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CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD

Meeting Minutes

Tuesday, December 14, 2010

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: 2010/2011 Excused Absences:
John Gilmer, Chair	X	6	0
Barbara Marshall, Vice Chair	X	6	0
Thomas DeLeeuw	X	6	0
Sheila Grattan	X	6	0
Roxann Ploss	X	6	0
Brian Strahl	X	6	0
Leo Cohen	X	6	0

Staff Representatives:

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

Glenn Mlaker, Assistant Planner

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: The 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., Thursday, December 9, 2010.
4. PUBLIC COMMENTS:
 - Richard Kip-Serafin of the Palm Springs Preservation Foundation stated that PSPF is preparing a nomination application for the Frank Sinatra residence, designed by E. Stewart Williams
 - Ron Marshall, of the Palm Springs Preservation Foundation, described the PSPF's involvement in the application and asked the Board to approve the Certificate of Approval for the Royal Hawaiian Condominiums.
5. APPROVAL OF THE MINUTES: Minutes from the November 9, 2010 meeting.

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M/S/C (Ploss / Grattan, 7-0) To approve minutes of the November 9, 2010 meeting, including corrections on pages 2 and 4 offered by Board members Ploss, Grattan and Vice Chair Marshall.

6. PUBLIC HEARING: None

7. CERTIFICATE OF APPROVAL REQUEST(S):

7.A HD 2 - Royal Hawaiian Estates HOA requesting reinstallation of tiki apexes removed from "outrigger beams" at 1774 South Palm Canyon Drive, Zone R-2, Section 26.

Glenn Mlaker summarized the staff report. There were no questions of staff by the Board.

Bill Lewallen, representing the Royal Hawaiian Estates Condominium Association summarized the background and design work behind the request.

Board members asked the applicant:

- The reason for removal of the trim pieces;
- Whether or not the outriggers were shortened in the past; and
- The color of the metal sleeves

The Board discussed:

- The importance of the outriggers and restoring them to their original look; and
- The use of a qualified architectural firm.

M/S/C (Ploss / Grattan, 7-0) To approve the proposal.

7.B HSPB 53 - Chase Bank requesting installation of new hand and guardrails at 499 South Palm Canyon Drive, Zone C-B-D, Section 15.

David Newell summarized the staff report, including the acceptance by the applicant of the recommendations of the Architectural Advisory Committee. The Board inquired of staff about:

- The existing and proposed colors for the hand rail and if the new color would be applied to existing handrails throughout the property; and
- Any original landscape plan

Matt Kohlenberger, landscape architect for the applicant, noted:

- They could not find an original landscape plan, but that the new plan would be more sensitive to water conservation;
- The design of the 42-inch glass barrier behind the arches and in the stair rail would allow the building architecture to predominate at the front elevation;

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- Additional study of the hand rail color will be undertaken, although it may be that the original color was black; a lighter color is now proposed; and
- Agree with landscape and irrigation recommendations of the AAC.

The Board asked the following of the applicant:

- The replacement of the cypress plants and olive tree, the selection of the ground cover rock and decomposed granite;
- The design, location, mounting and long-term appearance and maintenance of the proposed glass barrier;
- The design and color of the railings and the color of the base retaining wall (along the Ramon Road elevation);
- The use of the glass barrier at the ends of the front entry platform.

Chair Gilmer summarized the conditions of a possible approval.

M/S/C (Strahl / Ploss, 7-0) To approve the proposal, with the following conditions:

- Glass barriers are approved, subject to mounting behind the existing columns a minimum of 4 inches, and held off the ground a minimum of 4 inches;
- Stand-offs to be reviewed by staff in consultation with the Chair;
- Railing at north and south ends of entry walkway and along the back portion of walkway to be glass to edge of water feature (design similar to stairway glass railing);
- Final metal railing color to match ribbed wall (dark gold) or window surrounds (dark bronze), subject to approval by the Board;
- Existing olive trees along Ramon to be replaced by desert-appropriate trees, subject to approval by the Board;
- Color of crushed rock to be complementary to existing boulders, subject to approval by the Board; and
- Chase Bank to allow placement of historic marker on building (without Chase named on the marker).

The Board noted that the requirement to allow the plaque without the current tenant's name is a long-standing policy of the Board

- 7.C HSPB 4 and HSPB 5 - Village Green - Palm Springs Historical Society on behalf of the property owner (City of Palm Springs) requesting repair / replacement of signs at the McCallum Adobe House (HSPB 4) and the Cornelia White House (HSPB 5) at 221 S. Palm Canyon Drive, Zone C-B-D, Section 15.

