

CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD
August 10, 2010 Meeting Minutes
Large Conference Room, City Hall

DRAFT

3200 East Tahquitz Canyon Way, Palm Springs, California 92262

BOARD MEMBERS:	Present This Meeting:	Present FY Year-to-Date:	FY: 2010/2011 Excused Absences:
John Gilmer, Chair	X	2	0
Barbara Marshall, Vice Chair	X	2	0
Thomas DeLeeuw	X	2	0
Sheila Grattan	X	2	0
Roxann Ploss	X	2	0
Brian Strahl	X	2	0
Leo Cohen	X	2	0

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, L. Cohen, T. DeLeeuw, S. Grattan, R. Ploss, and B. Strahl.

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, August 4, 2010.

4. PUBLIC COMMENTS:
 - Bill Lewallen, Royal Hawaiian Estates Condominiums, spoke on refabricating the "tiki apexes" on the project's outrigger beams.
 - Marshall Roath, 565 Santa Rosa Dr., spoke on preserving the stone walls at 700 W. Ramon Road (Item 8A).
 - Frank Tysen, 175 S. Cahuilla Road / Casa Cody Inn, spoke on preserving 700 W. Ramon Road (Item 8A).
 - Gary Johns, Palm Springs Preservation Foundation, spoke in support of the designation of 645 E. Morongo Road as a Class One historic site (Item 6B).

5. CONSENT CALENDAR:
 - M/S/C (Grattan / Marshall, 7-0) To approve minutes of the July 13, 2010 meeting, including corrections on pages 2, 3 and 5 offered by Board members Ploss and Grattan and Vice Chair Marshall.

6. PUBLIC HEARINGS:
 - 6A. HSPB 75 (928 Avenida Palmas) – An application by Dr. Jane Cowles Smith for the historic designation of 928 Avenida Palmas, Zone R-1-C, Section 13.

Board member Ploss indicated that she would recuse herself from this item, except to provide comment during the public hearing. Ms. Ploss exited the chambers. Director Ewing summarized the staff report, including the Board's comments and questions from the meeting of July 13, 2010 and the subsequent reinstatement of the application by the property owner. Chair Gilmer opened the public hearing.

Steve Sobotta, representing the applicant, submitted additional written information on the application and provided an oral summary. In response to a question from Board member Grattan, Mr. Sobotta indicated that he had no information about the mail box.

Board member Ploss returned to the Chambers to provide public comment.

Roxann Ploss, 930 E. Chia, provided information on the mail box and spoke about the time required to review the project.

Board member Ploss left the Chambers.

Frank Tyson, 175 S. Cahuilla Rd / Casa Cody Inn, spoke in favor of a historic designation for the property.

Chair Gilmer closed the hearing.

Board member Grattan supported including the mail box in the designation. Board member DeLeeuw offered corrections to the proposed resolution. Vice Chair Marshall stated that a final statement of the property's historic significance should be prepared, and offered corrections to the proposed resolution. Board members Strahl and Cohen indicated that reconciliation is needed among the various reports and submittals. Director Ewing stated that a Board committee could be assembled to prepare a draft resolution for the Board. Chair Gilmer appointed Vice Chair Marshall and Board members Strahl and Grattan to develop a draft resolution for the Board's review in September based on the record and specifically identifying the historic characteristics of the property.

M/S/C (DeLeeuw / Grattan, 6-0-1; recuse Ploss) To continue the application to the meeting of September 14, with direction to the sub-committee appointed by Chair Gilmer to prepare a draft resolution for consideration by the Board.

Board member Ploss returned to the Chambers.

6B. HSPB 76 (*645 E Morongo Road*) – An application by Robert Metcalf and David Skousen for the historic designation of 645 E. Morongo Road, Zone R-1-C, Section 23.

Director Ewing presented the staff report. In response to Board member Ploss question regarding the names of the designers, Chair Gilmer indicated that the firm name is the proper reference for the designers. Board member Ploss submitted a letter in support of the nomination from Kitty Keiley Hayes.

Chair Gilmer opened the public hearing.

Gary Johns, applicant's representative, stated that the entire site is desired to be

designated historic. In response to Chair Gilmer's question, Mr. John offered no new information about a fire that occurred in 2002. In reply to Board member Ploss question about other changes to the building, Mr. Johns offered no additional information.

Chair Gilmer closed the public hearing.

