of historical and architectural importance; and

WHEREAS Ordinance 1140 of the City of Palm Springs allows for the designation  
of historic districts; and

WHEREAS on Sept. 4, 1985, the North Palm Canyon Project Area Committee, after  
reviewing the possibility of using the remaining historic structures as a  
basis for community design, forwarded draft design guidelines to the Historic  
Site Preservation Board for review; and

WHEREAS on October 14, 1985, the Historic Site Preservation Board initiated  
proceedings to designate the Las Palmas Business Historic District as an  
historic district; and

WHEREAS on November 12, 1985, the Historic Site Preservation Board held a  
public hearing on said designation and unanimously recommended to the City  
Council designation of said area as an historic district containing Class 3 &  
4 Historic Sites; and

WHEREAS the Architectural Advisory Committee and the Planning Commission have  
reviewed the associated design guideline and concur in the recommendation of  
the Historic Site Preservation Board; and

WHEREAS the City Council concurs in the recommendation of the Historic Site  
Preservation Board regarding the historic value of the Las Palmas Business  
Historic District and the adoption of associated design guidelines; and

WHEREAS the designation of the Las Palmas Business Historic District shall  
further the purposes and intent of Ordinance 1140; and

WHEREAS the designation of the Las Palmas Business Historic District shall  
promote sensitive development of said area.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Palm  
Springs, California does resolve as follows:

Section 1. Las Palmas Business Historic District shall be designated an  
Historic District pursuant to City Ordinance No. 1140, the  
boundary of said district shall be according to the attached legal  
description and map.

Section 2. The properties indicated on the attached list and map shall be  
designated as Class 4 Historic Sites; the remaining properties  
shall be designated as Class 3 Historic Sites.

RESOLUTION NO. 15858

Section 3. New construction and major remodel projects and commercial renovation projects, as determined by the Planning Division, shall be subject to review by the associated design guidelines.

ADOPTED this 7th day of May, 1986.

AYES: Councilmembers Apfelbaum, Birer, Foster and Smith  
NOES: None  
ABSENT: Mayor Bogert

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

By [Signature] City Clerk [Signature] City Manager

REVIEWED & APPROVED: [Signature]

**LAS PALMAS BUSINESS HISTORIC DISTRICT**

**LEGAL DESCRIPTION**

Containing:

The easterly half of lots 112, 113, and 114; and lots 115, 116, 117, 118, 119, 123, 124 and 125 of Merito Vista, M.B. 12/94, Riverside County; and

The southerly sixteen (16) feet of lot 27; and lots 28 thru 49 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; and

Block B of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; and

The block bounded by Palm Canyon Drive, Granvia Valmonte, Indian Avenue, and Alejo Road; and

Lots 5 thru 8 of Block 2 of Las Hacenditas, M.B. 11/5, Riverside County; and

Lots 1, 2, 9, 10 and 11 of Block A; and lots 1 thru 6 of Block C; and Lots 1 thru 6 of Block G; and lots 1 thru 3 of Block J of Palm Springs Estates, M.B. 15/43, Riverside County.

