



## Historic Site Preservation Board Staff Report

Date: September 13, 2011

Case No: 5.1032 – HSPB # 3 – Welwood Murray Memorial Library

Application Type: Amendment - Certificate of Approval

Location: 100 South Palm Canyon Drive

Applicant: City of Palm Springs

Zone: CBD (Central Business District)

General Plan: CBD (Central Business District)

APN: 513-144-006

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

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### **PROJECT DESCRIPTION**

The request is to amend a certificate of approval for the renovation of the existing 4,340 square foot library facility. The proposal is a reduction in the scope of the project, primarily involving the retention of the existing enclosed rear addition. To retain this addition, the roof is proposed to be repaired to eliminate any identified leaks. Also, a single ADA-accessible unisex bathroom is proposed in place of two bathrooms, and ADA-accessible hardware is proposed to be installed in the existing doors facing the outdoor patio. Lead-based paint has been found on the doors and window frames and this is also proposed to be remediated. No other changes are proposed.

### **RECOMMENDATION**

That the Historic Site Preservation Board approves the following amendments to the certificate of approval, subject to conditions:

1. Retain the existing enclosed rear addition and repair the Fibertite roof,
2. Remove existing lead-based paint on the doors and windows and repaint to match the green color,
3. Revise the interior plan to eliminate two bathrooms and construct one ADA-accessible bathroom in the office area, and
4. Install new ADA-compliant access hardware on the rear doors.

## **PRIOR ACTIONS TAKEN ON THE PROJECT**

On October 3, 1984, the City Council voted to designating the property at 100 South Palm Canyon Drive, the Welwood Murray Memorial Library as a Class 7 historic site. (Subsequent amendments to the Historic Preservation ordinance converted the Class 7 historic designation to Class 1.)

On May 11, 2010, the Historic Site Preservation Board approved a Certificate of Approval for a remodel and expansion of the library.

On July 13, 2010, the HSPB continued a request to amend the 5/11/10 approval, regarding the design and height of the proposed new roof.

On August 4, 2010, the applicant decided to resubmit the entire project for consideration and approval by the Board.

On October 12, 2010, the HSPB reviewed a request to remodel and expand the existing public library. A vote was taken, (Marshall / Strahl, 5-1-1; Gilmer opposed; Grattan recused) to deny the application for a Certificate of Approval.

On November 17, 2010, the City Council considered an appeal reversing the decision of the HSPB to deny the approval of the Welwood Murray Library renovation plan and voted 3-2 to deny the appeal request.

On June 14, 2011, the HSPB approved a Certificate of Approval to remodel the Library to replace the rear addition and revise the interior floor plan. Final landscape and interior furnishings and finishes were to return for approval.

## **DESCRIPTION AND ANALYSIS**

Subsequent to the HSPB's action in June, the Council Library sub-committee reviewed the library plan and concluded that it would revise its program. The primary change is to retain the existing enclosed rear addition. The applicant has developed a work plan based on this approach and has submitted a request to amend the Certificate of Approval (see attached description).

This amendment includes investigation and repair of the existing Fibertite roof membrane. This involves the clearing of debris, investigation for leaks and patching as needed. No replacement of the roof or adjacent materials is proposed.

A second request is to abate lead-based paint which has been detected in excessive amounts on the doors and window frames. An abatement specialist would remove the paint. Affected doors and windows would be repainted to match the existing green color. Care would be taken to avoid any damage to the wood and other features.

The third modification is to eliminate two new restrooms from the interior floor plan, and instead construct a single, ADA-accessible unisex bathroom in an area that used to be

an office. The resulting relocation of the bathroom would provide a more open floor plan compared to the prior arrangement.

Finally, the door hardware on the exit doors to the outdoor patio would be replaced with more advanced hardware to comply with the American with Disabilities Act (ADA). More information on the hardware will be provided at the meeting, but it is expected that the existing doors will be retained.

### **REQUIRED FINDINGS**

In reviewing and acting upon an application for a Certificate of Approval, Section 8.05.190 required the historic site preservation board to consider:

- (1) The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;*
- (2) The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;*
- (3) The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;*
- (4) Archaeological or ecological significance of the area.*

Staff has evaluated the proposed amendment and has concluded that it will not impact the historic values of the property except to impart handicap access to the building. (Handicap access was not mandated until 1990.) The amendment would also eliminate the potential hazard of lead-based paint. The proposed roof repair and lead-based paint abatement are deemed to be maintenance activities appropriate to the type of roof system and wood materials, and of no impact to the building's historic values, or its relationship to the historic structure and surroundings.

