



CITY COUNCIL STAFF REPORT

DATE: November 3, 2010 PUBLIC HEARING

SUBJECT: CASE HSPB #72: APPLICATION FOR DESIGNATION OF THE ORCHID TREE INN AT 261 SOUTH BELARDO ROAD AS A HISTORIC SITE (CLASS 1 AND 2)

FROM: David H. Ready, City Manager

BY: The Planning Department

SUMMARY

Under Section 8.05 of the Palm Springs Municipal Code (Historic Resources), the City Council may designate properties as "Class 1" and "Class 2" historic sites. The City's Historic Site Preservation Board (HSPB) has recommended such both designations for portions of the Orchid Tree Inn properties at 261 S. Belardo Road. The Council will conduct a public hearing and determine if the site should be designated. Class 1 and Class 2 designations would place the building under the guidance of Municipal Code Section 8.05 "Historic Preservation". The property owner supports the designations.

RECOMMENDATION

1. Open the public hearing and accept public testimony.
2. Adopt Resolution No. ____: "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"

PROJECT DESCRIPTION

The Historic Site Preservation Board (HSPB) filed an application requesting the subject property be designated a Class 1 and / or Class 2 historic site. A Class 1 designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05
2. Require present and subsequent owners to maintain the site consistent with that ordinance, and

3. Grant possible property tax reduction opportunities to the owner under the State of California Mills Act.

A full project description, historic assessment report, findings and recommendations can be found in the attached staff reports to the Historic Site Preservation Board dated January 12, 2010.

PRIOR ACTIONS

On June 14, 2005, the Historic Site Preservation Board (HSPB) reviewed a pre-application regarding the relationship of proposed new construction to the existing site and buildings.

On July 10, 2006, the Architectural Advisory Committee reviewed the revisions to the proposed new condominium building and voted 5-0 to recommend that the Planning Commission approve the new residential condominium building with conditions.

On July 11, 2006, Historic Site Preservation Board Site Preservation Board voted 5-0 for a 120-day Stay of Demolition on the Craftsman Bungalow in order to allow time to investigate the potential re-location of the building.

On July 12, 2006, the Planning Commission voted 4-0 to approve adaptive re-use of the property from hotel to condominium, renovation and construction of thirty-four residential condominium units, a conditional use permit for a bar and hospitality kitchen, and a recommendation that the City Council approve Tentative Tract Map, TTM34019.

On July 19, 2006, the City Council approved the tentative tract map to subdivide approximately the developed 2.13 acre site for thirty-four residential condominiums, a nine-room hotel, and associated landscaping and parking.

On September 8, 2009 the HSPB voted 7-0 to initiate an investigation and study of the proposed designation of the Orchid Tree Inn as a Class 1 Historic Site.

On January 12, 2010, the HSPB held a hearing and continued the matter to the meetings of April 13 and June 8, 2010.

On June 8, 2010, the HSPB voted 7-0 to recommend designation as Class 1 the Bungalow Court Motel site cottage buildings, and the Craftsman cottage site stone archway, and designation as Class 2 the remainder of the Craftsman cottage site and the Frey apartment building site.

ANALYSIS

The Orchid Tree Inn site is an assemblage of five separate lots consisting of seven existing and former buildings built between the years from 1915 to 1948. The location of the complex at 261 South Belardo Road near the heart of the traditional Palm Springs Village is a concentration of early 20th century tourist and residential accommodations.

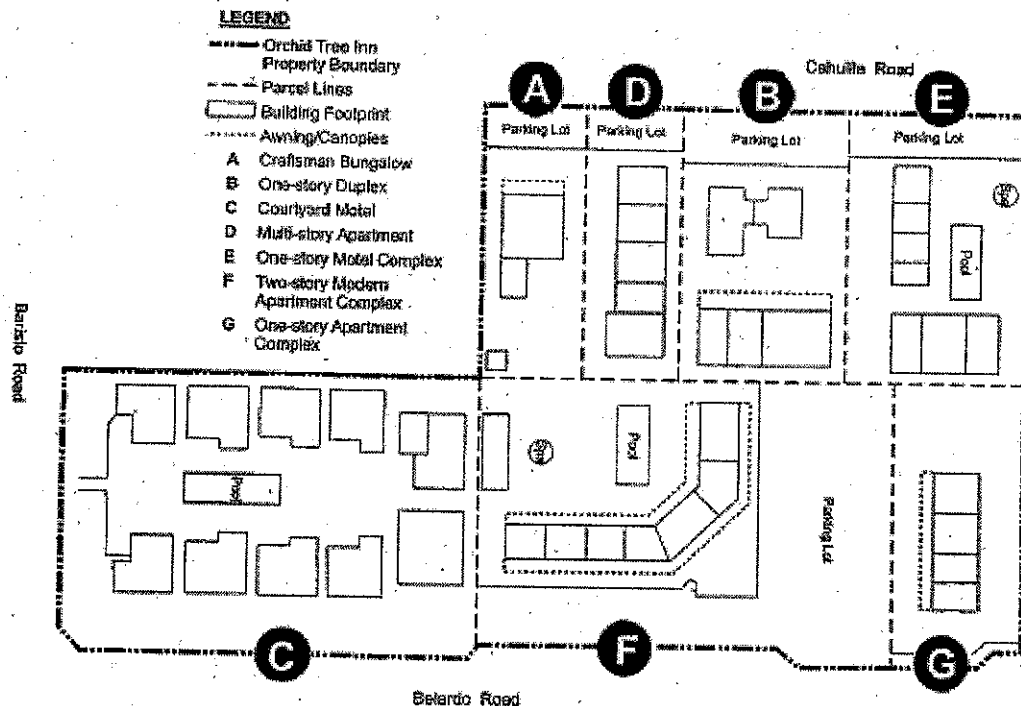
The buildings were developed in close proximity to each other by multiple owners and are located within the Historic Tennis Club Neighborhood of the City.

The seven buildings which make up the Orchid Tree Inn site along with their individual unique qualities can be characterized in Table 1 below:

Table 1:

Building	A	B	C	D	E	F	G
Address	262 S. Cahuilla Road	244-248 S. Cahuilla Road	226 West Baristo Road	254 S. Cahuilla Road	220 S. Cahuilla Road.	292 S. Cahuilla Road	231 S. Belardo Road
Description	Craftsman Bungalow	One-Story Duplex	Courtyard Motel	Multi-Story Apartment	One-story Motel	Two-Story Apartment	One-Story Apartment
Year Built	1934	1927	1934	1948	1941	1957-58	1938
Design	(Destroyed by Fire)	Spanish Colonial Revival	Spanish Colonial Tourist Court	Spanish Colonial Revival	Spanish Colonial Revival	(Destroyed by Fire)	No Distinctive Architect
Materials	(Removed) Hand-set Stone Archway Remains	Flat Roof Stucco	Red Clay Tiles, Extended Porch Roofs	Metal Framed windows	Wood Framed	(Removed)	Wood Frame, Gravel Roof

A variety of building types comprise the Orchid Tree Inn property, including the following: a Craftsman bungalow (recently destroyed by fire); a two-story apartment building designed by Albert Frey (recently destroyed by fire); two one-story apartment buildings; a small Spanish style duplex; a one-story, L-shaped motel complex, a rectangular shaped four-unit apartment; and the original "U" shaped courtyard motel.



- Building A – Craftsman Bungalow (destroyed by fire)
- Building B – One-story Duplex
- Building C – Courtyard Motel
- Building D – One-story Apartments
- Building E – One-story Motel
- Building F – Frey Apartments (destroyed by fire)
- Building G – One-story Apartments

Over the years the Orchid Tree Inn complex has been operated by several owners and acquired different names including; The Sakarah, The Apache Lodge, and the Bel-Ardo Villas. In 1952 the bungalow court motel (building C) was sold and its current name came into place along with several renovations including the planting of Orchid Trees, the re-orientation of the main entrance and the installation of a swimming pool. With these renovations the property retained the original design and scale of a bungalow court motel, and conveys a particular period of time in Palm Springs history.

DEFINING HISTORIC CHARACTERISTICS

Those portions of the Orchid Tree Inn that are good examples of early twenty-century Palm Springs housing for permanent and transient residents and are contributing factors of this site include:

- The bungalow court motel with ten buildings in a “U” shape design surrounding a common courtyard in a Spanish/ Mediterranean style with wide overhanging eaves, barrel tile roof, projecting rafters and an informal floor plan. This specific property to be designated as a Class 1 historic site.
- The Craftsman Cottage (lost) built in 1915 and the remaining stone archway. This specific property to be designated as a Class 2 historic site.
- The Frey Apartment building (lost) built in the modern style constructed of corrugated metal and wood with flat roof lines surrounding a common pool courtyard area. This specific property to be designated as a Class 2 historic site.
- The remaining four buildings containing design elements of Spanish/ Mediterranean influence have been found to hold no historic significance.

REQUIRED FINDINGS

As noted above in Background and Setting, Section 8.05.020 of the Municipal Code provides the definition of an 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*”. Seven other qualities are listed therein and Staff notes that in addition to the

finding of the basic definition of a historic site, the following required criteria as defined for Class 1 or 2 historic sites are as follows:

The Orchid Tree Inn Bungalow Court Motel – Class One Designation

- 3. That reflects or exemplifies a particular period of the national, state or local history; or*

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 early history of Palm Springs by providing affordable lodging for the growing transient business.

- 4. That embodies the distinctive characteristics of a type, period or method of construction;*

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.

The Craftsman Cottage and Stone Archway – Class One and Two Designations

- 3. That reflects or exemplifies a particular period of the national, state or local history; or*

The Craftsman Cottage was built around 1915 was owned and occupied by Genevieve Reilly, a Christian Science practitioner. A stone archway was constructed around the same time. The site was later acquired and incorporated into the Orchid Tree Inn Property and converted to transient lodging as part of the motel. The presence of uncommon structures like a Craftsman Cottage and stone archway in the early 20th century village of Palm Springs are good examples of the period.

- 4. That embodies the distinctive characteristics of a type, period or method of construction;*

The one-story bungalow Craftsman Cottage was distinctive in its design being that it was constructed of wood-frame and clad in stucco. Craftsman Cottages with their complex gable roof with overhanging eaves and exposed rafter tails capped the dwelling was a rare house design in the desert. 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. The stone archway on the site also evidences the construction materials and techniques of the times for landscape features.

The Frey Apartment Building – Class Two Designation

4. That embodies the distinctive characteristics of a type, period or method of construction;

The Premier Apartment had a distinctive characteristic in that it 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.

5. That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value;

The former Premiere Apartments presents the work 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 expresses 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 reflects an experimental period in Frey's architectural career in which 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.

FINAL RECOMMENDATION

Based on the above analysis and research report, the HSPB concluded that the following structures of the Orchid Tree Inn complex met the definition of a Class 1 historic site because of the location, design, setting, materials, workmanship and esthetics and because the structures possess qualities defined in items 3, and 4 from Municipal Code Section 8.05.020: The cottage buildings at Orchid Tree Inn Bungalow Court Motel (226 W. Baristo Road) and the stone archway at the site of the Craftsman Cottage (262 S. Cahuilla Road).

The HSPB also recommends that two properties, the Craftsman Cottage site (262 S. Cahuilla Road) and the Frey Apartment Building (292 S. Belardo Road), be designated Class 2 historic sites. The Board concluded that these two sites held elements that

would advance the intent of the City's historic ordinance. Although the former buildings were destroyed by fire and razed, they possessed qualities defined in items 3, 4, and 5 from Municipal Code Section 8.05.020.

The Board also concluded that designation of the remaining structures comprising the Orchid Tree Inn complex would not further the intent of the historic preservation ordinance.

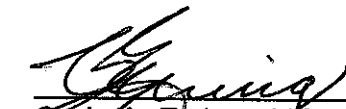
ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within four hundred (400) feet of the subject property have been notified and notice was made in a newspaper of general circulation.

FISCAL IMPACT: No fiscal impact.



