

**DRAFT**

CITY OF PALM SPRINGS, CALIFORNIA  
**HISTORIC SITE PRESERVATION BOARD**

**Meeting Minutes**

Tuesday, November 13, 2012

Large Conference Room, City Hall

3200 East Tahquitz Canyon Way, Palm Springs, California 92262

<b>BOARD MEMBERS:</b>	<b>Present This Meeting:</b>	<b>Present FY Year-to-Date:</b>	<b>FY: 2012 / 2013 Excused Absences:</b>
Thomas DeLeeuw, Chair	X	6	
Sheila Grattan, Vice Chair	X	6	
John Gilmer		4	2
Lee Glenn	X	4	2
Patrick McGrew	X	6	
Roxann Ploss	X	6	

Staff Representatives:

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

Glenn Mlaker, Assistant Planner

1. CALL TO ORDER: Chair DeLeeuw called the meeting to order at 8:15 a.m.
2. ROLL CALL: Present: Ploss, McGrew, Glenn, Vice-chair Grattan, Chair DeLeeuw  
Absent: 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, November 6, 2012.
4. PUBLIC COMMENTS:  
None
5. APPROVAL OF THE MINUTES:  
Board member Ploss noted in the September 11, 2012 minutes certain corrections to the list of Board members, several typographical errors and the correct spelling of Sandra Worswick’s name.

Motion by Ploss; second by Grattan; vote 5-0-1 (Gilmer absent) to approve the minutes of September 11, 2012, as corrected.

Motion by Ploss; second by McGrew; vote 5-0-1 (Gilmer absent) to approve the minutes of October 8, 2012, as presented.

## 6. PUBLIC HEARING:

- 6A. Case HSPB #84 - An application by the Historic Site Preservation Board to designate the commercial building known as the J.W. Robinson's Building ("The Alley") as a Class 1 Historic Site located at 333 – 343 South Palm Canyon Drive, Zone CBD, Section 15.

Director Ewing presented the staff report. The Commission asked about updated information from the applicant and Board member McGrew noted the following changes to the application:

- Identify the original name as "Robinsons Specialty Shop" (page 5)
- Add reference to building designer Max Horwitz, (Page 9)
- Note recognition of 1960 Triennial Honor Award from AIA Southern California Chapter
- Additional language regarding other retail stores designed by notable architects
- Additions to the bibliography

He also suggested adoption of a revised statement with these changes in the Board's recommendation.

Board member Ploss confirmed that the property owner does not support the nomination, and suggested that designating only the original 1957 building might alleviate the property owner's concerns.

Chair DeLeeuw opened the public hearing.

Gary Johns, resident, noted that a recent Palm Springs Preservation Foundation tour of the building's exterior reinforced his belief that the 1972 addition be included in the designation and expressed support for the nomination.

Chair DeLeeuw closed the public hearing.

The Board discussed:

- The importance of the 1972 addition to the nomination;
- The regulations and practices for notifying surrounding property owners;
- The building's design in light of its phased construction ;
- The owner's objections to the nomination;
- The draft history statement; and
- The draft resolution, including the discussion of character-defining features

Motion by McGrew; second by Glenn; vote 5-0-1 (Gilmer absent) to adopt the history statement, as amended.

Motion by Grattan; second by Glenn; vote 4-1-1 (Ploss opposed, Gilmer absent) to adopt the draft resolution, as amended, recommending Class One designation for the entire building, including the Statement of Historic Significance.

Board member Ploss noted that she supports designation of the original construction.

Board member McGrew indicated that he will recuse himself on the next item and left the meeting.

- 6B. Case HSPB #85 – An application by Lawrence E. Wood, owner, to designate the single-family dwelling as a Class 1 historic site located at 992 E. La Jolla Road, Zone R-1-C, Section 25.

Director Ewing presented the staff report. The Commission asked about:

- Designating a single house as a prototype within a tract of similar homes;
- The particular elements of this property, including the “woven” wood fence;
- The landscape plan as a contemporary expression of modernism, as designed by the original architect, and as a desert-appropriate design;
- The City’s authority to designate parts of the property;
- The potential of creating a historic district in the Twin Palms Estates neighborhood.

Chair DeLeeuw opened the public hearing.

Chris Menrad, property owner, indicated that the redwood fence is original and that the design was used throughout the tract. He noted that the landscape plan is true to the mid-century modern era, even though it was only recently prepared by Kreisel. He also indicated that he was responsible for the recent renovation, including research into the design, materials and colors used in the original construction. He expressed his support for designating important homes and requested approval of this application.

Chair DeLeeuw closed the public hearing.

The Board discussed the quality of the restoration.

Motion by Ploss; second by Glenn; vote 5-0-1 (Gilmer absent) to adopt the history statement, as amended.

Board member Glenn confirmed that, should the landscaping be included in the City’s designation, future changes to the landscaping would be subject to Board review.

