

DRAFT

CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD

Meeting Minutes

Tuesday, February 12, 2013

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:
Thomas DeLeeuw, Chair	X	9	
Sheila Grattan, Vice Chair	X	9	
John Gilmer		5	4
Lee Glenn	X	6	2
Patrick McGrew	X	9	
Roxann Ploss	X	9	

Staff Representatives:

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

Glenn Mlaker, Assistant Planner
David Newell, Associate 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, February 5, 2013.
4. PUBLIC COMMENTS:

Ron Marshall, representing the Palm Springs Preservation Foundation, described the upcoming Modernism Week and some of its events, as well as Leisure Life Weekend in late March to represent the condominium developments in the southerly part of the City.
5. APPROVAL OF THE MINUTES: Minutes from January 8, 2013.

Board member McGrew, Ploss, Grattan and Chair DeLeeuw noted several changes to the draft minutes.

Motion by McGrew; second by Ploss; vote 5-0-1 (Gilmer absent) To approve the minutes from January 8, 2013, as amended.

6. PUBLIC HEARING:

None

7. CERTIFICATE OF APPROVAL REQUEST(S):

- 7A. Case 5.1032 / HSPB 3 (Welwood Murray Memorial Library) – An Amendment to a Certificate of Approval to allow minor changes to the exterior elevations and floor plans, and to request appointment of an HSPB sub-committee for the project, located at 100 South Palm Canyon Drive.

Director Ewing presented the staff report. Will Kleindienst, representing the applicant, described the issues the latest project revisions attempt to address:

- Relocation of the restroom, which is now only ADA accessible;
- Maintaining the view of the courtyard;
- Making no exterior changes, which could not be fully satisfied as noted below;
- Referring to old images for guidance on furnishings, fixtures and finishes;
- Maintaining the ceilings as open and visible as possible;
- Identifying and selecting furnishings, fixtures and finishes sympathetic to the building's history.

Mr. Kleindienst described the project in more detail, including:

- The layout of the reception counter;
- Changes to certain exterior elements to reflect actual conditions;
- Existing electrical equipment along the east and south exterior walls;
- Exterior elevation changes to modify and mitigate the electrical switchgear; and
- Elimination of an exterior wall-mounted A / C unit.

He also proposed a redesign of the wall-mounted television cabinet in the community room, and requested creation of an HSPB sub-committee to expedite minor changes.

The Board asked about:

- Removal and replacement of HVAC equipment;
- The value of adding a focal elements for the interior courtyard;
- The access limitations of the alley and how to clean up the area next to the building;
- Pedestrian flow within the building and from the building to the restrooms;
- Interior lighting design and security system design;

Chair DeLeeuw appoint a sub-committee of limited purpose to review minor modifications of approved project elements of the Welwood Murray Memorial Library, consisting of Lee Glenn, Patrick McGrew, and Roxann Ploss (Chair).

Motion by Glenn; second by Grattan; vote 5-0-1 (Gilmer absent) To approve the amendment Certificate of Approval, as presented.

8. OTHER BUSINESS

- 8A. Case HSPB 78 – An application by Lars Viklund, managing partner, Martini Madness LLC, 225 West Baristo Road, “The Del Marcos Hotel”, for a Mills Act Contract.

Assistant Planner Glenn Mlaker presented the staff report.

Motion by McGrew; second by Grattan; vote 4-1-1 (Ploss opposed, Gilmer absent)
To approve the Certificate of Approval, as presented.

8.B Review Cost Estimate for Alternative Markers

Director Ewing summarized the staff memo. The Board discussed:

- The design and appearance of enamel-painted signs;
- The value of preserving the current sign design and materials;
- The appropriate text for markers, especially simplifying the text using the City of Los Angeles model as an example;
- The availability of information on historic properties via the internet;
- The use of the Board’s limited budget resources on markers and other activities;
- Use of a single size for all markers;
- The limited warranty provided on the enamel-painted signs;
- Using anodized aluminum for the bronze-colored signs.

Board member McGrew offered to prepare a marker template from which a cost estimate could be developed and for which the Board can review proposed text.

9. COMMITTEE REPORTS AND SPECIAL PROJECTS:

9.A Las Palmas Business Historic District Committee - Update

Board member McGrew noted that he had not received feedback from the Board on his updated information on the buildings in the District. He reported that he will move forward in preparing an amendment to the District for Board and Council review, based on the updated information. He presented photographs of the former Gas Company building and of the Dollard building, noting that the current owner has expressed interest in restoring the building.

9.B Memorandum on Charlie Farrell

Director Ewing summarized background information on Charlie Farrell. The Board discussed how to pursue the nominations among the Board members. Chair DeLeeuw appointed Vice Chair Grattan to take the lead on preparing background materials for the nominations and will share them with other Board members for review and comment.

10. STAFF & OTHER REPORTS:

Director Ewing reported on the enforcement status on the home at 290 Simms Road, a Wexler-Harrison steel house, and provided the original staff report on the property's historic designation. The Board discussed how a historic status is disclosed to or discovered by a buyer.

11. BOARD MEMBER COMMENTS:

Vice Chair Grattan noted the post card provided by Ron Marshall and wanted to know more about the artist.

Board member Ploss reminded the Board about the PSNIC picnic and exposition on Saturday March 23rd and asked for Board member to help with the HSPB table. Vice Chair Grattan and Board member Glenn will assist. Director Ewing suggested contact Ms. Hintz in the Planning Department to arrange to pick up the markers.

Board member McGrew noted that on January 2nd the City Council approved two historic designations: The Abernathy House and General Houses steel house. He also noted that Council Member Foat complimented the Board on the reports and asked that they be made more publicly accessible. He asked that staff update the list of designated properties, post it on the City's web-site and create links to relevant background documents. He also reported that a new owner of a John Porter Clark home was mis-informed about applying for a Mills Act contract, and that information about the City's designation process was forwarded to him. He offered to send his nomination packet to Board member Ploss for use at the HSPB table at the PSNIC expo. He also expressed his desire to establish formal protection for any designation-eligible property in the City, based on the 2004 survey.

The Board discussed what amendments to the current ordinance might be developed, how to make the Historic Resources web-site more accessible, visible and useful, and how to promote more widely the City's historic preservation efforts. Board member McGrew indicated that he would ask the Palm Springs Preservation Foundation to add a link to their web-site connecting to the City's site. Director Ewing noted that the web list of Class One properties would be posted with links to the most recent documentation, typically the Council resolution with the Statement of Historic Significance. Board member McGrew identified his concerns with the order in which materials on proposed designations are presented to the City Council.

12. ADJOURNMENT: Motion by Grattan; second by Glenn; vote 5-0-1 (Gilmer absent) To adjourn to the regularly scheduled meeting on Tuesday, April 9, 2013, at 8:15 a.m., in the Large Conference Room at City Hall.

Craig A. Ewing, AICP
Director of Planning Services