Craig A. Ewing, AICP
Director of Planning Services



Thomas J. Wilson
Assistant City Manager, Dev't Svcs



David H. Ready
City Manager

Attachments:

1. Draft City Council Resolution
2. Vicinity Map
3. Resolution #72 of the HSPB
4. HSPB meeting minute dated June 8, 2010
5. HSPB staff report dated June 8, 2010, with attachments
6. HSPB meeting minutes, September 8, 2009
7. HSPB staff report dated September 8, 2009, with attachments
8. Application submitted by Sheryl Hamlin (August 26, 2009)

RESOLUTION NO. _____

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 APN's 513-151-041, -042, AND -043

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 at 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 ___th 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)

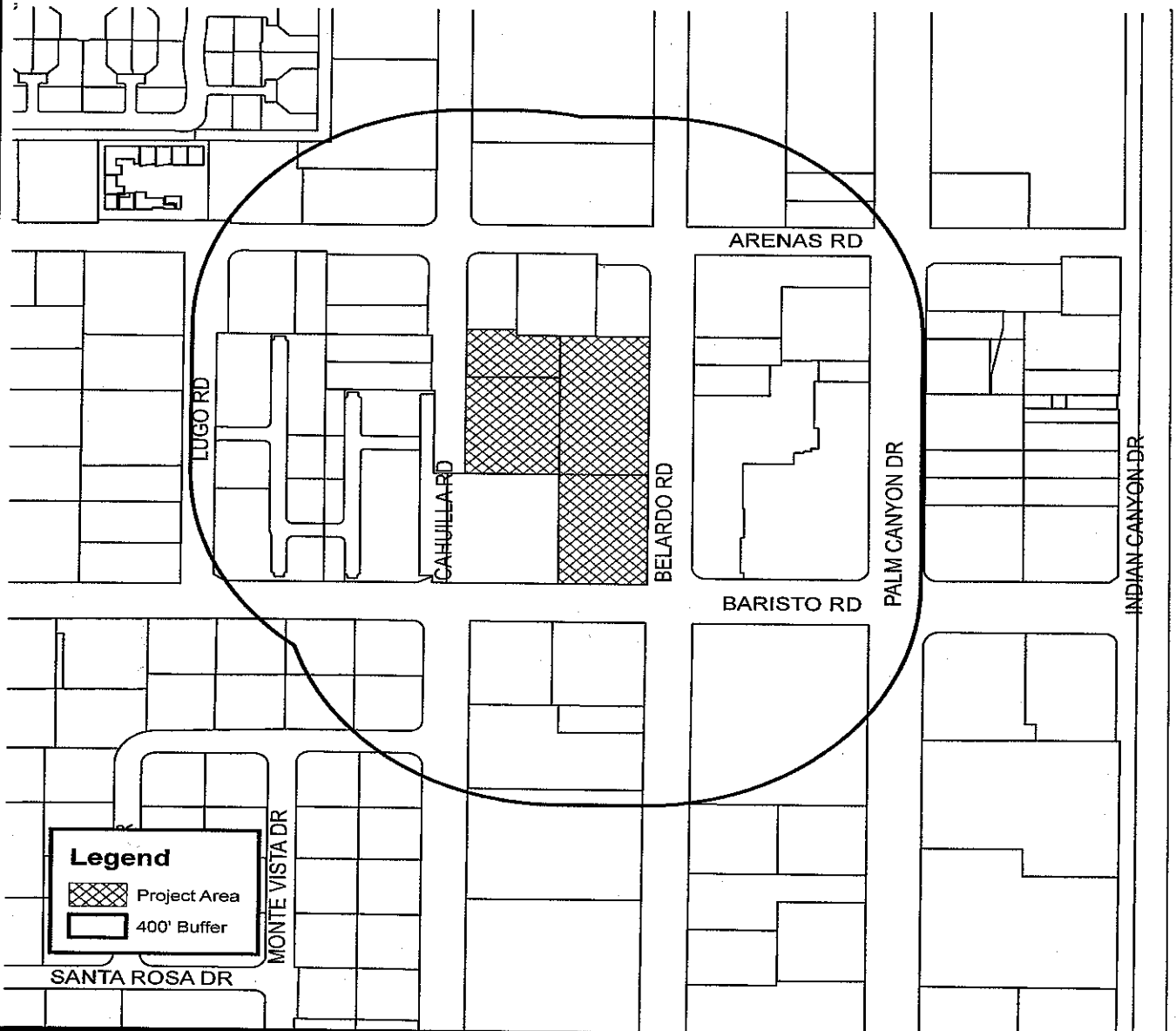
I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:



James Thompson, City Clerk
City of Palm Springs, California



Department of Planning Services Vicinity Map



Legend

-  Project Area
-  400' Buffer

CITY OF PALM SPRINGS

CASE NO: HSPB 72

APPLICANT: City of Palm Springs –
Historic Site Preservation Board

DESCRIPTION: Public hearing for possible designation of property as a Class 1 historic site located at 261 South Belardo Road, Zone R3, Section 15.

APN: 513-151-041.

RESOLUTION NO. 72

OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE 226 W. BARISTO ROAD, THE BUNGALOW COURT MOTEL AS A CLASS 1 HISTORIC SITE, AND DESIGNATE 262 S. CAHUILLA ROAD - THE CRAFTSMAN BUNGALOW AND 292 S. BELARDO ROAD - THE FREY APARTMENT BUILDING AS A CLASS 2 HISTORIC SITES APN's 513-151-041, 042,043.

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

WHEREAS, the City of Palm Springs Historic Site Preservation Board (HSPB) initiated the study for Historic Site Designation; and

WHEREAS, notice of a public hearing of the Historic Site Preservation Board of the City of Palm Springs to consider designation of the Orchid Tree Inn as a historic site was issued in accordance with applicable law; and

WHEREAS, on December 8, 2009, the Historic Site Preservation Board continued a public hearing to a date certain in accordance with applicable law to consider designation of the Orchid Tree Inn as an historic site; and

WHEREAS, on January 12, 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, at which hearing the Board continued the matter for 90 days; and

WHEREAS, on April 13, 2010 and June 8, 2010, the Board conducted a continued hearing, with notice provided in accordance with applicable law; and

WHEREAS, the designation of portions of the Orchid Tree Inn shall further the purpose and intent of Chapter 8.05; and

WHEREAS, the designation of portions of the Orchid Tree Inn shall promote the sensitive preservation of said site; and

WHEREAS, the Historic Site Preservation Board 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 finds the following:

1. The property located at 226 West Baristo Road built in the unique bungalow motor court style has been determined to meet the standards for

- Class 1 historic site designation. The defining historic characteristics of the 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 site are:
- 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 devastating 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 HISTORIC SITE PRESERVATION BOARD HEREBY RESOLVES:

Section 1. The cottages at 226 W. Baristo Road meet the findings required to support designation as a historic sites / Class One, as follows:

- 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 2. The stone archway at 262 S. Cahuilla Road meets the findings required to support designation as a historic sites / Class One, as follows:

- 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 3. The Craftsman Bungalow Cottage meets the findings required to support designation as a historic site / Class Two, as follows:

- 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. The Frey Apartment Building meets the findings required to support designation as a historic site / Class Two, as follows:

- 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.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate:

- A. The Bungalow Court Motel at 226 W. Baristo Road a historic resource, Class 1;
- B. The Stone Archway at 262 S. Cahuilla Road a historic resource, Class 1;

- C. The Craftsman Bungalow at 262 S. Cahuilla Road a historic resource, Class 2; and
- D. The Frey Apartment Building at 292 S. Belardo a historic resource, Class 2,

subject to the following conditions:

1. For the Class 1 designation, all future exterior modifications including but not limited to building, site, landscaping, lighting, walls, and fences 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.
2. No permit for the alteration of the exterior of any Class One resource, including any and all of the defining elements and characteristics, shall be issued without prior approval by the Historic Site Preservation Board.
3. That the City Clerk submit 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 8th day of June, 2010.

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA



Craig A. Ewing, AICP
Director of Planning Services

CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD
 June 8, 2010 Meeting Minutes
 Large Conference Room, City Hall
 3200 East Tahquitz Canyon Way, Palm Springs, California 92262

BOARD MEMBERS:	Present This Meeting:	Present FY Year-to-Date:	FY: 2009/2010 Excused Absences:
John Gilmer, Chair	X	12	0
Barbara Marshall, Vice Chair	X	11	1
Thomas DeLeeuw	X	11	1
Sheila Grattan	X	11	1
Roxann Ploss	X	11	0
Brian Strahl	X	11	1
Sidney Williams	X	10	2

Staff Representatives:
 Craig A. Ewing, AICP
 Director of Planning Services
 Staff Liaison

1. CALL TO ORDER: Chair Gilmer called the meeting to order at 8:15 a.m.
2. ROLL CALL: Present: Chair Gilmer, Vice Chair Marshall, T. DeLeeuw, S. Grattan, R. Ploss, B. Strahl and S. Williams.
3. POSTING OF AGENDA: This Agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber), City Clerk's office and Planning Services' counter on or before 4:00 p.m. Wednesday June 2, 2010. A revised agenda was posted on Thursday June 3, 2010.
4. PUBLIC COMMENTS: JJ O'Brien, Weintraub Financial Services, offered comments about the Orchid Tree Inn. Chair Gilmer asked Mr. O'Brien to provide his comments during the public hearing on the item later on this agenda.
5. CONSENT CALENDAR:

 M/S/C (DeLeeuw / Grattan, 7-0) To approve minutes of the May 11, 2010 meeting, including a correction to delete the last sentence of the first paragraph on page 2.

Board member Strahl noted that all Board members must use the microphones to be adequately heard on the video recording.

6. PUBLIC HEARINGS:

- ➔ 6A. HSPB 72 (*Orchid Tree Inn*) – CONTINUED HEARING. An application by the City of Palm Springs Historic Site Preservation Board for the historic designation of 261 South Belardo Road, Zone R-3, Section 15.

Director Ewing summarized the staff report. The Board discussed the request including a later addition to one of the bungalows and that the bungalows have casement, not double-hung windows, as reported. The Board also noted that the Frey apartment building was moved to the site from across the street in 1972.

The Board disclosed that Chair Gilmer and Board member Grattan toured the site with the property owner's representative on Thursday June 3, 2010 at 10:30 a.m. Board members Ploss, DeLeeuw and Strahl toured the site with the property owner's representative on the same day at 10 a.m.

Chair Gilmer opened the public hearing. JJ O'Brien, Weintraub Financial Services, spoke on behalf of the property owner and expressed the owner's support for the staff recommendation. He noted that the addition to the one bungalow, the swimming pool, the landscape and perimeter wall on the bungalow site are not part of the historic fabric and should not be preserved.

Board member Ploss asked if the remainder of the property would be demolished in a new development. Mr. O'Brien replied that future development plans for the property are still unknown.

Sheryl Hamlin, 565 W. Santa Rosa Dr., asked that the stone arch on the "Craftsman" property be designated as Class 1.

Helen Alexander, 1833 S. Araby Dr., supported historic designation for the property.

Roxanne Mishler, 58449 Starlight, Yucca Valley, supported historic designation for the property.

Chair Gilmer closed the public hearing.

Board member Ploss expressed support for recycling older materials from the site. Vice Chair Marshall asked about existing archives on the site, and Board member Ploss offered to prepare an archival file on the property. The property owner offered to photograph the site as it is today. Ms. Marshall also proposed that the stone archway be included as a Class 1 designation. Board member Grattan noted that a list of prominent guests at the property should be sought. Chair Gilmer noted that much of the bungalows' original details remain.

M/S/C (Grattan / Strahl, 7-0) To adopt the recommended resolution presented in the staff report, with the following clarifications: The Class One designation on the Bungalow Court Motel site only applies to the cottage buildings, a Class One designation on the Craftsman cottage site applies only to the stone archway, the remainder of the Craftsman cottage site is Class Two, and the site of the Frey apartment building is Class Two, subject to the recommended conditions.

The Board discussed which name should be used to describe the historic features and it was the consensus of the Board to refer to the site as the Orchid Tree Inn.