Motion by Ploss; second by Glenn; vote 5-0-1 (Gilmer absent) to adopt the draft resolution, as presented, recommending Class One designation for the entire site, including the Statement of Historic Significance.

Board member McGrew returned to the meeting.

## 7. CERTIFICATE OF APPROVAL REQUEST(S):

- 7A. Case 3.1198 MAA / HSPB #27 – A request for a certificate of approval for a building re-roof to include the removal and replacement of barrel tiles, replace underlayment and other related roof repairs located at the El Paseo Building, a Class 1 historic site, 800 N. Palm Canyon Drive, Zone C-1, Section 10. (GM)

Assistant Planner Mlaker presented the staff report. Will Mulcaly, representing the applicant, noted:

- The existing tiles were not secured / fastened, but only set with mortar;
- Inspection report called for complete re-roof of building;
- Only a tile re-lay is proposed, with new underlayment;
- A new foam adhesive is proposed, instead of wire ties, to allow walking on the roof; and
- New tiles will be used only when necessary and on the less visible portions.

The Commission asked about:

- Matching the tile colors;
- Affect of foam adhesive on future re-use of existing tiles;
- Maintaining the mortar detail on the edges / perimeter;
- Warranty on tile installation, including foam adhesive;
- Alternatives to foam insulation, including wire ties or nail fasteners; and
- The longevity of the underlayment using alternative methods.

The Board discussed:

- The effect of each installation option on the longevity of the existing tiles;
- The value of a continuance of the matter in order to have the property owner present to discuss options with the Board;
- The removal and re-installation of a canopy on the west-facing overhang (on Palm Canyon); and
- Separating the project into two actions; one for the roof and one for the canopy.

Motion by McGrew; second by Grattan; vote 5-0-1 (Gilmer absent) To approve a Certificate of Approval for the re-roof, subject to the following additional conditions:

1. Mechanical fastening shall be used on the tiles (instead of foam adhesive).
2. The existing canopy shall be removed and repaired the, including the pieces installed in the recent renovation.
3. The property owner may revisit this approval with the Board at the owner's option.

## 8. COMMITTEE REPORTS AND SPECIAL PROJECTS:

Vice-chair Grattan reported that she attend the Architectural Advisory Committee meeting of October 22, 2012 when it reviewed the Pacific Colony Lofts hotel pre-application and the La Plaza shopping center tenant entry improvements. Vice-chair

Grattan noted that the AAC's concerns and actions regarding both projects matched the concerns and votes of the HSPB during its review of these applications.

Board member McGrew noted that the Patencio Road project previously reviewed by the HSPB has been demolished and offered a photograph for the file.

Board member Ploss asked when a meeting of the sub-committee appointed to develop an up-to-date database and a prioritizing process will be held. Board member McGrew noted that his research into the 1987 historic survey revealed some interesting information, including the evaluation system used by the researchers. He also observed that additional work is needed to refine the evaluation system and review other properties worthy of protection. He noted that previous lists of important properties do not assure protection, unless new legislation is also enacted. In response to a question from Board member Glenn, he offered to re-send his database. Board member Ploss noted that about 800 inventory cards were prepared on properties.

In response to a question from Vice-chair Grattan, Board member McGrew observed that roof tiles can have a varied life based on their materials, manufacture and installation. Chair DeLeeuw noted that the Board's goal should be to preserve the tiles to the greatest extent possible. Ms. Grattan noted that replacement tiles are not manufactured for small jobs, but can occasionally be obtained from other roofing jobs. Board member Ploss noted that a recycling requirement should be considered and that a facility needs to be organized to allow the storage and resale of valuable construction materials.

#### 9. STAFF & OTHER REPORTS:

Director Ewing noted that the Planning Commission recently reviewed the Pacific Colony Lofts pre-application and had comments similar to the AAC and HSPB regarding scale, appropriateness to the neighborhood, and the Indian Canyon Drive façade design. The applicant wants to meet with staff on how to move forward with the project. Board member Glenn noted that the hotel project design gave no compelling justification to reconsider the guidelines. Director Ewing noted that good architecture may not be sufficient to bridge the gap between the applicant's needs and the community's concern for scale and appropriateness.

In response to Board member Ploss' question, Director Ewing noted that the City does not have a policy regarding the use of story poles; they are only employed on a case-by-case basis, as requested by the Planning Commission. He also noted that a case-by-case review has been the preferred approach by prior City Councils in reviewing significant projects, as opposed to adopting an entire list for protection. He suggested that the Board consider developing Council support if it wished to recommend a more comprehensive (list-based) approach.

10. BOARD MEMBER COMMENTS:

None.

11. ADJOURNMENT: Motion by Grattan; second by McGrew; vote 5-0-1 (Gilmer absent)  
To adjourn the Historic Site Preservation Board Meeting at 9:49 a.m. to its regularly scheduled meeting on Tuesday, December 11, 2012, at 8:15 a.m., in the Large Conference Room at City Hall.

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Craig A. Ewing, AICP  
Director of Planning Services