Board member DeLeeuw indicated that more research into the archives of the Clark and Frey architectural firm would be helpful. Board member Grattan asked staff to contact Ms. Jean Ferrar for additional information, and noted the reference to a history of Palm Springs authored by Mary Jo Stephens Churchwell, Dr. Stephens' daughter. Vice Chair Marshall offered corrections to the staff report and draft resolution. Board member Ploss expressed concern with the completeness of the application and the criteria used to evaluate the application. Chair Gilmer noted the uncertainty regarding the 2002 fire and the reconstruction that followed. He suggested that the porch addition be excluded from any designation and considered that the pool might also be excluded. Additional Board discussion addressed the pools, Frey archives and the history contained in the application.

M/S/C (Grattan / Strahl, 5-2; opposed Ploss and DeLeeuw) To adopt the draft resolution to recommend Class 1 historic designation, with changes to Condition 2, "...all modifications of existing structures, including walls, gates, landscaping (excluding routine maintenance), and pool as well as any new structures shall require HSPB review" and delete the last sentence. Modifications were also made to the list of significant architectural characteristics.

7. CERTIFICATE OF APPROVAL REQUEST(S):

7A. HSPB 3, Welwood Murray Library, 100 South Palm Canyon Drive – An application by the City of Palm Springs to amend a Certificate of Approval for remodel and expansion of the existing public library to revise the roof line of the proposed rear addition, Zone C-B-D, Section 15.

Chair Gilmer noted that the applicant has requested the item be continued to the meeting of September 14, 2010. Director Ewing reported that the applicant will be resubmitting the entire project for HSPB review

M/S/C (Ploss / DeLeeuw, 7-0) To continue the item to September 14, 2010. Chair Gilmer indicated he will attend the AAC meeting of September 7, 2010 on the item.

8. REQUEST FOR DEMOLITION APPROVAL

8A. 700 W. Ramon Road – A request for demolition of a Class 3 single family dwelling, Zone R-1-A, Section 15.

Director Ewing presented the staff report.

Hal Hall, representative, and Cathy Halper, property owner / applicant, summarized the condition of the property. They proposed to retain the rock walls and most of the landscaping.

The Board discussed the request and property.

M/S/C (Ploss / Cohen, 7-0) To approve demolition.

9. COMMITTEE REPORTS AND SPECIAL PROJECTS:

9A. Las Palmas Business Historic District Committee – Update

Board members DeLeeuw and Ploss reported that information on contributing properties is being assembled as part of on-going research and meetings with knowledgeable residents. An interim report was presented to the Board.

9B. Public Outreach / Chamber-PSEDC Committee – Update

Chair Gilmer reported that a meeting has not yet been scheduled. Director Ewing noted that staff is working on a draft ordinance based on the ideas of the PSEDC / Chamber of Commerce.

10. STAFF & OTHER REPORTS:

Staff reported a discussion of the review procedures will be held in September.

11. BOARD MEMBER COMMENTS:

Board member Ploss noted:

- A. Concern with the Board's process of reviewing applications for designation

Vice Chair Marshall noted:

- A. The good quality of the last meeting minutes.
- B. The HSPB has no jurisdiction over the Whitewater standpipes, but she will continue to work with the DWA on the history of the Whitewater system;
- C. The discussion of revising the Board's evaluation process for candidate properties is postponed to the September meeting; Vice Chair Marshall will prepare a draft proposal for discussion.
- D. She is seeking information on the Las Palmas residential district notice. Director Ewing agreed to take a second look at old files related to the item.
- E. A request to place the Welwood Murray Cemetery on the next meeting.

Board member Cohen requested a map of the Las Palmas Business Historic District. Director Ewing promised to forward a copy.

Board member Strahl noted:

- A. If Board member Cohen had received his background and orientation materials. Director Ewing indicated that they would be prepared and forwarded.
- B. The status of the Preserve America sign. Director Ewing stated that the sign is waiting to be placed.
- C. The status of the trash area near the Welwood Murray Memorial Library. Director Ewing will report the item to Code Enforcement.

Chair Gilmer asked about the clock for the Cork-n-Bottle. Director Ewing noted that the clock is under repair.

12. ADJOURNMENT:

M/S/C (DeLeeuw / Grattan, 7-0) To adjourn.

The Historic Site Preservation Board adjourned at 10:47 a.m. to its next regularly scheduled meeting on Tuesday, September 14, 2010, at 8:15 a.m. in the Large Conference Room at City Hall.

Craig A. Ewing, AICP
Director of Planning Services