Director Ewing summarized the staff report. Cathy Van Horn of the City Redevelopment Agency was also present. The Board asked about:

- The proposed materials of the new sign and its finishes
- The proposed font and wording of the new sign

The Board discussed:

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- Seeking the Historical Society's guidance in rewording the "Village Green" sign

M/S/C (Ploss / Marshall, 7-0) To approve the proposal, with the following condition:

- That the Palm Springs Historical Society be contacted regarding its suggestions for wording of the "Village Green" sign
- That a serif font similar to the existing fonts be used, subject to consultation with the sign design firm.

7.D HSPB 31 – Cork 'n' Bottle – City Redevelopment Agency requesting repair / replacement of existing roof at the Cork 'n' Bottle store at 342 N. Palm Canyon Drive Zone C-B-D, Section 15. (CE)

Director Ewing summarized the staff report. Cathy Van Horn of the City Redevelopment Agency was also present. The Board asked about:

- The proposed roof material and painting any replaced metal edging
- The ownership of the buildings
- The term of the proposed guarantee of the new roof.

M/S/C (Strahl / DeLeeuw, 7-0) To approve the proposal, with the following condition:

- That any replaced exposed flashing visible from the street side be painted to match the existing building.

8. OTHER BUSINESS:

8.A Historic Markers (Plaques) – Protocol for Creating Marker Text

Director Ewing summarized the staff memo, including a draft protocol for creating plaque text. The Board discussed:

- Assuring a consistent approach to marker text
- How to establish the date for the building's construction
- Referring to the markers as "markers", not "plaques"
- Previous process of preparing marker text by Board sub-committee
- The limit of 300 to 350 characters for marker text

The Board directed the Board ad-hoc sub-committee (Grattan, DeLeeuw and Ploss) to review and report in January on the marker text for the El Paseo Building, and the DeBrabant and Menrad residences. The Board also requested draft text for the Royal Hawaiian Estates Historic District and the Stephens residence.

8.B Candidates for Historic Designation – Establishing Protocol for Prioritization

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Vice-chair Marshall described the list of candidate properties she developed for the Board's review. Director Ewing summarized the actions of previous Boards in establishing priorities for Board-initiated designations. The Board discussed:

- Reducing Vice-chair Marshall's list to a short-list for review
- The status of candidate properties within existing historic districts
- Staff's capacity to prepare reports on historic designation applications
- The Board's role in supporting Board-initiated research
- The value and use of the 2004 Historical Resources Survey
- Assuring a balance of institutional, commercial and residential properties
- The importance of applications which are owner-initiated
- The need for the Board's own list within a long-term strategic plan

Chair Gilmer established a Board ad-hoc sub-committee (Gilmer, Marshall, Strahl) to review Vice-chair Marshall's list, develop recommendations for identifying Board priorities and report to the Board in February.

9. COMMITTEE REPORTS AND SPECIAL PROJECTS:

9.A Las Palmas Business Historic District Committee - Update

(No report.)

9.B Public Outreach Committee - Update

Board member DeLeeuw summarized the work of the Board ad-hoc sub-committee (Gilmer and DeLeeuw) in reviewing the Historic Resources ordinance with the Palm Springs Chamber of Commerce and the Palm Springs Economic Development Council (PSEDC). The Board discussed:

- The role and nature of the PSEDC
- The purpose of the sub-committee's meeting with the PSEDC and Chamber of Commerce

The Sub-committee expects to report its findings to the Board in early 2011.

10. STAFF & OTHER REPORTS:

Director Ewing added further comments on the Sub-committee's work on the Historic Resources ordinance, noting that staff has identified certain administrative concerns with the ordinance and has folded its recommendations into the dialogue with the Chamber and PSEDC.

11. BOARD MEMBER COMMENTS:

Board member Strahl asked about the lighting on the Michael Lord Gallery sign, the on-going problem with the trash and maintenance next to the Welwood Murray Memorial Library, and placement of the Preserve America sign.

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Chair Gilmer asked if the Board wants to reconsider the placement and location of the Preserve America sign. The Board discussed the sign's placement, including in front of City Hall facing vehicle traffic exiting the airport. The Board ad-hoc Sub-committee (Marshall and Strahl) will consider and report on alternate locations. Chair Gilmer expressed his concern with how the Pepper Tree Inn has incorrectly interpreted the Board's approval from November, and asked for a report from staff.

Board member Ploss restated her concern with property owners claiming an unsubstantiated historic reference or celebrity association, and asked what the Board or the City can do. Staff reported that there does not appear to be any City regulation to cover such activity.

Board member DeLeeuw asked that a separate PDF of the agenda be posted on the internet.

12. ADJOURNMENT: M/S/C (Grattan / Cohen, 7-0) The Historic Site Preservation Board adjourned at 11:11 a.m. to its regularly scheduled meeting on Tuesday, January 11, 2011 at 8:15 a.m., in the Large Conference Room at City Hall.

Craig A. Ewing, AICP
Director of Planning Services