As before, the fixtures, colors and materials for the interior have not been selected. Existing condition No. 1 of the Certificate of Approval requires the applicant to return to the Board for final approval of interior finishes and landscaping. (Condition No. 2 is no longer applicable and is recommended to be deleted; see attached meeting minutes excerpt.)

### **ENVIRONMENTAL ASSESSMENT**

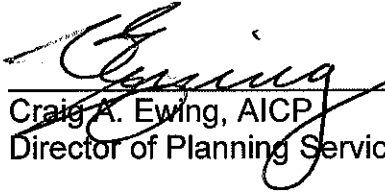
This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

### **CONCLUSION**

The distinctive architectural elements of the building will not be compromised by the proposal, and the existing, non-original addition is proposed to be retained and repaired. The interior floor plan will be modified to reduce the amount of space required for bathrooms and handicap accessibility will be enhanced. Staff recommends that the HSPB approve the requested amendment to the certificate of approval, subject to final approval of the interior finishes and landscape plantings.

## NOTIFICATION

There are no public notification requirements for this application.



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Craig A. Ewing, AICP  
Director of Planning Services

## ATTACHMENTS

1. Project narrative
2. Site Plan, Current Approval
3. Site Plan, Proposed Amendment
4. Meeting Minutes, June 14, 2010 (Conditions of Approval)



**Attachment**  
**AMENDMENT TO**  
**HSPB CERTIFICATE OF APPROVAL**  
**Welwood Murray Memorial Library**

The City is desirous of carrying out maintenance items on the exterior of the Welwood Murray Memorial Library as follows:

1. **Roofing Repairs:** It is proposed that roofing repairs be carried out only to the rear flat roofed areas of the existing structure. Currently that roof area is covered with a single ply roofing product, Fibertite. The roof has been thoroughly inspected and it is believed that the water damage that is occurring may be from accumulated debris on the roof forcing water into the windows and puncturing the membrane. It is proposed that the roof be cleared of debris and that a water test be performed. Once leaking areas are determined the Fibertite roof will be patched in those areas. Nothing will be done as a part of this maintenance effort to modify the aesthetics of the roof edge material, a copper edge metal piece.
2. **Lead Paint Removal:** The building windows and doors were found to contain excessive levels of lead paint and many were found to be in a poor state of repair and are in need of lead paint removal and repainting. It is proposed that a licensed lead paint abatement contractor be employed to remediate that lead paint issue by removal of the paint and that those areas be repainted to match the original green color of the building trim. Care shall be taken, particularly on the wooden members to ensure they are not damaged prior to re-painting.

The City is desirous of making modifications to the current Certificate of Approval in the following two areas only:

1. **Restroom:** It is proposed that rather than installing two ADA Accessible restrooms in the eastern most section of the rear enclosed patio rooms (See Exhibit 2 attached) that a single ADA Accessible uni-sex restroom be constructed entirely inside of the existing office area as noted on the attached sketch; see Exhibit 1. No exterior modifications will occur as a result of this requested change.
2. **Rear Door ADA Accessibility Modifications:** Currently there is a double door on the patio side of the Welwood Murray Memorial Library which has been used as the ADA access to the facility. It is proposed that minimal hardware changes be made to the door so as to increase the accessibility to the facility. (Note: This is subject to field review by Bldg Dept. after deadline for this application – an update will be provided on this item).