~~CP - HSPB 75 (Cory Grant Estate) - An application by Dr. Jane Cowles Smith for the historic designation of 928 Avenida Palmas, Zone R-1-C, Section 13.~~



Historic Site Preservation Board Memo

Date: June 8, 2010
Case No: HSPB – 72 Orchid Tree Inn
Application Type: Class 1 Designation Application
Location: 261 S. Belardo Road
Applicant: Historic Site Preservation Board
Zone: R-3
APN: 513-151-041
From: Craig A. Ewing, AICP, Director of Planning Services

On April 13, 2010, the Historic Site Preservation Board (HSPB) continued the public hearing on the above application for 60 days at the request of the new property owner, Weintraub Financial Services, Inc. Staff has provided new notification of the continued hearing, since it has been several months since the last public notice. The property owner has also been advised of the hearing date.

The staff report from January 12, 2010 is attached to this memo to provide a complete description and analysis of the proposal. A draft resolution is also attached; it is based on staff's recommendation to designate three of the properties historic: The Bungalow Court Motel as Class 1, and the Craftsman Cottage site and Frey Apartment Building site as Class 2.

At the writing of this memo, a site visit had not been arranged with the property owner. However, Board members may report any site visits they may have performed.

Attachments:

Draft HSPB Resolution
HSPB Staff Report, January 12, 2010
Application and Background materials (distributed electronically)



Historic Site Preservation Board Staff Report

Date: January 12, 2010

Case No.: HSPB – 72 Orchid Tree Inn

Application Type: Historic Designation

Location: 261 S. Belardo Road

Applicant: Historic Site Preservation Board

Property Owner Palisades Development Group / Matt Fisher

Zone: R-3

General Plan: Small Hotel

APN: 513-151-041, 042, 043

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

PROJECT DESCRIPTION

An application by the City of Palm Springs Historic Site Preservation Board (HSPB) to designate Orchid Tree Inn at 261 South Belardo Road as a Class 1 historic site. Such designation would:

1. Place the subject property under the guidance of Municipal Code Section 8.05
2. Require present and subsequent owners to maintain the buildings consistent with that ordinance,
3. Grant possible property tax reduction opportunities to the owners under the State of California Mills Act.

RECOMMENDATION

That the Historic Site Preservation Board (HSPB) recommends approval to the City Council designating portions of the Orchid Tree Inn at 261 South Belardo Road as Class 1 and Class 2 Historic Sites. A draft resolution is attached for consideration.

PRIOR ACTIONS

- On June 14, 2005, the Historic Site Preservation Board (HSPB) reviewed the project as a pre-application for a conceptual review regarding the relationship of new construction to the existing site and sensitivity to historic preservation.
- On June 12, 2006, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted 5-0 to restudy the architectural detailing and mass of the new condominium component of the project. The final comments by the committee were that the site plan, adaptive re-use, and restoration to historic buildings are a positive addition for the neighborhood and the city.
- On June 13, 2006, the Historic Site Preservation Board reviewed the proposed project. At the close of the discussion, a motion to continue the project until the July 11, 2006 meeting passed with a 4-2 (Williams, Nelson) vote. The one-month continuance carried a requirement that the developer, his agents, the author of the Historic Resources Assessment Report, the fellow board members, and members of the community to research for any additional documentation on sections A and B of the property site plan.
- On July 10, 2006, the Architectural Advisory Committee reviewed the revisions to the proposed new condominium building and voted 5-0 to recommend that the Planning Commission approve the architectural changes to the new residential condominium building with a request to bring the colors and materials board back to AAC at the time the construction drawings are approved.
- The July 11, 2006, Historic Site Preservation Board Site Preservation Board asked the developer, his team and the public for any additional documentation for Sections A and B, and based on the information received, voted 5-0 for a 120-day Stay of Demolition on the Craftsman Bungalow in order to allow time to investigate the potential re-location of the building. This stay only affects demolition permits for the bungalow, and all other entitlements and permits may proceed.
- On July 12, 2006, the Planning Commission voted 4-0 approving architectural approval for adaptive re-use from hotel to condominium, renovation and construction of thirty-four residential condominium units, and a conditional use permit for a bar and hospitality kitchen with a recommendation that the City Council approve Tentative Tract Map, TTM34019 and uphold the HSPB Stay of Demolition for the Craftsman Bungalow, and to allow subsequent demolition and construction of the proposed project at the end of the 120-day stay.
- On July 19, 2006, the City Council approved the tentative tract map to subdivide approximately the developed 2.13 acre site, for thirty-four residential condominiums, a nine-room hotel, and associated landscaping and parking.

- On Tuesday, September 8, 2009 the Board voted 7-0 to initiate an investigation and study of the proposed designation of the Orchid Tree Inn as a Class 1 Historic Site.

BACKGROUND AND SETTING

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:

1. *That is associated with events that have made a meaningful contribution to the nation, state or community; or*
2. *That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
3. *That reflects or exemplifies a particular period of the national, state or local history; or*
4. *That embodies the distinctive characteristics of a type, period or method of construction; or*
5. *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*
6. *That represents a significant and distinguishable entity whose components may lack individual distinction; or*
7. *That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

A Class 1 Historic Site may also qualify for historic designation at the federal, state and/or county level.

Designation of Historic Sites.

The City Council is authorized to designate Historic Sites.

The Historic Site Preservation Board makes recommendations to the City Council that certain sites be designated as Historic Sites in accordance with Section 8.05.135 of the Municipal Code. The Board may initiate studies, surveys and investigations it deems necessary to adequately gather information in consideration of a recommendation.

Conditions that apply to Class 1 Historic Sites.

According to Section 8.05 of the Municipal Code, the following shall apply to a Class 1 Historic Site;

1. It shall meet the definition of an historic site as outlined in Municipal Code Section 8.05.020.

2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The structure/site may not be modified nor objects removed without the approval of the City Council.
5. The use may be limited by the City Council to the extent that it may impair the integrity of the site.
6. A plaque explaining the historic nature of the site will be installed at the site.
7. Compliance with all rules and regulations for Historic Sites and Historic Districts under Article IV of Chapter 8.05 of the Municipal Code shall be required.

Conditions that apply to Class 2 Historic Sites.

1. It shall meet the definition of an historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The site is eligible for plaquing.
5. The site is not occupied by a modern structure or use which is different than that of the historical period.
6. The structure is unusable, nonconforming, unrestorable or the like.

DESCRIPTION

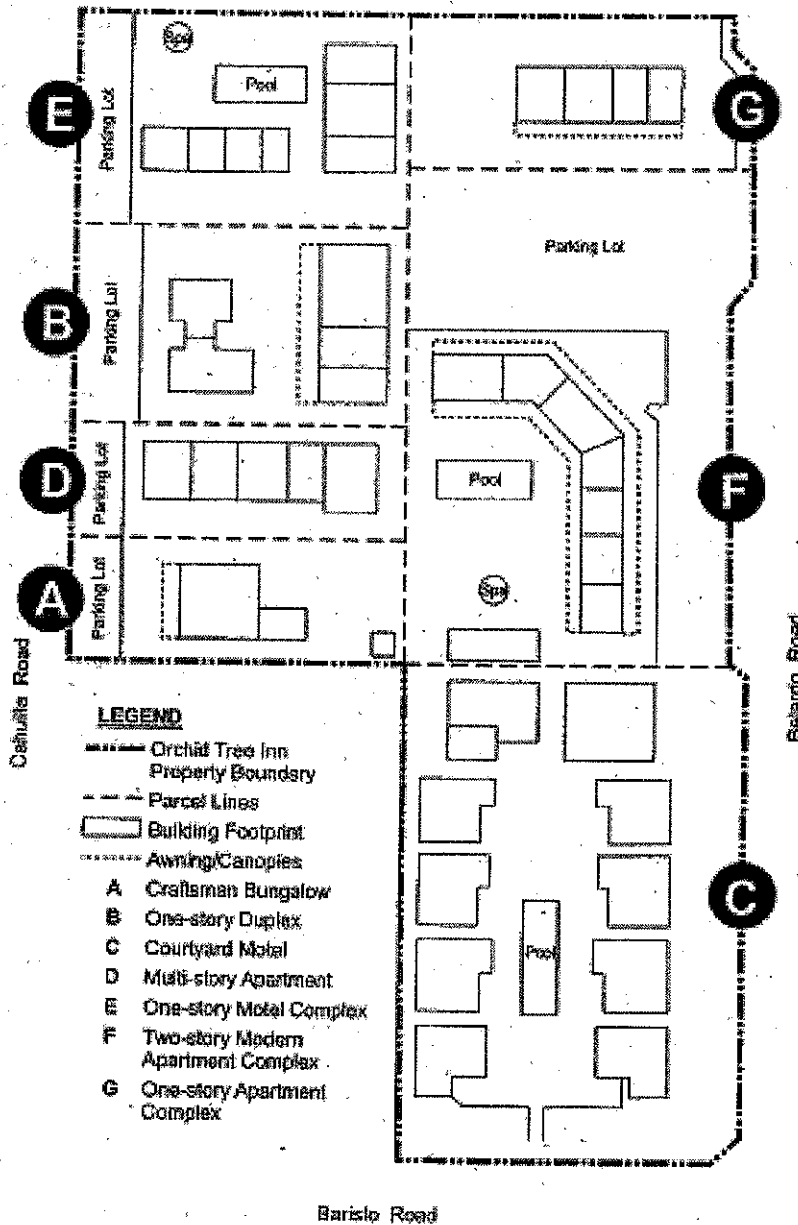
The Orchid Tree Inn site is an assemblage of five separate lots consisting of seven existing and former buildings built between the years from 1915 to 1948. The location of the complex at 261 South Belardo Road near the heart of the traditional Palm Springs Village is a concentration of early 20th century tourist and residential accommodations. The buildings were developed in close proximity to each other by multiple owners and are located within the Historic Tennis Club Neighborhood of the City.

The seven buildings which make up the Orchid Tree Inn site along with their individual unique qualities can be characterized in Table 1 below:

Table 1:

Building	A	B	C	D	E	F	G
Address	262 S. Cahuilla Road	244-248 S.Cahuilla Road	226 West Baristo Road	254 S. Cahuilla Road	220 S. Cahuilla Road.	292 S. Cahuilla Road	231 S. Belardo Road
Description	Craftsman Bungalow	One-Story Duplex	Courtyard Motel	Multi-Story Apartment	One-story Motel	Two-Story Apartment	One-Story Apartment
Year Built	1934	1927	1934	1948	1941	1957-58	1938
Design	<i>(Destroyed by Fire)</i>	Spanish Colonial Revival	Spanish Colonial Tourist Court	Spanish Colonial Revival	Spanish Colonial Revival	<i>(Destroyed by Fire)</i>	No Distinctive Architect
Materials	<i>(Removed)</i> Hand-set Stone Archway Remains	Flat Roof Stucco	Red Clay Tiles, Extended Porch Roofs	Metal Framed windows	Wood Framed	<i>(Removed)</i>	Wood Frame, Gravel Roof

A variety of building types comprise the Orchid Tree Inn property, including the following: a Craftsman bungalow (recently destroyed by fire); a two-story apartment building designed by Albert Frey (recently destroyed by fire); two one-story apartment buildings; a small Spanish style duplex; a one-story, L-shaped motel complex, a rectangular shaped four-unit apartment; and the original "U" shaped courtyard motel.



- Building A – Craftsman Bungalow (destroyed by fire)
- Building B – One-story Duplex
- Building C – Courtyard Motel
- Building D – One-story Apartments
- Building E – One-story Motel
- Building F – Frey Apartments (destroyed by fire)

- **Building G – One-story Apartments**

Over the years the Orchid Tree Inn complex has been operated by several owners and acquired different names including; The Sakarah, The Apache Lodge, and the Bel-Ardo Villas. In 1952 the bungalow court motel (building C) was sold and its current name came into place along with several renovations including the planting of Orchid Trees, the re-orientation of the main entrance and the installation of a swimming pool. With these renovations the property retained the original design and scale of a bungalow court motel, and conveys a particular period of time in Palm Springs history.

Craftsman Cottage (Building A)

The oldest structure in the complex was a Craftsman influenced bungalow (building A), which dated from around 1915. For over 45 years the bungalow was 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 one-story bungalow was of wood-frame construction and was clad in stucco. A complex gable roof with overhanging eaves and exposed rafter tails capped the dwelling. An open porch area sheltered by a shed roof was 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. This structure was destroyed by a recent fire. Only a stone archway survived.

