

DRAFT

CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD
Meeting Minutes
Tuesday, July 10, 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: 2012/2013 Excused
Absences:			
John Gilmer, Chair	X	1	
Thomas DeLeeuw	X	1	
Lee Glenn			1
Sheila Grattan	X	1	
Patrick McGrew	X	1	
Roxann Ploss	X	1	

Staff Representatives:

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

Ken Lyon, Associate Planner
Glenn Mlaker, Assistant Planner

1. **CALL TO ORDER:** Chair Gilmer called the meeting to order at 8:15 a.m.
2. **ROLL CALL:** Present: Ploss, McGrew, Grattan, DeLeeuw and Chair Gilmer.
Absent: Glenn.
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, July 3, 2012.

4. **ELECTION OF CHAIR AND VICE-CHAIR**

Chair Gilmer opened the nominations for Chair and nominated Tom DeLeeuw as Chair; Grattan second.

Motion by McGrew; second by Ploss; vote 5-0-1 (Glenn absent), to approve by acclamation Tom DeLeeuw as Chair.

Chair DeLeeuw opened the nominations for Vice-Chair. Board member Ploss nominated Sheila Grattan as Vice-Chair; Gilmer second.

Motion by McGrew; second by Gilmer; vote 5-0-1 (Glenn absent), to approve by acclamation Sheila Grattan as Vice-Chair.

5. PUBLIC COMMENTS:

None.

6. APPROVAL OF THE MINUTES: Minutes from the May 8, and June 12, 2012 meeting.

Ms. Ploss noted a correction on Item 8C and sought clarification on the number of units under Item 6A of the minutes of June 12, 2012.

Motion by Grattan; second by Gilmer; vote 4-0-1-1 (McGrew abstain, Glenn absent), to approve the minutes of May 8, 2012, as presented.

Motion by Ploss; second by Grattan; vote 3-0-2-1 (Gilmer and McGrew abstain, Glenn absent), to approve the minutes of June 12, 2012, with the corrections noted.

7. PUBLIC HEARINGS

None.

8. CERTIFICATE OF APPROVAL REQUESTS

8A. Case 3.0182 MAA / HD #2 - An application by Royal Hawaiian Estates HOA seeking approval to re-fabricate the fascia of the gables to a significant decorative tiki architectural element previously removed at the Royal Hawaiian Estates; Historic District #2 located at 1774 South Palm Canyon Drive, Zone R-2, Section 35.

David Newell, Associate Planner, presented the staff report.

Bill Llewallen, President of the Royal Hawaiian Estates Board of Directors described the proposed restoration actions: Blanket approval to restore the buildings' decorative fascia, which would occur incrementally over time.

The Board expressed support for the overall restoration program undertaken by the owners. Mr. Gilmer asked about a detail regarding the roof flashing and the proposed vertical decoration pieces.

Motion by McGrew; second by Grattan; vote 5-0-1 (Glenn absent), to approve a Certificate of Approval to restore the fascia at the Royal Hawaiian Estates, subject to sending a comment to the project architect to verify the flashing detail.

9. OTHER BUSINESS

- 9.A Case HSPB 73 / HD #2 - A request for a Mills Act Contract for the MacBeth / Deen Residence” within the Royal Hawaiian Estates Historic District, Historic District #2 located at 275 East Twin Palms Drive, Zone R-2, Section 26.

Ken Lyon presented the staff report. The Board confirmed that any unit owner within the complex could apply for a similar contract.

Motion by McGrew; second by Gilmer; vote 4-1-1 (Ploss opposed, Glenn absent), to recommend the City Council direct staff to execute a Mills Act Historic Property Agreement between the City of Palm Springs, The Royal Hawaiian Homeowners Association and Owners, Douglas MacBeth and Stanley Deen.

- 9.B Initiation of Procedure for Designation of Historic Sites for 333-343 S. Palm Canyon Drive / The J. W. Robinson Department Store (presently, “The Alley”).

