

DRAFT

CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD

Meeting Minutes

Tuesday, September 13, 2011

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: 2011/2012 Excused Absences:
John Gilmer, Chair	X	3	
Barbara Marshall, Vice Chair	X	2	1
Thomas DeLeeuw	X	3	
Sheila Grattan	X	3	
Roxann Ploss	X	3	
Brian Strahl	X	2	1
Leo Cohen	X	3	

Staff Representatives:

Craig A. Ewing, AICP,
Director of Planning Services

Glenn Mlaker, Assistant Planner
Staff Liaison

1. CALL TO ORDER: Chair Gilmer called the meeting to order at 8:15 a.m.
2. ROLL CALL:
Present: Cohen, DeLeeuw, Grattan, Marshall, Ploss, Vice Chair Strahl, Chair Gilmer
Absent: (none)
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. on September 6, 2011. A revised agenda was posted on or before 4 p.m. on September 8, 2011.
4. PUBLIC COMMENTS:
Chair Gilmer invited comments from the public. There were no public comments.
5. APPROVAL OF THE MINUTES:

Minutes from the August 9, 2011 meeting. Board member Ploss asked staff to confirm on page 3 that her list of neighborhoods that could be potential historic districts also included

Deepwell. Director Ewing will review the video to confirm and make any corrections. Board member Marshall noted a mis-spelling on page 3.

Motion by Cohen; second by Ploss; vote 6-0-1 (Strahl abstain), to approve the minutes of August 9, 2011, as corrected.

6. PUBLIC HEARING:
None.

7. CERTIFICATE OF APPROVAL REQUEST(S):

- 7A. Case 11-077 Sign (*Alcazar Hotel*) - A request by Best Signs for the placement of three signs as part of a rebranding of the former Pepper Tree Inn to include the refacing of an existing monument sign; a low wall sign; and a building sign located at 645 N. Indian Canyon Drive, Zone R-3, Section 10.

Assistant Planner Mlaker summarized the staff report, including the unanimous recommendation of the Architectural Review Board at its meeting of August 8, 2011. The Board asked about:

- The condition of signs installed to date;
- The dimensions, design and internal illumination of the sign letters;
- Conformance of the signs with Zoning standards; and
- The appropriateness of the primary font

Motion by Grattan; second by DeLeeuw; vote 7-0, to approve the proposed sign plan, as submitted.

Chair Gilmer declared that Item 7C would be taken out of order.

- 7C. Case SI 11-089 / HSPB 54 (*Santa Fe Federal Savings*) – A request by Best Signs to replace an existing free-standing monument sign with a new sign on the existing base for a property located at 300 South Palm Canyon Drive, Zone C-B-D, Section 15.

Assistant Planner Glenn Mlaker summarized the staff report. The Board asked about:

- Height of the new sign cabinet compared to the existing sign
- Size and color of the letter copy
- The interim nature of the sign during building's renovation
- Performance of the proposed vinyl lettering

Sidney Williams, representing the Palm Springs Art Museum (applicant) presented the following information:

- The overall branding of the Palm Springs Art Museum's three sites, including the graphics intended for the permanent sign, is coordinated to present a single identifying look.
- The original bank included a sign graphic related to the Santa Fe railroad which is not expected to be used in future signage.
- The sign base is not original to the building

The Board noted:

- The sign cabinet should have a slight reveal (1/4") where it meets the base
- The sign looks appropriate for an institutional, rather than a commercial use

Motion by Marshall; second by DeLeeuw; vote 7-0, to approve the proposed sign plan, as submitted.

- 7B. Case 5.1032 / HSPB 3 (*Welwood Murray Memorial Library*) – An Amendment to Certificate of Approval to repair the existing roof, abate lead-based paint, provide ADA access and other minor exterior modifications for the existing library building located at 100 S. Palm Canyon Drive, Zone C-B-D, Section 15.

Director of Planning Services Craig Ewing summarized the staff report, including the supplemental memo regarding replacing the entry door with a wider, ADA-compliant door. The Board asked:

- The consequence of amending the prior Board approval; and
- The change of the interior plan regarding the restrooms and other spaces.