The Bungalow Court Motel (Building C)

As Palm Springs grew in stature as a destination for rest and relaxation in the early twenty-century, different styles of transient accommodations were built. One unique style was the bungalow court motel. This building type promoted a specific type of living, providing the amenities of a single-family residence – privacy, gardens, and porches, with the conveniences of an apartment - security and community. The bungalow courts were 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 the common area.

The original Sakarah (later the Orchid Tree Inn, building C) was a small motel consisting of 10 bungalow units. As was typical at the time, the complex was designed in a Spanish Colonial Revival style and featured a large landscape courtyard with a pool. The presence of the bungalow motel is locally significant as an example of a disappearing building type that is important to the history of Palm Springs. It is one of the earliest examples of this property type. Over time the 10-unit complex has been altered somewhat and the individual components may lack distinction, but as a grouping the units retain the distinguishing features of an early 20th century court motel.

The Frey Apartment Building (Building F)

The Orchid Tree Inn complex contained a two-story mid century modern motel apartment building designed by Albert Frey (building F). Originally the building was located across the street but was relocated in 1972 after it was threatened by demolition. The modern style resort hotel apartment building was built in 1957 and was

known as the Premiere Apartments. 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 at either end of the second floor wings. This structure was completely destroyed by a recent fire.

Remaining Buildings (Buildings B, D, E, & G)

The remaining four buildings consist of a one-story duplex (building B; built 1927), a one-story apartment building (building D; 1948), a one-story motel (building E; 1941), and a one-story apartment building (building G; 1938). All constructed in a similar Spanish Colonial Revival style and all are in various states of neglect and disrepair. Unlike the collection of bungalows (complex C), these buildings possess neither significant architectural merit nor other characteristics to support historic designation.

ANALYSIS

An application for historic designation may be initiated by the Historic Site Preservation Board without the property owner being a party to the application as described by Section 8.05.135:

8.05.135 Investigation and study.

The historic site preservation board shall conduct or cause to be conducted such preliminary surveys, studies or investigations as it deems necessary to adequately inform the historic site preservation board and city council prior to the public hearing, and shall make available to any interested person the results of any such survey, study or investigation.

Staff notified the property owner of the proposed application. Mark Fisher representing Pali-Palm Springs, LLC is in opposition to the application which is expressed in a letter dated September 3, 2009 and received by the Planning Department on September 8, 2009.

The site has been the subject of significant review activity by the City as described in the "Previous Actions" section of this staff report, including HSPB review of certain Class 3 structures on the site.

Subsequent to the approval of the planned development district entitlements by the City, two fires occurred at the site, one destroying a single bungalow constructed in 1915 and the other gutting the two-story apartment building designed by Albert Frey. The remains of these structures were cleared from the property following the fires. No other actions have occurred on the site and all entitlements have expired.

DEFINING HISTORIC CHARISTICS

Those portions of the Orchid Tree Inn that are good examples of early twenty-century Palm Springs housing for permanent and transient residents and are contributing factors of this site include:

- The bungalow court motel with ten buildings in a "U" shape design surrounding a common courtyard in a Spanish/ Mediterranean style with wide overhanging eaves, barrel tile roof, projecting rafters and an informal floor plan. This specific property to be designated as a Class 1 historic site.
- The Craftsman Cottage (lost) built in 1915 and the remaining stone archway. This specific property to be designated as a Class 2 historic site.
- The Frey Apartment building (lost) built in the modern style constructed of corrugated metal and wood with flat roof lines surrounding a common pool courtyard area. This specific property to be designated as a Class 2 historic site.
- The remaining four buildings containing design elements of Spanish/ Mediterranean influence have been found to hold no historic significance.

REQUIRED FINDINGS

As noted above in Background and Setting, Section 8.05.020 of the Municipal Code provides the definition of an 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*". Seven other qualities are listed therein and Staff notes that in addition to the finding of the basic definition of a historic site, the following required criteria as defined for Class 1 or 2 historic sites are as follows:

Class 1 Designation: The Orchid Tree Inn Bungalow Court Motel

3. *That reflects or exemplifies a particular period of the national, state or local history; or*

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 early history of Palm Springs by providing affordable lodging for the growing transient business.

4. *That embodies the distinctive characteristics of a type, period or method of construction;*

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.

Class 2 Designation: The Craftsman Cottage

3. That reflects or exemplifies a particular period of the national, state or local history; or

The Craftsman Cottage was built around 1915 was 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.

4. That embodies the distinctive characteristics of a type, period or method of construction;

The one-story bungalow Craftsman Cottage was distinctive in its design being that it was constructed of wood-frame and clad in stucco. Craftsman Cottages with their complex gable roof with overhanging eaves and exposed rafter tails capped the dwelling was a rare house design in the desert. 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.

Class 2 Designation: The Frey Apartment Building

4. That embodies the distinctive characteristics of a type, period or method of construction;

The Premier Apartment had a distinctive characteristic in that it 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.

5. That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value;

The former Premiere Apartments presents the work 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 expresses 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 reflects an experimental period in Frey's architectural career in which 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.

Final Recommendation

Based on the above analysis and research report, staff has concluded that the following structures of the Orchid Tree Inn complex meet the definition of a Class 1 historic site because of the location, design, setting, materials, workmanship and aesthetic and because the building possesses qualities defined in items 3, and 4 from Municipal Code Section 8.05.020: Orchid Tree Inn Bungalow Court Motel – 226 W. Baristo Road.

Staff recommends that two properties; The Craftsman Cottage at 262 S. Cahuilla Road; and the Frey Apartment Building at 292 S. Belardo Road, be designated Class 2 historic sites. Staff notes that these two sites may indeed have held elements that would advance the intent of the City's historic ordinance, but the fact that these properties were destroyed by fire and razed merits a Class 2 status. The buildings possess qualities defined in items 3, 4, and 5 from Municipal Code Section 8.05.020.

Staff believes that designation of the remaining structures comprising the Orchid Tree Inn complex will not further the intent of the historic preservation ordinance.

ENVIRONMENTAL ASSESSMENT

In accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), the proposed designation is categorically exempt from environmental review as the proposed designation meets the conditions outlined for preservation of a historic resource.

NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within four hundred (400) feet of the subject property have been notified and notice was made in a newspaper of general circulation.

HSPB at their December 8, 2009 meeting continued the public hearing to the date specific meeting of January 12, 2010.

Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS

1. Vicinity Map
2. Draft Resolution
3. Application for Historic Designation
4. Letter from Property Owner
5. Letter from Tennis Club Homeowners Assoc.
6. Public Hearing Notice
7. Historic Resource Assessment Report
8. Riverside Co. Historic Site Survey Report
9. Site Photos from 2005
10. Current Site Photos

6. REPORT FROM THE CHAIR:

Chair Gilmer noted the City Council's action to uphold the appeal of Kirvin Satterwhite on the Stay of Demolition at 823 N. Avenida Palos Verdes. The Board discussed ways to improve how the City addresses Class 3 properties.

7. PUBLIC HEARINGS

(There were no public hearings.)

8. CERTIFICATE OF APPROVAL REQUEST(S):

(There were no Certificates of Approval.)

9. OTHER BUSINESS:

9.A Application for Historic District – Royal Hawaiian Estates Condominiums, 1774 S. Palm Canyon Drive

Craig A. Ewing, AICP, Director of Planning Services presented the staff report and recommended that the Board direct staff regarding any processing options. The Board discussed the application and confirmed with the applicant, Bill Lewallen, how the exteriors of the buildings are managed.

M/S/C (Grattan / DeLeeuw, 7-0) to direct staff to process as a potential historic site the application for Royal Hawaiian Estates Condominiums at 1774 S. Palm Canyon Drive.

9.B Application for Historic Designation – Orchid Tree Inn, 261 S. Belardo Road

Craig A. Ewing, AICP, Director of Planning Services presented the staff report and recommended that the Board initiate an investigation and study of the site, based on the proposed application. The Board discussed the proposed application and received comments from the property owners' representative, Matt Fisher, who opposed the application.

M/S/C (Williams / Ploss, 7-0) to initiate an investigation and study of the proposed application for the Orchid Tree Inn, 261 S. Belardo Road.

~~9.C Old Los Palmas Business Historic District – Orientation and Discussion~~

Craig A. Ewing, AICP, Director of Planning Services presented the staff report. The Board discussed the implementation of the District and:

1. Formed a District subcommittee of DeLeeuw, Ploss and Strahl.
2. Directed the subcommittee to conduct a photo and informational survey of all properties in the District.
3. Directed the subcommittee to develop letters for notification and outreach to owners of property within the District.
4. Directed the subcommittee to identify potential amendments to the District for consideration by the Board.
5. Requested staff to conduct a Study Session on the District with the Architectural Advisory Committee.



Historic Site Preservation Board Staff Report

Date: September 8, 2009

Case No.: HSPB – xx Orchid Tree Inn

Application Type: Historic Designation

Location: 261 S. Belardo Road

Applicant: Sheryl Hamlin

Property Owner: Palisades Development Group / Matt Fisher

Zone: R-3

General Plan: Small Hotel

APN: 513-151-041

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

PROJECT DESCRIPTION

An application has been proposed by Sheryl Hamlin to designate the Orchid Tree Inn / 261 S. Belardo Road as a Historic Property. The property owner is not a party to the proposed application

RECOMMENDATION

That the HSPB determine if the proposed application should be initiated by the Board for investigation and study. A motion is required.

ANALYSIS

An application for historic designation may be filed by a third party; however, it is appropriate to have either the property owner be a party to the application or have the HSPB formally initiate the "investigation and study" as described by Section 8.05.135:

8.05.135 Investigation and study.

The historic site preservation board shall conduct or cause to be conducted such preliminary surveys, studies or investigations as it deems necessary to adequately inform the historic site preservation board and city council prior to the public hearing, and shall make available to any interested person the results of any such survey, study or investigation.

Staff has notified the property owner of the proposed application, and as of the writing of this report no response has been received regarding the owner's position on the proposal. Staff also notified the owner that this item has been included on the Board's September 8, 2009 agenda and forwarded a copy of this report. Absent the owner's involvement, staff is seeking the HSPB action to initiate the investigation, study and subsequent Board and City Council public hearings.

The site has been the subject of significant review activity by the City, including HSPB review of certain Class 3 structures on the site:

- On June 14, 2005, the Historic Site Preservation Board (HSPB) reviewed the project as a pre-application for a conceptual review regarding the relationship of new construction to the existing site and sensitivity to historic preservation.
- On June 12, 2006, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted 5-0 to restudy the architectural detailing and mass of the new condominium component of the project. The final comments by the committee were that the site plan, adaptive re-use, and restoration to historic buildings are a positive addition for the neighborhood and the city.
- On June 13, 2006, the Historic Site Preservation Board reviewed the proposed project. At the close of the discussion, a motion to continue the project until the July 11, 2006 meeting passed with a 4-2 (Williams, Nelson) vote. The one-month continuance carried a requirement that the developer, his agents, the author of the Historic Resources Assessment Report, the fellow board members, and members of the community to research for any additional documentation on sections A and B of the property site plan.
- On July 10, 2006, the Architectural Advisory Committee reviewed the revisions to the proposed new condominium building and voted 5-0 to recommend that the Planning Commission approve the architectural changes to the new residential condominium building with a request to bring the colors and materials board back to AAC at the time the construction drawings are approved.
- The July 11, 2006, Historic Site Preservation Board Site Preservation Board asked the developer, his team and the public for any additional documentation for Sections A and B, and based on the information received, voted 5-0 for a 120-day Stay of Demolition on the Craftsman Bungalow in

order to allow time to investigate the potential re-location of the building. This stay only affects demolition permits for the bungalow, and all other entitlements and permits may proceed.

- On July 12, 2006, the Planning Commission voted 4-0 approving architectural approval for adaptive re-use from hotel to condominium, renovation and construction of thirty-four residential condominium units, and a conditional use permit for a bar and hospitality kitchen with a recommendation that the City Council approve Tentative Tract Map, TTM34019 and uphold the HSPB Stay of Demolition for the Craftsman Bungalow, and to allow subsequent demolition and construction of the proposed project at the end of the 120-day stay.
- On July 19, 2006, the City Council approved the tentative tract map to subdivide approximately the developed 2.13 acre site, for thirty-four residential condominiums, a nine-room hotel, and associated landscaping and parking.

