

DRAFT

CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD

Meeting Minutes

Tuesday, November 8, 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	5	
Barbara Marshall, Vice Chair	X	4	1
Thomas DeLeeuw	X	5	
Sheila Grattan	X	5	
Roxann Ploss	X	5	
Brian Strahl	X	4	1
Leo Cohen	X	5	

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 8:20 a.m.
2. ROLL CALL: Present: Ploss, Marshall, Grattan, DeLeeuw, Cohen, Vice-Chair Strahl, Chair Gilmer
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 Monday, October 31, 2011.
4. PUBLIC COMMENTS: None reported.
5. APPROVAL OF THE MINUTES: Minutes from the October 11, 2011 meeting.

Motion by Ploss; second by Grattan; vote 7-0 to approve the minutes of October 11, 2011, subject to the following changes: Identify Mr. Strahl as Vice-chair, include Ms. Marshall in the Roll Call, and standardize the titles given to the Coachella Valley Savings and Santa Fe Federal Savings banks.

6. PUBLIC HEARING:

None

7. CERTIFICATE OF APPROVAL REQUEST(S):

- 7A. HSPB – 54 / Case 3.963 – An application by the Palm Springs Art Museum for a Certificate of Approval for the Rehabilitation of the Santa Fe Federal Savings, a Class 1 Historic Site, at 300 S. Palm Canyon Drive, Section 15.

Chair Gilmer stated that he was a member of the Palm Springs Art Museum's Architecture and Design Council and was recusing himself from this item to avoid any appearance of a conflict of interest. Chair Gilmer left the room at 8:25 a.m. and Vice-chair Strahl asked for the staff report.

Director Ewing presented the staff report. The Commission asked about

- The exhibits showing interior elevations and perspectives,
- Whether any Architectural Advisory Committee review was conducted, and
- The mailbox on the property

Staff noted that the interior is not subject to Board review and that staff determined that no AAC review was required.

Leo Marmol and Chris Shanley of Marmol Radziner Architects representing the applicant summarized the project:

- Review of plans and photographs of the original building,
- Conceptual design for the site and building rehabilitation,
- Specific changes proposed to the landscaping and building.

The Planning Commission asked about:

- Simplifying the landscape plan,
- The use of recreated exterior screens alongside existing screens,
- Provisions for discouraging skateboarders from using the planters,
- The type of lighting for the underside illumination,
- The placement of solar panels so that they are not easily seen,
- The placement and design of the trash enclosure,
- The aluminum and glass front doors, and
- The future of the original drive-up window.

Motion by DeLeeuw; second by Cohen; vote 6-0-1 (Gilmer abstained) to approve the Certificate of Approval, subject to the following condition:

- i. That prior to final occupancy, the applicant shall submit to and receive approval from the Historic Site Preservation Board for:
 - a. The color of the exterior columns, and
 - b. The design, materials and colors for the trash enclosure and gates.

7B. HSPB 27 / Case 3.1198 – An application for a Certificate of Approval for Workshop Kitchen & Bar for tenant improvements to Suite G at the El Paseo Building, a Class 1

historic property, to allow a restaurant use located at 800 N. Palm Canyon Drive, Zone C-1, Section 1.

Assistant Planner Mlaker presented the staff report. Board member Marshall noted that she had attended an Uptown Design District event, which included a small display about the project. The Planning Commission asked about:

- Conformance with Zoning Code parking standards, and
- The AAC's recommendation regarding ground-mounted lighting.

Micheal Beckman, representing Workshop Kitchen and Bar, who summarized the project as an adaptive re-use of the space as a restaurant.

The Commission confirmed with the applicant and discussed:

- Signage for the restaurant, in accordance with the sign program,
- Entry to the restaurant from surrounding streets,
- Parking demand and actual parking spaces available,
- Avoiding saw-cutting the concrete,
- The location of restaurant related services (gas lines, etc.), and
- The design of the new door and window, including re-use of the metal grate.

Motion by Grattan; second by Strahl; vote 6-0-1 (Ploss abstain) to approve the Certificate of Approval, subject to the following condition:

1. That prior to final occupancy, the applicant shall submit to and receive approval from the Historic Site Preservation Board for:
 - a. The design of the entry door, and
 - b. The design of the new window, including framework and any graphic to match existing.
 - c. Details on replacement light sconces
2. No saw-cutting of concrete for installation of ground-mounted lighting.
3. Any roof tiles removed to install new ventilation or other equipment shall be preserved and retained for re-use, to the greatest extent possible.

The Board also commented on the conditions of the site, including temporary signs and other small additions to the exterior of the building, accumulated trash around the back and the placement of the historic marker.

8. COMMITTEE REPORTS AND SPECIAL PROJECTS:

8.A Las Palmas Business Historic District Committee – Update

Board members DeLeeuw and Ploss provided a summary of information regarding each of the properties in the district. Additional analysis is needed, which will be reported in future meetings.

8.B Public Outreach Committee - Update

A draft letter to be sent to owners of candidate properties has not been mailed, but additional editing and review is needed. The Public Outreach Committee (Gilmer, Grattan, Marshall) will consider revisions so the Board can consider candidate properties at its December meeting.

Board member Marshall asked the Board to review the Secretary of Interior Guidelines. She also summarized the approaches used by the City's of Redlands and Truckee to adopt and supplement the Secretary's standards. She asked the Board to prepare for a discussion at the next meeting on a recommendation to the City Council to adopt the Secretary's standards. The Board discussed:

- The benefits from allying with local preservation organizations;
- Historic preservation in the City of Glendale;
- How to augment the Secretary's standards with local guidelines; and
- The City's own Downtown Design Guidelines.

9. STAFF & OTHER REPORTS:

Director Ewing reported that the Council has not yet set a date for review of the Board's recommendation to designate as Class One the City Hall landscape and parking area.

10. BOARD MEMBER COMMENTS:

Board member Ploss observed that that the Old Las Palmas Business Historic District might be worth extending further north. Alternatively, a second district could be formed north of El Alameda.

Board member Marshall asked if a response had been received from Chris Menrad about his historic marker. Director Ewing replied that no response had been received to date. She asked about the status of the Welwood Murray Memorial Library remodel, but no new information was known. She also asked about the City's newspaper insert in which an article on Measure J referred to use of the funds on historic preservation among other uses. Finally, she noted that the owner of the Del Marcos Hotel is interested in Class One designation for the property. Staff noted that either the Board or the owner can initiate the designation process. The Board agreed to place the matter on the December meeting agenda.

Motion by Marshall; second by Ploss; vote 7-0 to direct staff to place on the December 13, 2011 HSPB agenda the question of initiating historic designation of the Del Marcos Hotel.

11. ADJOURNMENT: Motion by Grattan; second by DeLeeuw; vote 7-0 to adjourn the Board at 10:17 a.m. to its regularly scheduled meeting on Tuesday, December 13, 2011, at 8:15 a.m., in the Large Conference Room at City Hall.

Craig A. Ewing, AICP
Director of Planning Services