## LAS PALMAS BUSINESS HISTORIC DISTRICT

### CLASS 4 HISTORIC SITES

1. The southerly sixteen (16) feet of lot 27; and lots 28 and 29 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-285-001, 002; known as Palm Springs Florist, 894 N. Palm Canyon Drive.
2. The southerly 23.5 feet of lot 35; and the northerly 18.5 feet of lot 36 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-285-006; known as the Proprietors, 844 N. Palm Canyon Drive.
3. The southerly portion of lot 38; and lots 39, 40 and 41; and the northerly forty-five (45) feet of lot 43; and the southerly half of lot 44 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-285-009; known as the Gary Jon Bldg., formerly known as El Paseo Bldg., 800 N. Palm Canyon Drive.
4. Lots 1 and 2; and the northerly twenty-four (24) feet of lot 3 of Block B of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-286-001; known as the Pacific Bldg., 766-798 N. Palm Canyon Drive.
5. The southerly twenty-five (25) feet of lot 10; and the northerly ten (10) feet of lot 11 of Block B of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-303-002; occupied by Dr. Robert S. Bertrand, 700 N. Palm Canyon Drive.
6. Lots 16 thru 19; lots 23, 24, and 25; and the southerly thirty (30) feet of lot 26 of Block B of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-303-004, 007; known as Matthews and Andrea of Palm Springs, et. al., 650-664 N. Palm Canyon Drive; and the Pepper Tree Inn, 645 N. Palm Canyon Drive.
7. 505-325-003; known as Everybody's Village and the Village Center for the Arts (formerly known as Frances Stevens School) along with the surrounding park, 538 N. Palm Canyon Drive.
8. The northerly thirty (30) feet of lot 31; and lots 32 & 33 of Block B of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-286-010; known as Casa Palmeras, 783 N. Indian Avenue.
9. Lot 42; and the southerly fifteen (15) feet of lot 43 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-285-008; known as the DeAnza Hotel, at the northeast corner of Indian Avenue and Tamarisk Road.
10. Lots 47, 48 and 49 of Block A of Palm Springs Estates No. 2, M.B. 16/45, Riverside County; APN 505-285-012; known as Harlow Haven, 175 E. El Alameda.
11. Lot 7 of Block 2 of Las Hacenditas, M.B. 11/5, Riverside County; APN 507-161-007; 840 N. Indian Avenue.
12. Lot 8 of of Block 2 of Las Hacenditas, M.B. 11/5, Riverside County; APN 507-161-006; 814 N. Indian Avenue.
13. Lots 1 and 10 of Block A of Palm Springs Estates, M.B. 15/43, Riverside Co.; APN 507-181-001; known as Indian Manor, 784 N. Indian Avenue.

LAS PALMAS HISTORIC BUSINESS DISTRICT

Page 2

14. Lots 1, 2 and 3; and the westerly twenty-five (25) feet of lot 6 of Block C of Palm Springs Estates, M.B. 15/43, Riverside County; APN 507-183-006; known as Alan Ladd's Spanish Inn, 640 N. Indian Avenue.
15. The easterly portion of lot 6 of Block C of Palm Springs Estates, M.B. 15/43, Riverside County; APN 507-183-005; known as the Palm Springs Club, 265 Via Altamira.
16. Lots 1 thru 6 of Block G of Palm Springs Estates, M.B. 15/43, Riverside County; APN 507-192-002; known as the Palms at Palm Springs, 572 N. Indian Avenue.



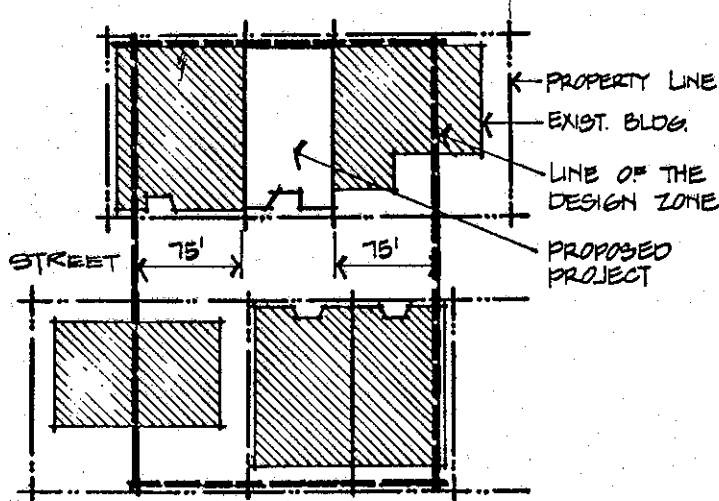
LAS PALMAS BUSINESS HISTORIC DISTRICT  
CONCEPTUAL DESIGN GUIDELINES: NEW COMMERCIAL CONSTRUCTION & MAJOR REMODEL

In individual structures of special note and in collections of historic buildings that represent a bygone era, Palm Springs retains the treasures of its past. The historic architecture of the City is one of its most important resources and can be maintained - on a broad scale - only by the establishment and maintenance of historic districts. The maintenance of a district requires that standards or guidelines be set to direct change in ways that are compatible with the historic elements. Change is not discouraged, but the thrust of change is directed to reinforce the best of the remaining historic elements.