Subsequent to the approval of the entitlements by the City, two fires occurred at the site, one destroying a single bungalow constructed in 1915 and the other gutting the two-story apartment building designed by Albert Frey. No other actions have occurred on the site and all entitlements have since expired.

If the HSPB initiates the application, it will be added to the list of Board-initiated applications.

ENVIRONMENTAL ASSESSMENT

The decision to initiate an application for historic designation is not subject to CEQA.

NOTIFICATION

No notification is required for this item.

Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS

1. Proposed Application



Office Use Only

Date:	8/26/09
Case No.	
HSPB No.	HSPB-72
Planner:	Gm

CITY OF PALM SPRINGS
Department of Planning Services

HISTORIC SITE DESIGNATION APPLICATION

RECEIVED
AUG 26 2009
PLANNING SERVICES
DEPARTMENT

TO THE APPLICANT:

Your cooperation in completing this application and supplying the information requested will expedite City review of your application. Application submitted will not be considered until all submittal requirements are met. Staff may require additional information depending upon the specific project. Please submit this completed application and any subsequent material to the Department of Planning Services.

This form is to be used to nominate individual properties for Class 1 or 2 historic designation, or to nominate the formation of historic districts. Applicants are encouraged to review two bulletins from the US Department of Interior for additional information:

- "How to Complete the National Register of Historic Places Registration Form" (National Register Bulletin 16A / <http://www.nps.gov/history/nr/publications/bulletins/nrb16a/>); and
- "How to Apply the National Register Criteria for Evaluation" (National Register Bulletin 15; <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>).

Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions in the Bulletins.

1. Property Information

Historic name(s) Desert House Apartments, ELIDORE APARTMENTS,

Other names: Premiere APARTMENTS, Sakarah, Kawea APARTMENTS

Address: 261 S. Belardo Road

Assessor parcel number: 513-151-041

Owner's name: Palisades Development Group

Owner's Address: 1416 Second Street

City: Santa Monica State: CA Zip: 90401

Telephone: 310-395-4626 Cell: _____ Fax: 310-395-5606

E-mail address: _____

2. Classifications

Ownership of Property. Check as many boxes as apply.

- Private
 Public – Local
 Public – State
 Public – Federal

Category of Property. Check only one box.

- Building(s)
 District
 Site
 Structure
 Object

Number of Resources within Property. TOTAL must include at least One (1) in Contributing Column.

Contributing	Noncontributing	
<u>5</u>	<input type="checkbox"/>	Buildings
<u>1</u>	<input type="checkbox"/>	Sites
<u>6</u>	<input type="checkbox"/>	Structures (rock archway)
	<input type="checkbox"/>	Objects
	<input type="checkbox"/>	TOTAL

If the building or site is part of a larger group of properties, enter the name of the multiple-property group; otherwise enter "N/A".

All buildings are part of the Orchistree Hotel.

3. Use or Function

Historic Use or Function:

Please see attached

Current Use or Function:

Please see attached

4. Description

Architect: Please See pages 25-33 in THE HISTORIC

Construction Date and Source: RESOURCES ASSESSMENT REPORT
April 2005 - attached

Architectural Classification: _____

Construction Materials:

Foundation: _____ Roof: _____

Walls: _____ Other: _____

Building Description: *Attach a description of the Building / Site / District, including all character defining features on one or more additional sheets.*

5. Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for listing)

Events

- (1) Property is associated with events that have made a significant contribution to the broad patterns of our history.

Persons

- (2) Property is associated with the lives of persons significant in our past.

Architecture

- (3) That reflects or exemplifies a particular period of national, State or local history, or
 (4) Embodies the distinctive characteristics of a type, period, or method of construction, or
 (5) Represents the work of a master, or possesses high artistic values, or
 (6) Represents a significant and distinguishable entity whose components lack individual distinction.

Archeology

- (7) Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- owned by a religious institution or used for religious purposes.
 removed from its original location.
 a birthplace or a grave.
 a cemetery.
 a reconstructed building, object, or structure.
 a commemorative property.
 less than 50 years of age or achieved significance within the past 50 years.

Please see attached for details

6. Statement of Significance

Attach an explanation of any of the numbered criteria selected in Section 5 (above).

Significant Event (Complete if Criterion 1 is marked above)

Significant Person (Complete if Criterion 2 is marked above)

Significant Architecture (Complete for each of Criteria 3, 4, 5 and / or 6 marked above)

Significant Archeologically (Complete if Criterion 7 is marked above)

Please see attached for details

7. Integrity Analysis

Please see attached

Attach an analysis of the Building / Site / District's integrity based on the criteria in this section.

In addition to being determined eligible under at least one of the Applicable Criteria listed above, the building / site / district must also retain its architectural integrity. Integrity is based on significance: Why, where, and when a property is important. Only after significance is fully established can a determination be made with regard to the issue of integrity.

There are seven aspects or qualities that, in various combinations, define integrity: **Location, Design, Setting, Materials, Workmanship, Feeling and Association**. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

To complete an analysis of the Building / Site / District's integrity, the following steps are recommended:

- Define the essential physical features that must be present for the property to represent its significance.
- Determine whether the essential physical features are visible enough to convey their significance.
- Determine whether the property needs to be compared with similar properties.
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.
- Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.

8. Bibliography

Attach a list of all books, articles, and other sources cited or used in preparing this application. Also, identify any previous surveys that cite the subject property, or any other documentation that may be on file.

9. Geographical Data

Acreage of Property: *APN(S) 513-152-014, 513-152-019, 513-152-018*

Property Boundary Description. Attach a description of the boundaries of the property. *513-152-020*

OR

coming from title company - see p. 26 in Assessment Report

District Boundary Description: Attach an explanation for the selection of the district boundaries. *Report*

10. Form Prepared By

Name/title: Sheryl Haulin, member
Organization: Historic Tennis Club Neighborhood Organization
Street address: 565 W. SANTA ROSA Drive
City: Palm Springs State: CA Zip: 92262
Telephone: 760-318-9344 Cell: 760-668-2956 Fax: _____
E-mail address: Sheryl@Haulin.net

11. Required Documentation

Submit the following items with the completed application form. **Do not mount any exhibits on a board.**

1. **Attachment Sheets.** Include all supplemental information based on application form (above).
Coming from title company
2. **Maps:** For Historic Districts, include a sketch map identifying the proposed districts boundaries.
Coming from title company
3. **Photographs:** Eight (8) sets of color photographs showing each elevation of the property and its surroundings.
4. **Non-owner's Notarized Signature:** If the applicant is not the owner, a notarized affidavit shall be provided (see following page).
Please see attached
5. **Site Plan:** One 1/8" to 1/4" scale drawing of the site, and eight reduction copies (8 1/2 x 11 inches) The site plan shall show all of the following: Property boundaries, north arrow and scale, all existing buildings, structures, mechanical equipment, landscape materials, fences, walls, sidewalks, driveways, parking areas showing location of parking spaces, and signs. **Indicate the square footage and use of each building and the date(s) of construction.**
See page 26 in The 2005 Assessment Report
6. **Public Hearing Labels:** Three (3) sets of typed self-adhesive labels of all property owners, lessees, and sub-lessees of record. **The labels shall include the Assessor's parcel number, owner's name and mailing address of each property with 400 feet from the exterior limits of the subject property.** Additionally, all Assessor Parcel Maps clearly indicating the 400-foot radius and a certified letter from a title company licensed to conduct business in Riverside County, California shall be submitted.

Coming from title company
Note: If any property on this list is owned by the United States Government in trust for the Agua Caliente Indian Tribe or individual allottee, copies of notices with postage paid envelopes will be submitted to the Bureau of Indian Affairs to notify the individual Indian land owners of the public hearings.

NON-OWNER AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

I (~~we~~), Sheryl Haulin being duly sworn, depose and say that I (~~we~~) am (~~are~~) the person(~~s~~) herein named and that the foregoing statements and answers herein contained and the information herein submitted are in all respect true and correct to the best of my (~~our~~) knowledge and belief.

Name: (Please print) Sheryl Haulin

Mailing address: Po 2950 City, Palm Spring State CA Zip 92263

Telephone: 960-668-2950 Fax: _____

Signatures: Sheryl Haulin Signatures: _____

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hr/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

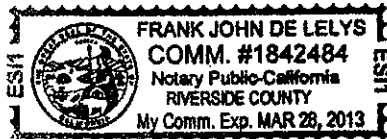
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal this 26 day of AUGUST, 2009

FRANK J. DE LELYS, NOTARY PUBLIC
[Signature]

Notary Public in the State of CALIFORNIA

with principal office in the County of RIVERSIDE



Place Notary Seal Above

Orchid Tree Historic Site Designation Application (APN 513-151-041)

3. Use or Function

Building	Historic Use	Current Use
A - 262 S. Cahuilla Road	Apartment	Destroyed by fire
B - 244-48 S. Cahuilla Rd	Apartment	Unoccupied
C - 226 West Baristo	Tourist Court	Unoccupied
D - 254 S. Cahuilla Road	Apartment	Unoccupied
E - 220 S. Cahuilla Road	Apartment	Unoccupied
F - 292 S. Belardo Road	Apartment	Destroyed by fire
G - 231 S. Belardo Road	Apartment	Unoccupied

Note: all of the above properties were in use as tourist accommodations until the sale of the property in 2005 at which time the properties were de-occupied for redevelopment.

4. Description

Please see pages 25 through 33 of the Historic Resources Assessment Report dated April 2005 attached with this submittal.

6. Statement of Significance

Significant event(s)

The Orchid Tree is an assemblage of seven buildings (five extant) ranging in years from 1915-1958 (extant buildings from 1927-1948).

Original Address	Description	Year Built	Map ID
226 West Baristo	Courtyard Motel	1934	C
262 S. Cahuilla Road	Craftsman Bungalow (destroyed by fire recently)	c. 1915	A
254 S. Cahuilla Road	Multi-story Apartment	1948	D
244-48 S. Cahuilla Rd	One-story Duplex	c. 1927	B
220 S. Cahuilla Road	One-story Motel Complex	C.1941	E
292 S. Belardo Road	Two-story Mod Apt. (destroyed by fire recently)	1957-58	F
231 S. Belardo Road	One-story Apartment Unit	c.1938	G

Chronologically, the Orchid Tree properties span the period most associated with the development of Palm Springs as a place of healing and extreme relaxation.

Nellie Coffman's Desert Inn began in 1915 as a sanatorium. The grand houses of the Movie Colony began in the late 1920's. Concomitant to this development, the city of Palm Springs needed workers and moderate housing close to town. Six of the seven properties of the Orchid Tree (5 extant) were built as housing stock for this market. One of the properties, the 1915 Craftsman, was an original live-work unit for the practicing Christian Scientist Genevieve Manley. The hand-built stone archway remains from the Craftsman.

The Orchid Tree property represents *the densest collection extant of moderate housing* in Palm Springs from the period 1927 – 1948. Note the buildings for 1915 and 1958 respectively were destroyed recently by fire, although the stone arch from the 1915 Craftsman still remains and should be included as an architectural element.

Significant Architecture

One of the properties (226 West Baristo) is the best representation of the tourist bungalow extant in Palm Springs. Below is a description of the tourist bungalow and its relation to transient housing.

From **HISTORIC RESOURCES ASSESSMENT REPORT**

462-470 South Lake Street, Westlake District, Los Angeles

Prepared by

Jan Ostashay, Peter Moruzzi, July 2005

5. Bungalow Courts in the Los Angeles Region

During the period of Los Angeles' rapid growth that spanned the years 1910-1931, the bungalow court as a building type appeared and evolved. From its origins as tourist accommodations to its prevalence as high-density housing, the bungalow court became a common building type throughout the Los Angeles region prior to World War II.