Ron Marshall, representing the Palm Springs Preservation Foundation, described the nomination report and summarized the highlights of his investigation. The Board discussed:

- Phasing of the building’s construction and timing of phase 2;
- The condition of the south wall of the first phase;
- Rationale for designating a less-than 50 year old addition (phase 2);
- The story of the Luckman / Pereira firm during the building’s construction;
- The effect of the addition on the historical significance of the property;
- Ownership of the site and prior tenants;
- The rendering provided in the nomination investigation; and
- The merits of the building’s site plan as a downtown store that supports automobile traffic.

Motion by Ploss to initiate an investigation into the possible designation only 333 S. Palm Canyon Drive (Phase 1), including the street side stairs as a historic site. The motion failed for lack of a second.

Motion by McGrew; second by Grattan; vote 4-1-1 (Ploss opposed, Glenn absent) to initiate an investigation into the possible designation of 333-343 S. Palm Canyon Drive as a historic site.

Chair DeLeeuw asked staff that color copies of the nomination investigation be

distributed to the Board. Mr. Marshall indicated that the report will be revised to replace one photograph.

10. COMMITTEE REPORTS AND SPECIAL PROJECTS:

10.A Las Palmas Business Historic District Committee – Update

Chair DeLeeuw identified a list of buildings that merit consideration for redesignation as “contributing structures” in Historic District 1. The Board discussed each of the following buildings, their history and provenance:

- 621 N. Palm Canyon – Copley’s Restaurant
- 622-664 N. Palm Canyon – Cheeky’s, Tchotske’, Jakes, etc.
- 666-668 N. Palm Canyon – Lapham Bldg.
- 687 N. Palm Canyon – Dollard Bldg.
- 707-745 N. Palm Canyon – Tournette Building: TRIO’S, etc.
- 750 N. Palm Canyon – Samson / Curtis / Keiley Insurance Bldg
- 849 N. Palm Canyon – Post Office
- 850 N. Palm Canyon – Simsarian Plumbing / Elrod Bldg
- 861-865 N. Palm Canyon – Culver / Nichols Bldgs.
- 875-879 N. Palm Canyon – Clark / Frey / Chambers / Williams Offices
- 891-899 N. Palm Canyon – Commercial Strip
- 855 N. Indian Canyon – Crawford Hotel

The Board asked about the Harlow Hotel, a contributing property and also discussed buildings within the district whose historic context is compromised. The Board considered the origins of the Las Palmas Business Historic District and how to proceed today with regard to an updated context statement (for example, Spanish Revival buildings, a Clark & Frey collection or other definitions for the district.) Chair DeLeeuw appointed Mr. McGrew to the Board’s committee on the District.

11. STAFF & OTHER REPORTS

Director Ewing noted that the Kocher-Samson and Casa Palmeras nominations are set for hearings before the City Council on Wednesday, July 11, 2012.

Director Ewing also submitted a brief summary of a book, “Lucky Stars”, related to Charles Farrell and his time in Palm Springs.

12. BOARD MEMBER COMMENTS

Ms. Grattan presented final language for the marker for the Stephens residence. She proposed to substitute the word “exemplary” for the word “precursor”. The Board discussed the numbering of HSPB cases and also discussed other changes to the text.

Motion by Gilmer; second by Ploss; vote 4-1-1 (Ploss opposed, Glenn absent) to modify the marker language to replace the word “uses” with “emphasizes” and delete the first “and” in the last line.

Mr. Gilmer offered his welcome to Mr. McGrew, and Ms. Ploss offered her thanks to Mr. Gilmer for serving as Board Chair for three years.

13. ADJOURNMENT

Motion by Grattan; second by Ploss; vote 5-0-1 (Glenn absent), to adjourn the meeting at 9:35 a.m. to the Board’s regularly scheduled meeting on Tuesday, August 14, 2012, at 8:15 a.m., in the Large Conference Room at City Hall.

Craig A. Ewing, AICP
Director of Planning Services