

DRAFT

CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD
Meeting Minutes

Tuesday, June 12, 2012

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		7	5
Brian Strahl, Vice Chair	X	10	2
Thomas DeLeeuw	X	11	1
Sheila Grattan	X	12	
Roxann Ploss	X	12	

Staff Representatives:

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

Ken Lyon, Associate Planner
Glenn Mlaker, Assistant Planner

1. CALL TO ORDER: Vice-Chair Strahl called the meeting to order at 8:15 a.m.
2. ROLL CALL: Present: Ploss, Grattan, DeLeeuw and Vice-chair Strahl.
Absent: 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 Tuesday, June 5, 2012.
4. PUBLIC COMMENTS:
Ron Marshall, Palm Springs Preservation Foundation, submitted a historic nomination report for the J. W. Robinson building, built in 1958 and presently occupied by The Alley. Mr. Marshall identified some of the significant historic elements of the building and described his experience in preparing the nomination.
5. APPROVAL OF THE MINUTES: Minutes from the May 8, 2012 meeting.

Motion by DeLeeuw; second by Grattan; vote 4-0-1 (Gilmer absent), to continue

the minutes of May 8, 2012, and direct staff to confirm the disposition of Items 8A and 10.

6. PUBLIC HEARINGS

- 6.A Case HSPB 82 - A request to consider designation of the property known as "Casa Palmeras" residences as a Class 1 Historic Site located at 783 North Indian Canyon Drive, 173 East Tamarisk Road, Zone R-3, Section 10

Director Ewing presented the staff report.

Vice-Chair Strahl opened the public hearing. Patrick McGrew, spoke in support of the nomination, noting that the construction date should be indicated as 1930 and that the name of the project appears to have been Casa Palmeras from the beginning. In response to questions from the Board, Mr. McGrew confirmed that county records indicated the project had 33 units and that the tower was a dovecote.

Board members confirmed that the property owner had been notified and had no objection to the proposed nomination.

The Chair closed the public comment section.

Motion by Grattan; second by Ploss; vote 4-0-1 (Gilmer absent), to adopt the draft resolution recommending historic designation, Class One of the Casa Palmeras apartments, as presented.

7. CERTIFICATE OF APPROVAL REQUESTS

- 7.A Case 3.1289 HSPB 55 - An application by Brandenburg Oasis, LLC proposing to repaint the Oasis Commercial Building, a Class 1 historic site (HSPB 55) to the original exterior color palette of the building and reinstall shade awnings at the west façade, Zone CBD, Section 15.

Ken Lyon, Associate Planner, presented the staff report.

The Board confirmed the color of the awning as bare aluminum.

David Christian, Architect, representing the applicant, described the research into the building's original colors, the improved awning design and the potential for restoring or removing the column tiles. He stated that the new colors, awning and their approach to the tiles will restore the building while improving the exterior appearance.

The Board confirmed the specific awning design improvements, including a

more robust frame, open slates, but identical dimensions and geometry. The Board discussed options for restoring or replacing the tiles.

Motion by Grattan; second by Ploss; vote 4-0, to approve a Certificate of Approval to renovate the Oasis Commercial Building, as presented, subject to restoring the existing column tile or replacing it with a matching size, color, finish and texture as determined by staff.

- 7B. Case 3.1074 HSPB 7 – An application by the City of Palm Springs requesting approval for maintenance of existing landscaping and repairs to sidewalks and parking lot at the Francis Stevens School, a Class 1 historic site and contributing structure to the Las Palmas Historic Business District located at 538 N. Palm Canyon Drive, Zone CBD, Section 10.

Assistant Planner Glenn Mlaker presented the staff report, and Rick Minjares of the Public Works Department was available to answer questions.

The Board discussed:

- Replacing the ficus and other trees lost in the recent wind storm;
- Trimming trees to eliminate damage to the building;
- Choosing desert-appropriate trees in place of other species;
- Replacing damaged sidewalk sections and resurfacing the parking lot;
- Installing a deep-root irrigation system and tree root barriers;
- Use of porous paving on the parking lot; and
- Funding the repair and maintenance work.

Motion by DeLeeuw; second by Ploss; vote 4-0, to approve a Certificate of Approval to maintain the landscaping and repair the sidewalks and parking lot at Francis Stevens School, as presented, subject to the conditions recommended by the Architectural Advisory Committee and to AAC review of any change to plant materials and tree species.

8. OTHER BUSINESS

- 8.A Review of Las Palmas Business Historic District – Initiation of Investigation Reclassification of “Non-contributing Properties” to “Contributing” Status

Director Ewing presented the staff memo. Board member DeLeeuw requested that the item be continued to the next meeting.

The Board agreed to continue the matter to the next meeting.

- 8.B Report on Draft Text for Three Historic Markers (Plaques) – Stephens House, Sinatra House, Del Marcos Hotel

Director Ewing presented the staff memo. Board member Grattan identified certain edits:

- Changing the description of the trellis at the Sinatra Residence from “egg-crate” to “decorative”;
- Deleting the reference on the Stephens Residence to being a “precursor” to the mid-century movement;

Ms. Grattan noted that she retained the use of the word “residence” rather than “house” in the Sinatra and Stephens marker texts. She also stated that Patrick McGrew suggested re-numbering the HSPB markers to conform to a list he had prepared.

The Board discussed minor edits to the marker text.

Motion by Ploss; second by DeLeeuw; vote 4-0, approving the marker texts for the Sinatra Residence and the Del Marcos Hotel, subject to substituting the word “decorative” for “egg-crate” in the Sinatra text, and referring the Stephens Residence marker text back to the sub-committee for additional study.

8.C Discussion of Potential Historic District – The Palms:

Vice-chair Strahl stated that the item is proposed to be table, but that notice had been provided to affected property owners. Board member Ploss noted that she had asked that it be placed on the agenda. However, she had subsequently spoken with some affected owners who were not interested in pursuing a designation at this time. She requested that the item be tabled.

The Board agreed to table the matter.

9. COMMITTEE REPORTS AND SPECIAL PROJECTS

No reports. Board member Ploss asked about the Farrell houses; staff noted that the Board had initiated possible designation and that the items will be brought forward at a future meeting.

10. STAFF & OTHER REPORTS

Director Ewing noted that the Kocher-Samson and Casa Palmeras nominations will be scheduled for hearings before the City Council; however, there is only one Council meeting in July and none in August. The items may not be heard until September.

Director Ewing also noted that Vice-chair Strahl and Board member Grattan are concluding their terms on the Board. Board member Grattan has agreed to continue service until Council appointment to the Board are completed. This is

Vice-chair Strahl's last Board meeting, and his service to the City and community are very much appreciated.

11. BOARD MEMBER COMMENTS

Board member Ploss noted that the Orchid Tree and La Serena properties continue to be neglected, and La Plaza has loose roof tiles. The Board discussed completion bonds, how they are used and when it might be possible to obtain one for an existing development.

Vice-chair Strahl thanked the Board, the staff and the community for his experiences on the Board, and he hoped that the Welwood Murray Memorial Library would open soon.

12. ADJOURNMENT

Motion by DeLeeuw; second by Ploss; vote 4-0, to adjourn the meeting at 9:45 a.m. to the Board's regularly scheduled meeting on Tuesday, July 10, 2012, at 8:15 a.m., in the Large Conference Room at City Hall.

Craig A. Ewing, AICP
Director of Planning Services