The origins of the bungalow court date to the early 1910s to accommodate wintering Midwest and Eastern tourists who wanted small, inexpensive, temporary living different from hotels. Many of the earliest bungalow courts were located in popular tourist areas such as Pasadena and the Santa Monica area. The idea for the bungalow court may have derived from Eastern resort communities. Tourist cabins in the woods organized around a central courtyard provided a prototype for the accommodation of more than one dwelling per parcel of land. During the 1910s, tourist bungalow courts appeared in the Los Angeles region, furnished and unfurnished, proliferating as a desirable alternative to hotels in their privacy, availability of light and air, and access to small kitchens.

Although initially providing temporary housing for tourists and people relocating to the area, Los Angeles area bungalow courts gradually came to be seen as an alternative to the apartment building for high-density housing, and shifted to year-round residency. The courts promoted a specific type of living, providing the amenities of a single-family residence – privacy, gardens, porches – with the conveniences of apartments – affordability, community, security. The court filled a place between the single-family residence and apartment buildings as the simple configuration of a number of units around a common garden area encouraged a sense of community. Residents encountered each other frequently within the protected environment of their courtyards.

As a building type, the bungalow court quickly became accessible to small developers. Inexpensive land and typically small units made the bungalow court affordable to build and to rent. The impact of the growing number of real estate developers and speculators grew as more profits led to more bungalow courts, particularly in the 1920s.

The rapid expansion in the number of bungalow courts in the 1910s and 1920s corresponded with the courts' increasing promotion as a new type of housing for those who longed for an independent lifestyle, but one with a strong sense of community and security. Additionally, by the 1920s permanent accommodations became necessary for the increasing numbers of working class people who were settling in the harbor area and throughout the Los Angeles region. The bungalow courts responded to the intense demand for affordable housing within the context of the residential lot and zoning patterns, which were based upon subdivisions platted for single-family dwellings, that already existing in Los Angeles.

The Great Depression brought about a virtual halt in the construction of residential buildings, including bungalow courts, in much of the Los Angeles region. A few were built in the mid to late 1930s, but for the most part these lacked the characteristics and style that distinguished the earlier courts. Additionally, during the 1930s, apartments, which were designed to accommodate many more units than a bungalow court and typically provided rear, and eventually underground, parking gradually supplanted bungalow courts as the favored multi-family building type.

Orchid Tree Historic Site Designation Application (APN 513-151-041)

7. Integrity Analysis

<i>Building</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>	<i>G</i>
Original Address	262 S. Cahuilla Road	244-48 S. Cahuilla Rd	226 West Baristo	254 S. Cahuilla Road	220 S. Cahuilla Road	292 S. Belardo Road	231 S. Belardo Road
Location	Recently destroyed by fire but stone archway remains; originally used as SFR and home office	In historic neighborhood, originally a duplex, non-owner occupied rentals	In historic neighborhood, originally used as transient housing tourist bungalows	In historic neighborhood originally known as 'Kawea Apartments'	In historic neighborhood, originally 'The Desert House' apartments	Recently destroyed by fire	In historic neighborhood, originally known as the 'Elidore Apartments'
Design	Hand-set Stone archway remains	Spanish Colonial Revival	Spanish Colonial Revival tourist court	Four bays with Spanish Colonial detailing added	Spanish Colonial Revival style	Recently destroyed by fire	Four-unit, no distinctive architectural period
Setting	Recently destroyed by fire	Part of a cluster of buildings dating from 1915-1959	Part of a cluster of buildings dating from 1915-1959	Part of a cluster of buildings dating from 1915-1959	Part of a cluster of buildings dating from 1915-1959	Recently destroyed by fire	Part of a cluster of buildings dating from 1915-1959
Materials	Recently destroyed by fire	Flat roof and stucco.	Red clay tiles, stucco, extended porch roofs, gable peaks, fixed paned glass windows, double hung sash and casements.	metal framed windows and plain panel doors with stucco	Wood framed	Recently destroyed by fire	Wood-frame, gravel roof
Workmanship	Recently destroyed by fire	Of the period, local materials	Of the period, local materials	Of the period, local materials	Of the period, local materials	Recently destroyed by fire	Of the period, local materials
Feeling	Recently destroyed by fire	Rural village, moderate income housing	Rural village, moderate tourist housing	Rural village, moderate income housing	Rural village, moderate income housing	Recently destroyed by fire	Rural village, moderate income housing
Association	Recently destroyed by fire	Associated with the era of the Palm Springs development as health and relaxation destination	Associated with the era of the Palm Springs development as health and relaxation destination	Associated with the era of the Palm Springs development as health and relaxation destination	Associated with the era of the Palm Springs development as health and relaxation destination	Recently destroyed by fire	Associated with the era of the Palm Springs development as health and relaxation destination

Orchid Tree Historic Site Designation Application (APN 513-151-041)

The Orchid Tree property is a case where the whole is greater than the sum of the parts. The buildings were developed in close proximity to each other by multiple owners over time because of their proximity to the Village of Palm Springs in an area now known as the 'Historic Tennis Club Neighborhood'. The small lots enabled owner-managers to build properties they could manage themselves providing rental income and housing for moderate income tenants and transients.

All buildings in The Orchid Tree assemblage were originally designed as housing, which would have been a mix of permanent and transient residents. Due to the relative proximity to the village of Palm Springs, permanent residents would have chosen to live in these apartments in close proximity to locations of work. In fact, a woman who worked at nearby Bullocks is listed as a resident of 244 S. Cahuilla on the city registry in 1944. One of the residents of the property, Genevieve Manley, lived in a 1915 Craftsman, recently destroyed by fire in what was an original live-work unit, because she was a Christian Science practitioner.

These buildings are representative of the development of Palm Springs and *taken together* provide a picture of early village life in the city of Palm Springs.

The Orchid Tree property is a dense parcel of extant property relating to the forty year period 1915-1957. The oldest structure (1915) dates from World War I, prior to America's entry into the war and was recently destroyed by fire, although the hand-built stone archway survived the fire. The next oldest structure (1927) was built during the boom years prior to the Great Depression. Three structures (1934, 1938 and 1941) were depression era products, two of which were pre-World War II. Two buildings were built during the great post WWII expansion (1948 and 1957), the latter recently destroyed by fire.

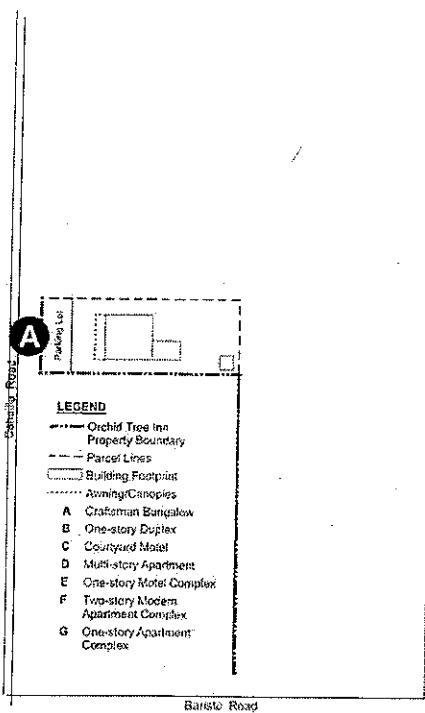
Although the Orchid Tree was accumulated for use as a tourist hotel, the original uses for the seven buildings was moderate permanent or transient housing either with owner-occupied or non-owner occupied management.

The Craftsman recently destroyed by fire was an early live-work unit in Palm Springs. Palm Springs stock of 'original housing units' has all but been destroyed by waves of development. The importance of the Orchid Tree is its *dense sampling of original, moderate level housing units*.

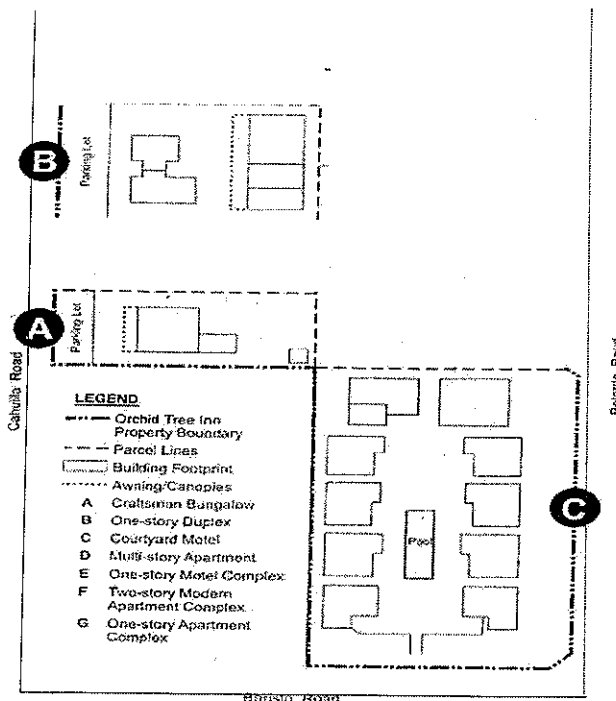
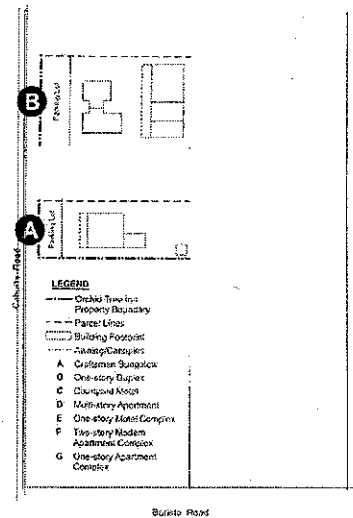
The individual bungalows at 226 West Baristo create one of the most architecturally important samples of the tourist court left in Palm Springs and may be the only representative sample of this type of bungalow left in Palm Springs. The bungalows provided transient housing for tourists to the sunny, winter desert.

Chronological Development of Orchid Tree Properties 1915 - 1957

In 1915, the first property in the Orchid Tree was Genevieve Manley's Craftsman, recently destroyed by fire, at 262 South Cahuilla. Remaining from the Craftsman is the hand laid stone archway. Please see picture in recent color photos of the archway. Label A.



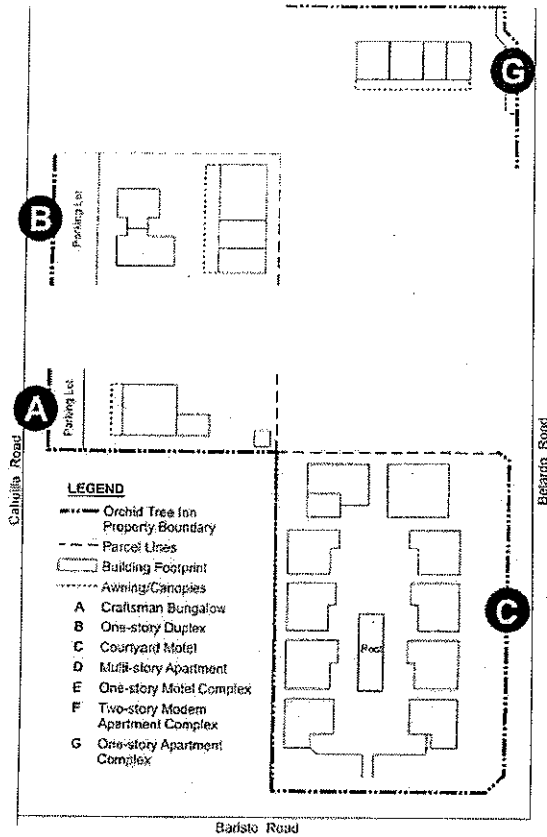
In 1927, the one-story duplex was added at 244-248 Cahuilla, one lot apart from Genevieve Manley's Craftsman, a live-work single family. Label B.