Directing and controlling change is the intent of many of the City's land use controls. The guidelines suggested here serve to protect each property owners investment. Each owner can improve his property knowing that the surrounding properties' uses and designs will not detract from his.

The guidelines presented here provide a common ground within which owners, architects and the Architectural Advisory Committee can work to enhance the historic district. The guidelines seek to retain the historically significant properties while encouraging new structures of compatible design.

Any buildings occurring on either side of the street within 75 feet of the proposed site should be studied for the common themes of mass, scale, rhythm and exterior design and details as called for by the following guidelines.



3A5

1. Maintain the height of other structures in the surrounding area.

The height of new construction should be generally similar to other buildings in the surrounding area. **Variety in building heights** may be achieved by creating setbacks in the facade, by stepping back upper stories, and by building decks and balconies, when this is appropriate for the design.

Buildings should be designed so that they do not block the westerly view of the mountains from existing buildings to the east. Multi-story buildings on lots which abut an existing residential use should be designed so that windows do not overlook private residential yards.

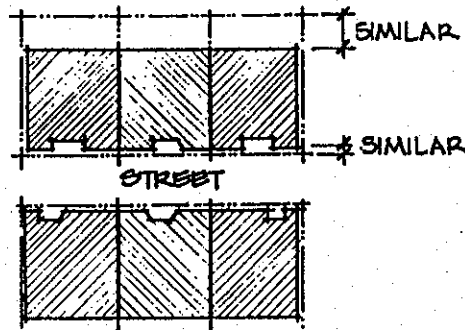
One- and two-story buildings are typical of this area. Towers with additional stories have been used at the corners of some buildings to create interest.

2. Maintain the general alignment of facades at the sidewalk edge.

Most buildings along Palm Canyon Drive are set back away from the sidewalk edge. This provides space for landscaping, pedestrian access, and/or active outdoor uses.

The basic **alignment of buildings** should be maintained, although some exceptions may be considered if they have an active function such as outdoor dining areas. The effect can be achieved in a number of ways. A wall or fence could be used, allowing the building to be set further back.

**Projections over the sidewalk** may be acceptable in the form of awnings, balconies and porches, so long as a significant portion of the facade aligns at the sidewalk edge.



- Maintain the pattern of facade proportions.

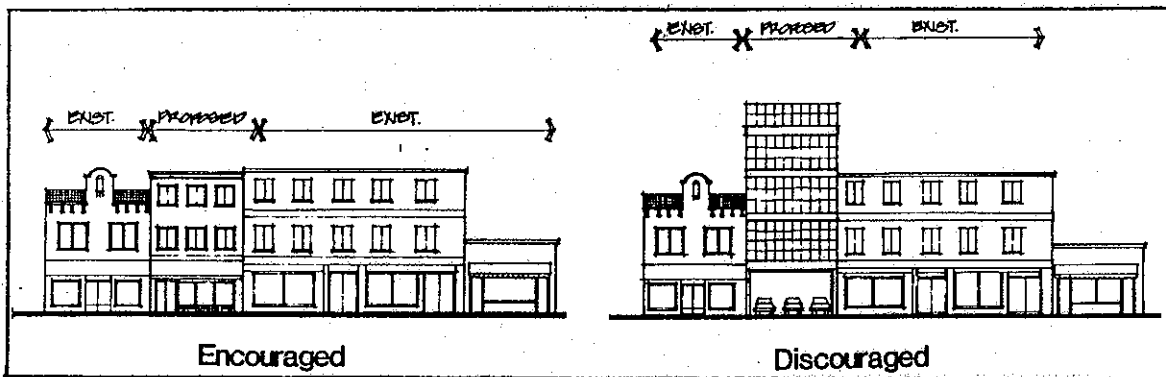
New construction should reinforce the **dominant facade pattern of the street.**

Where new buildings are to be wider than the dominant dimension, consider **subdividing the facade** into portions that reflect the pattern. The relationship between the height and width of the facade should be similar to that of other buildings in the surrounding area.