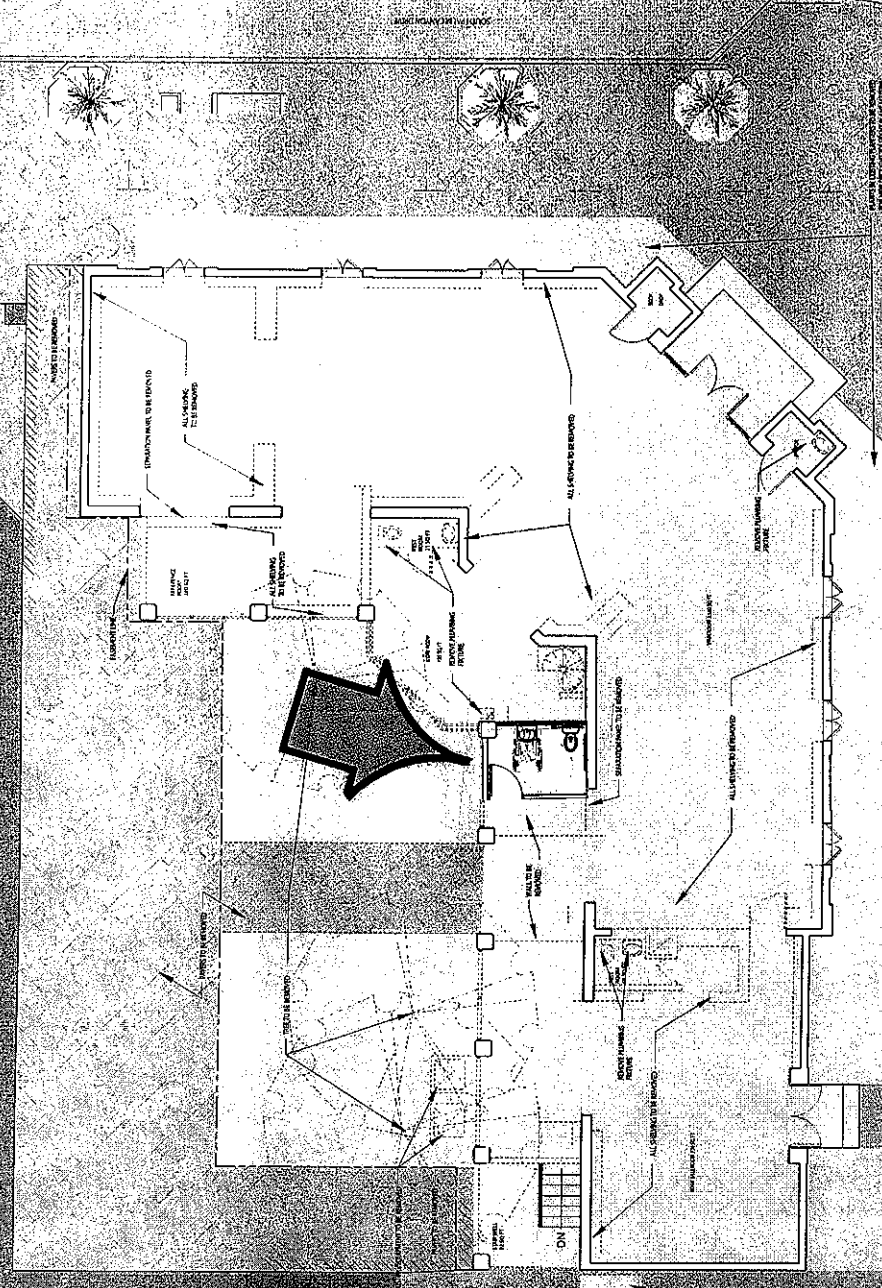
# Proposed Amendment

## Exhibit 1

### PROPOSED LOCATION SINGLE UNI-SEX RESTROOM

LEGEND

---	TO BE DEMOLISHED
---	TO BE RELOCATED
---	TO BE ADDED
---	EXISTING



WELWOOD MURRAY MEMORIAL LIBRARY REHABILITATION  
DEMOLITION PLAN

HSPB MEETING MINUTES EXCERPT – JUNE 14, 2011

- 8A. Case 5.1032 / HSPB # 3 (*Welwood Murray Library*) - An application by the City of Palm Springs to amend a Certificate of Approval for remodel and expansion of the existing public library building located at 100 South Palm Canyon Drive.

**ACTION:** Motion by Grattan; second by Strahl; vote 4-2-0-1 (Ploss, Vice-chair Marshall, opposed; DeLeeuw absent), to approve the request, subject to the following conditions:

1. Prior to issuance of building permits, the applicant shall submit for approval by the HSPB the following plans:
  - a. A complete exterior landscape plan, including plantings, irrigation, patio finishes, furnishings and access ramps,
  - b. A complete interior plan, including finishes, fixtures and permanent furnishings;
  - c. A security plan for the property; and
  - d. A plan to protect the property and building from adjacent trash receptacles and waste storage.
2. Prior to issuance of building permits, the structural plans shall be revised to substitute round steel columns for the square tube columns proposed in the reconstructed enclosed patio.