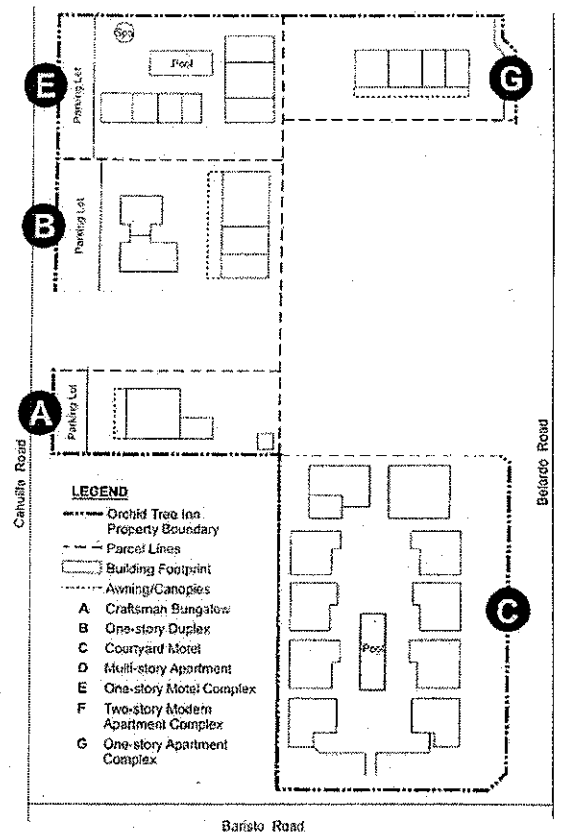
In 1934, during the height of the Great Depression, the courtyard bungalows were added to the southwest corner of the subject property at 226 West Baristo. Label C.

Chronological Development of Orchid Tree Properties
1915 - 1957

In 1938, the one-story, 4-unit apartment building was added at 231 South Belardo on the northeast corner of the property. Label G.

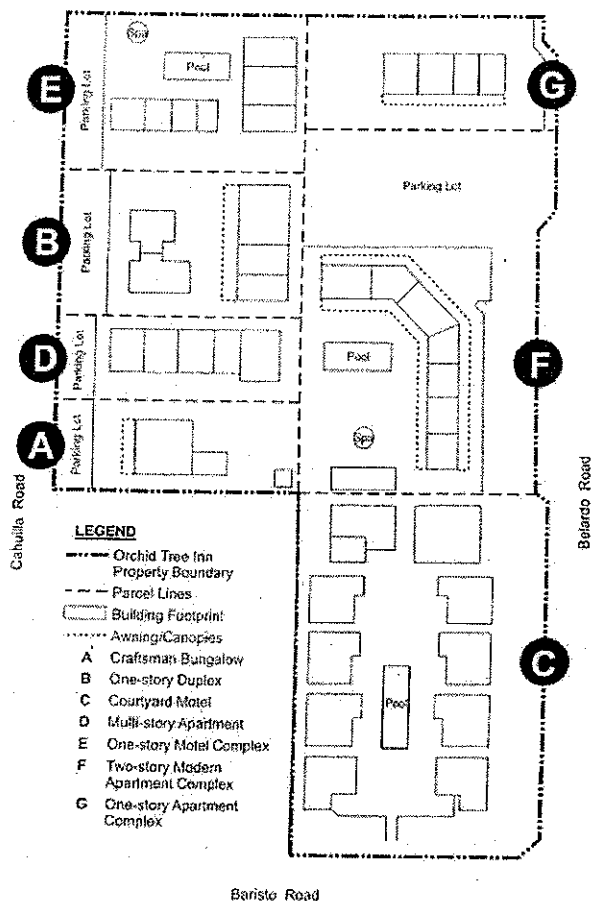


In 1941, at 220 South Cahuilla, the one-story motel/apartment complex was added on the northwest corner filling out the northern boundary of the subject property. Label E.

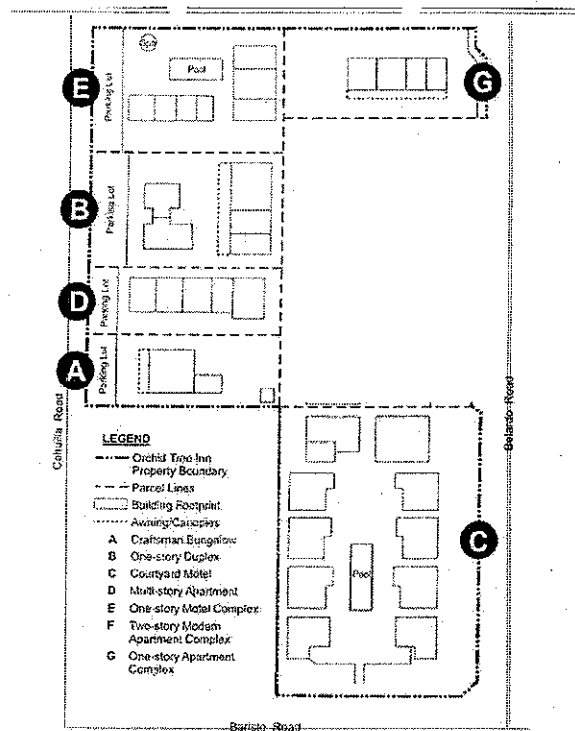


Chronological Development of Orchid Tree Properties 1915 - 1957

In 1948, a multi-story apartment was added at 254 S. Cahuilla Road, filling out the Cahuilla border of the property. Label D.



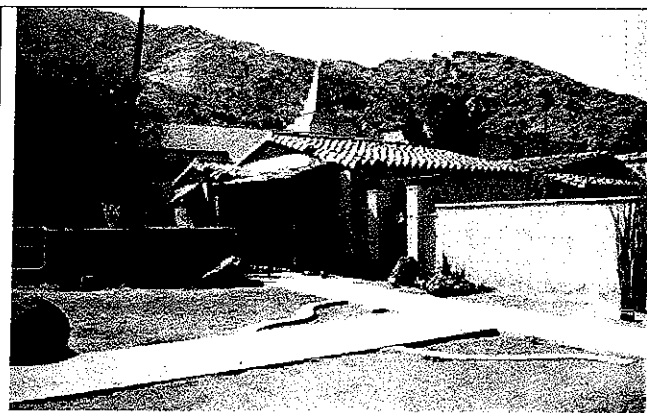
And, finally, in 1957-58, the Premiere Apartments were relocated to the open space on Belardo. This property was recently destroyed by fire. Label F.



The growth of this parcel followed the growth of Palm Springs. These income producing properties were owned/managed by individuals and the transient or permanent tenants were people of moderate incomes.

Orchid Tree Photographs
August 2009

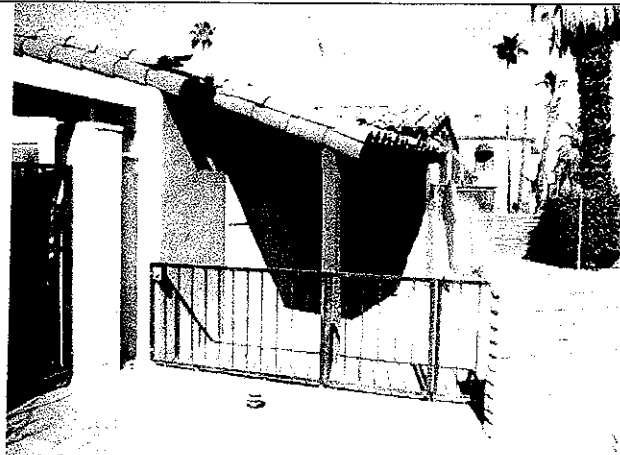
Recent pictures of the Orchid Tree Property (August 2009)



Label C looking west



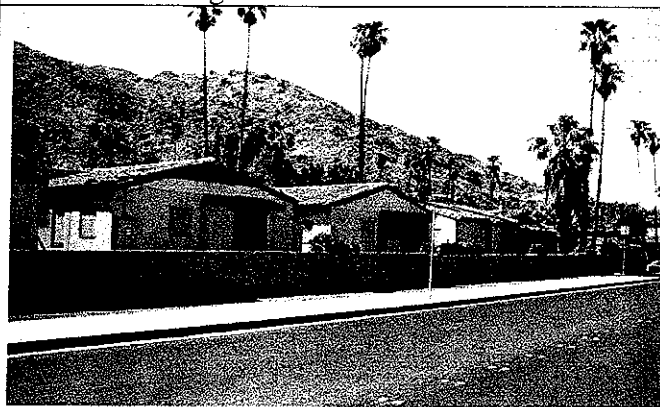
Label G looking northwest across parking lot



Label C looking east



Label G looking west, roofs of Labels E and B

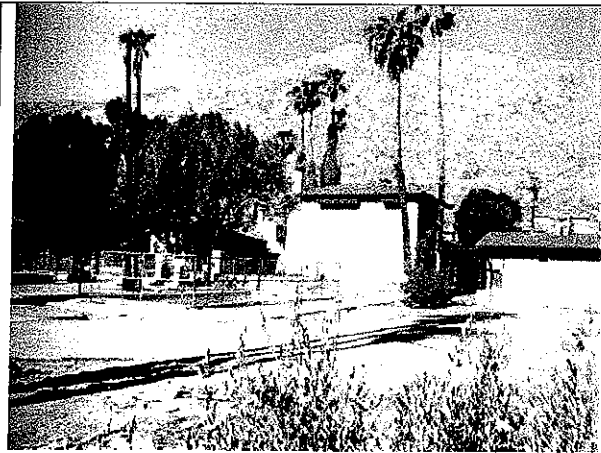


Label C from Belardo, looking west

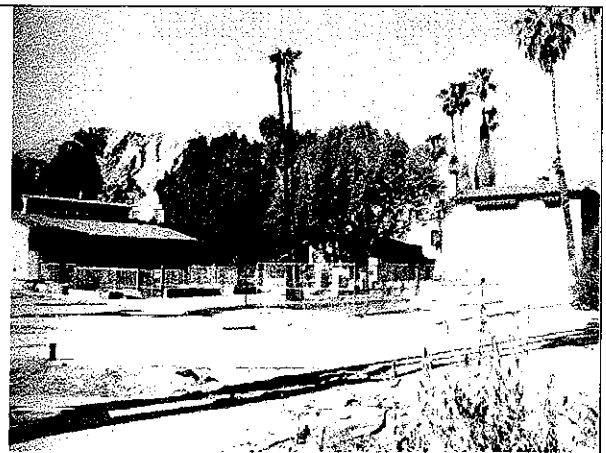


Label D, B, E looking west across parking lot

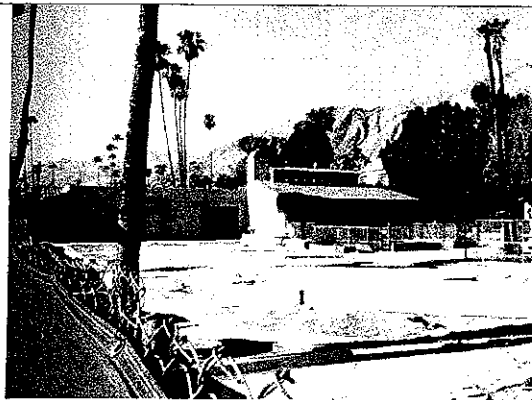
Orchid Tree Photographs
August 2009



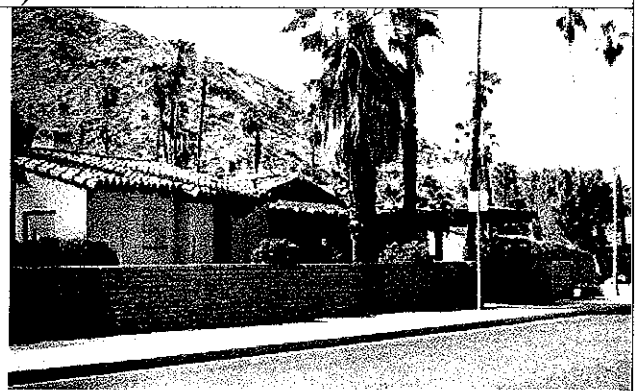
View of second pool and Label D & B looking west



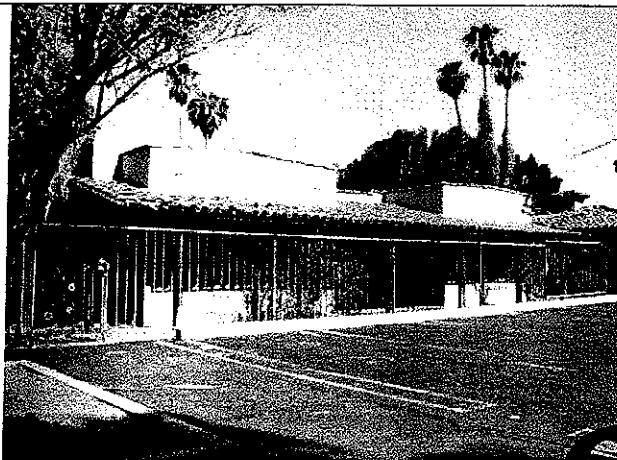
View of second pool, rear of bungalows (Label C) and label D