Al Smoot, representing the City of Palm Springs (applicant) offered the following information:

- Significant accumulated debris on the existing roof has caused damage;
- The existing copper roof trim would be retained;
- The doors and windows need repainting, including abatement of existing paint;
- The exit doors and screen need repair and upgrade – a new ADA-compliant door is required which would result in a 30" panel, 36" door and 24" panel.
- The interior has bookshelves, rotted carpet, holes in the ceiling; there is no furniture in the building, but there are bound copies of the Desert Sun in the basement

The Board confirmed with the applicant:

- That finishes for the bathroom would return to the Board
- The proposed green color for the windows and doors would match the original dark green color and not the lighter green trim on the concrete;
- The new bathroom will have a solid wall constructed inside next to the exterior wall
- Only one restroom is needed for employees and the public will have access to the restrooms in the Wessman Building (Plaza Las Flores)
- The schedule for renovation and re-opening the building (not known at this time)
- The main tile roof would not be modified except to repair broken / replace lost tiles
- The entry door could be modified to have a 27" panel, 36" door and 27" panel.
- The condition (and value) of the old bound Desert Sun copies stored in the basement

Motion by Grattan; second by Ploss; vote 7-0, to approve the proposed amendment to the existing Certificate of Approval, subject to the following additional conditions:

- Replace the exterior door and panels with new a door and panels having width dimensions of a 27" panel, 36" door and 27" panel;
- The repainted doors and windows to match the original dark green color; and
- Roof tiles to be replaced and / or repaired to match existing tiles.

8. OTHER BUSINESS:

8.A Candidate Sites for Historic Designation – Discussion of Outreach and Development of Support

Chair Gilmer summarized the issues of Board's initiating potential historic designation and how to best make initial contact with property owners. The Board discussed:

- Assuring that property owners perceive themselves as partners in a positive process;
- The growing interest in adaptive re-use and developing an HSPB library of useful examples;
- How to establish a list of potential candidate properties and the importance of the first contact with affected property owners;
- The Board's assignment to Ms. Marshall to identify a list of candidate properties and her focus on "publicly available" properties;
- The different objectives of an outreach letter, including informing property owners and the City Council on the Board's effort to begin the process carefully;
- Using City resources, including the Office of Neighborhood Involvement, in conducting wider outreach

Board member Marshall also indicated that the Del Marcos Hotel is interested possible designation. Chair Gilmer appointed Barbara Marshall, Sheila Grattan and Chair Gilmer to a Board committee to prepare a letter of introduction to property owners of candidate options.

9. COMMITTEE REPORTS AND SPECIAL PROJECTS:

9.A Las Palmas Business Historic District Committee – Update No report.

9.B Public Outreach Committee – Update

Chair Gilmer noted that the discussion above regarding candidate sites and outreach covered much of the issue. The Board discussed:

- The use of City Neighborhood Organizations for outreach;
- The potential for individual designations and historic districts; and
- The potential for developing neighborhood guidelines for development

Chair Gilmer proposed a committee to discuss outreach to the City's Neighborhood Organization with information about historic preservation, the HSPB and the process of proposing one's own property for consideration.

10. STAFF & OTHER REPORTS:

Director Ewing noted that the City has received an application for a Mills Act Contract for the Frank Sinatra house and staff expects to present it to the Board in October.

11. BOARD MEMBER COMMENTS:

Board member Ploss noted that the marker for the Cary Grant Estate has been installed, with installation arranged and paid for by the property owner.

Board member Strahl asked to send Dr. Smith a letter thanking her for installing the marker at the Cary Grant Estate.

Board member Marshall confirmed with Director Ewing that City staff pays for the installation of markers with no charge to the HSPB budget. She also confirmed that the City Council will review in October the HSPB recommendation to designate the City Hall site, with advance notice to be provided. She noted that she is continuing to assemble sample design guidelines for historic buildings and will have them ready for the October meeting. She observed that historic districts should be encouraged at all times, and she asked that staff look at the accumulation of trash at the Welwood Murray Memorial Library.

12. ADJOURNMENT: Motion by Grattan; second by DeLeeuw; vote 7-0, at 10:07 a.m. to adjourn the Board to its regularly scheduled meeting on Tuesday, October 11, at 8:15 a.m., in the Large Conference Room at City Hall.

Craig A. Ewing, AICP
Director of Planning Services