- Maintain the relationship between upper and lower floors of other structures in the surrounding area.

Typical historic structures have a retail function on the first floor, and offices or residential uses above. This separation of function is shown on the facade: the first floor is predominantly large sheets of display window glass, while the upper levels are mostly solid wall, with small windows cut out.

In new construction, these relationships should be **innovatively used.**



- Maintain the spacing pattern of upper-story windows. Avoid shapes that were not typical of the area, and maintain the **typical ratio of solid (walls) to void (windows).**

3A7

Reinforce the existing pattern in new construction by **using windows of a similar size**, or by using other design features to continue this pattern.

The recurrent alternation of solids and voids in the front facade of a building establishes a pattern which is sensed by a person observing from a distance. A person passing by the building experiences this pattern as a rhythm. By incorporating a similar rhythmic pattern in a new building, a sympathetic relationship between old and new, and even buildings of a similar era, is achieved.

6. Use building materials that are similar in texture and finish to those found historically.

New construction should continue to **reinforce the patterns and textures** of existing historic buildings. Use of surface materials which were available in the time period of the historic buildings will strengthen the historic identity of the area. Color is both an intrinsic quality of the building material which is used and applied treatment which covers the natural materials. The use of compatible colors will help strengthen historic identity.

Different building materials may be considered as long as the finish and texture reinforce the existing characteristics.

7. Use components of the facade that are similar in size and shape to those found historically.

The design of new buildings and alterations should take into account the presence or absence of such projections as porches, awnings and overhangs on other buildings within the surrounding area. Such components are especially encouraged when they promote an active function such as outdoor dining within the exterior spaces.

Architectural details of new buildings and renovations should be suggestive of the extent and scale of details on other buildings in the surrounding area.

8. Maintain the pattern of roof types.

The roof type and materials should be compatible with existing buildings in the surrounding area. The relationship of a new building to historic buildings, or other buildings, in the surrounding area may be strengthened by repeating a dominant roof type.

Flat roofs are predominate in this area; however, several one-story structures use a simple gable with the ridge line parallel to the street.

9. Maintain the existing site design pattern.

New construction should observe an appropriate spacing, or lack thereof, in terms of the surrounding area. This is an important factor which contributes to the character of an entire group of buildings, and should therefore be respected.

This area is characterized by buildings which are built on the property line. Driveways and pedestrian ways sometimes break this pattern; however, parking areas should not be allowed to intrude into the pedestrian-oriented design of the area. Landscape areas may be appropriate as breaks in this pattern if they are designed for active uses.

10. Although contemporary designs are encouraged, replicas of historic designs may be considered if they meet these conditions:

- The style **must be one that did occur** in Palm Springs as a typical building form.
- The **principles of the style must be used correctly**. The rules of proportion, use of materials, and sense of ornamentation must be in character.
- A **plaque** must be mounted on the building which designates the date of construction.
- The design must be **compatible** with existing buildings.

3A9

3A10

CONCEPTUAL DESIGN GUIDELINES: Commercial Renovation

1. Maintain the original height of storefronts.
2. Maintain original storefront openings.
3. Maintain original storefront components.
4. Maintain original upper-story windows.
5. Preserve the pattern created by entrances.
6. Preserve original door proportions.
7. Preserve the original dimensions of window and door frames.
8. Avoid concealing original facade materials.
9. Replace decoration where it is known to have existed, if feasible.
10. Contemporary interpretation of the historic storefront design may be appropriate where the original is lost.
11. Trim materials should be subordinate to the major facade materials.
12. Preserve the proportions of original window panes.
13. External light fixtures should be simple in design.