Rear of bungalows (Label C) looking south



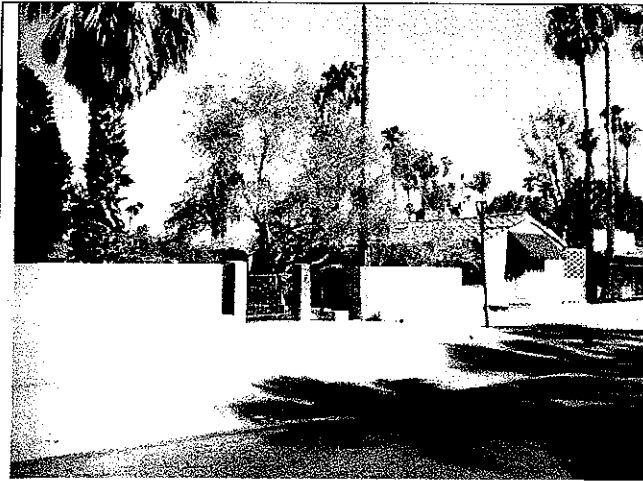
Belardo view of Label C and Orchid Tree 'office'



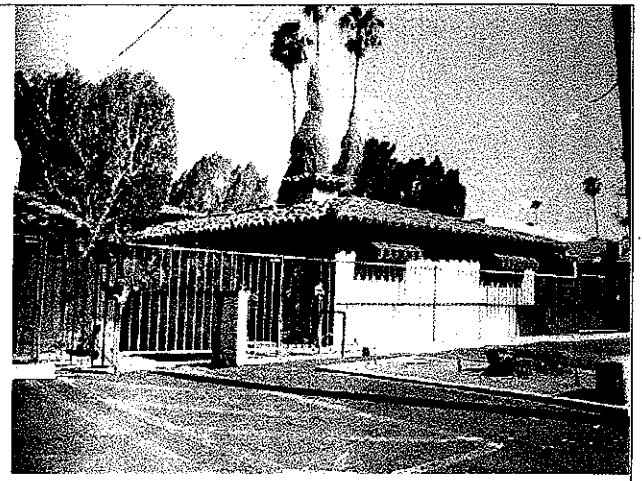
Cahuilla street view of Label E



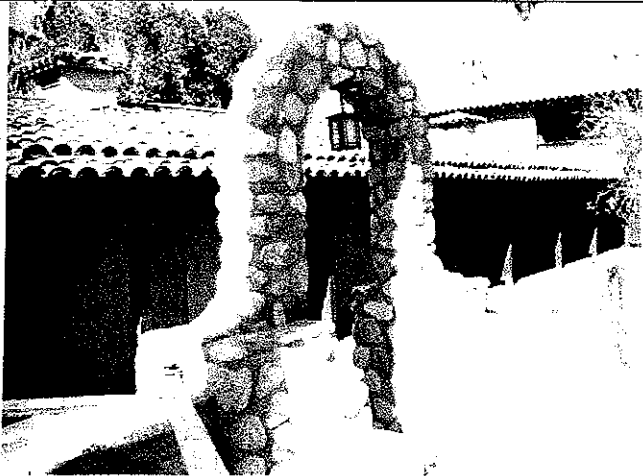
Cahuilla street view of Label E



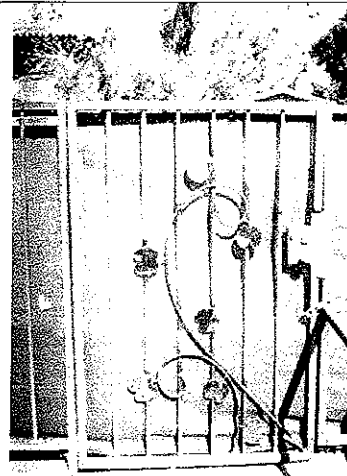
Cahuilla Street parking improvements



Cahuilla Street roof tiles



Craftsman stone arch (Label A) house destroyed by fire



Gate Cahuilla street (Label A)



Bungalow pool (Label C)



Bungalow sidewalk (Label C)

Orchid Tree Historic Site Designation Application (APN 513-151-041)

References

1. Source: Fifty Years Among the New Words: A Dictionary of Neologisms, 1941-1991. Edited by JOHN' ALGEO. Pp. x+258. Cambridge: Cambridge University Press, 1991. £35 ...

Page 121: L. Willis Russel, University of Alabama, 1949 written

2. Source: The Motel in America, Jakle and Sculley, page 19, Introduction
3. Source: The Motel in America, Jakle and Sculley, page 20, Introduction
4. Source: History of the Motel <http://www.jimmcluskey.com/motel.html>
5. <http://www.gseis.ucla.edu/courses/ed253a/american-exceptionalism.htm>
6. HISTORIC RESOURCES ASSESSMENT REPORT, Orchid Tree Inn, prepared by Jan Ostashay, PCR Services, April 2005
7. HISTORIC RESOURCES ASSESSMENT REPORT, 462-470 South Lake Street, Westlake District, Los Angeles, Prepared by, Jan Ostashay, Peter Moruzzi, July 2005

**CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION**



City Council
Meeting Date: November 3, 2010
Subject: HSPB 72 – The Orchid Tree Inn

AFFIDAVIT OF PUBLICATION

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on October 23, 2010.

I declare under penalty of perjury that the foregoing is true and correct.



Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board and in the Office of the City Clerk on October 21, 2010.

I declare under penalty of perjury that the foregoing is true and correct.

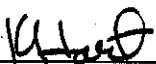


Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF MAILING

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on October 21, 2010, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (36 notices)

I declare under penalty of perjury that the foregoing is true and correct.



Kathie Hart, CMC
Chief Deputy City Clerk

NOTICE OF A PUBLIC HEARING
CITY COUNCIL
CITY OF PALM SPRINGS

PROPOSED DESIGNATION OF THE ORCHID TREE INN – HSPB 72
AS HISTORIC SITE (CLASS 1 AND 2) AND NOTICE OF EXEMPTION FROM CEQA

261 SOUTH BELARDO ROAD

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a Public Hearing at its meeting of November 3, 2010. The City Council meeting begins at 6:00 p.m. in the Council Chambers at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of the hearing is to consider a recommendation from the Historic Site Preservation Board to designate portions of the property known as the Orchid Tree Inn as Class 1 and Class 2 Historic Sites (Case HSPB 72) located at 261 South Belardo Road (APN 513-151-041 thru -044).

ENVIRONMENTAL DETERMINATION: This request is categorically exempt from review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), whereas the proposed designation meets the conditions outlined for preservation of a historic resource. The application is available for public review in the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday.

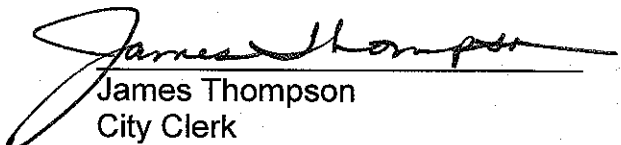
REVIEW OF PROJECT INFORMATION: The staff report and other supporting documents regarding this project are available for public review at City Hall between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

James Thompson, City Clerk
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

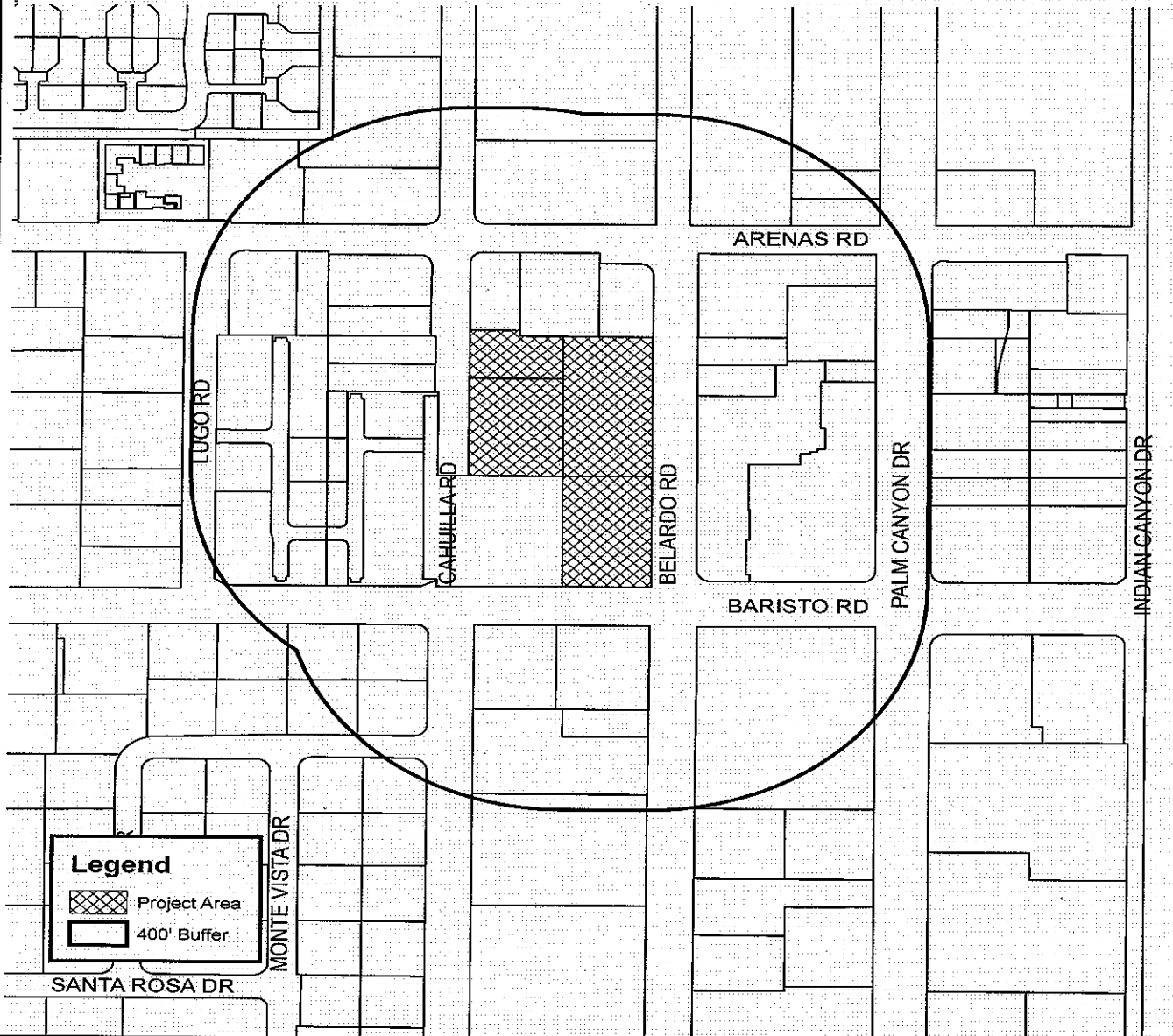
Any challenge of the proposed project in court may be limited to raising only those issues raised at the Public Hearing described in this Notice or in written correspondence delivered to the City Clerk at, or prior to, the City Council hearing. (Government Code Section 65009[b][2]). An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Craig A. Ewing, AICP, Director of Planning Services at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.




James Thompson
City Clerk



Department of Planning Services Vicinity Map



Legend

-  Project Area
-  400' Buffer

CITY OF PALM SPRINGS

CASE NO: HSPB 72

APPLICANT: City of Palm Springs
Historic Site Preservation Board

DESCRIPTION: To consider a recommendation from the Historic Site Preservation Board to designate portions of the property known as the Orchid Tree Inn as Class 1 and Class 2 Historic Sites at 261 South Belardo Road, Zone R3, Section 15. APN: 513-151-041 through 044.