

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



MEETING MINUTES
TUESDAY, APRIL 8, 2014
LARGE CONFERENCE ROOM, CITY HALL

CALL TO ORDER: Chair DeLeeuw called the meeting to order at 9:00 a.m.

ROLL CALL:

PRESENT: Chair DeLeeuw, Vice-Chair Johns, Board members Burkett, Hays, Ploss, Williamson.

ALSO PRESENT: Director Wheeler, Associate Planner Lyon.

ACCEPTANCE OF THE AGENDA: No changes.

PUBLIC COMMENT: None

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES: MINUTES FROM THE MARCH 11, 2014 MEETING.

M/S/C Williamson/Johns (4-1-1, Ploss opposed, Hays abstained) Approved minutes with amendments to Page 3. Board member Ploss opposed due to lack of first names.

2. UNFINISHED BUSINESS:

2.A. AN APPLICATION BY MICHAEL F. FLEMING & LUIS A. LAVIN, OWNERS, SEEKING A CLASS 1 HISTORIC DESIGNATION FOR "THE PAUL DOUGHERTY RESIDENCE", LOCATED AT 1860 VISTA DRIVE, ZONE R-1-A (HSPB #89).

Board Member Ploss asked staff to doublecheck if this area is Little Tuscany or Chino Canyon.

Board Member Johns indicated that Ron Marshall, and the Palm Springs Preservation Foundation, are careful researchers.

Chair DeLeeuw opened the public hearing. There were no speakers and the hearing was closed.

M/S/C Ploss/Burkett (6-0) To recommend approval by the City Council.

2.B. INVESTIGATION AND STUDY FOR POSSIBLE RECOMMENDATION FOR CLASS 1 DESIGNATION OF THE PALM SPRINGS RACQUET CLUB AND CHARLES FARRELL HOUSE LOCATED AT 2743 NORTH INDIAN CANYON DRIVE, ZONE R-2 (HSPB #83).

Continue to next meeting of May 13, 2014.

3. NEW BUSINESS

3.A. CERTIFICATE OF APPROVAL REQUEST BY JAMES LONGTIN & DAVID SALINGER, OWNERS, FOR RESTORATION OF WEXLER STEEL HOUSE #4, A CLASS 1 HISTORIC SITE, LOCATED AT 3133 NORTH SUNNYVIEW ROAD, ZONE R-1-C (HSPB #42).

Applicant, Chris Pardo, of Elemental Architecture wants to bring back the house to its original purpose.

Board member Johns had questions on walls.

The applicant indicated that option B is off the table.

Board member Johns indicated he had represented the seller in the sale of the house. He had concern with structural change with clerestory windows.

Board member Williamson felt it was a good balance.

Board member Hays asked why not go back to door and sidelight. Renovation is not restoration. Because so few steel homes, this is more important than others. If the applicant bought home to restore, then the goal is not to renovate to meet their needs. He wants door and windows to be as originally built.

Chair DeLeeuw agreed. The commitment is to history and design.

Board member Burkett said he was convinced by the renovation versus restoration argument.

Board member Johns supports leaving the sliders. He can support the doors, but cannot support windows.

The applicant representative agreed to remove clerestory windows from proposal.

Motion by Board member Williamson to approve without clerestory windows and second by Board member Johns.

M/S/C: Williamson/Johns (4-2 Hays, De Leeuw) To approve with conditions.

3.B. CERTIFICATE OF APPROVAL REQUEST BY THE PALM SPRINGS INTERNATIONAL AIRPORT FOR MODIFICATIONS TO THE WEST FAÇADE OF THE PALM SPRINGS INTERNATIONAL AIRPORT, A CLASS 1 HISTORIC SITE, LOCATED AT TAHQUITZ CANYON WAY AT EL CIELO ROAD, ZONE A (HSPB #70).

Continue to next Historic Site Preservation Board meeting on May 13, 2014.

3.C. CERTIFICATE OF APPROVAL REQUEST BY EL PASEO HOLDINGS, LLC, OWNER, FOR REPLACEMENT WINDOWS AT THE NORTH FAÇADE OF THE EL PASEO BUILDING, A CLASS 1 HISTORIC SITE, LOCATED AT 800 NORTH PALM CANYON DRIVE, ZONE CBD (HSPB #27).

Jim McIntosh, applicant, indicated that the windows are high at the Workshop restaurant.

Board member Johns supported the project.

Board member Hays had questions concerning 6-pane versus 3-pane windows.

Motion by Board member Johns, second by Board member Ploss to approve with all full size windows to be 6-pane and where necessary, 4-pane to be used.

M/S/C: Johns/Ploss (6-0)

3.D. CERTIFICATE OF APPROVAL REQUEST BY BRANDENBERG OASIS, LLC, OWNER, FOR AN AMENDMENT TO THE SIGN PROGRAM FOR THE OASIS COMMERCIAL BUILDING, A CLASS 1 HISTORIC SITE LOCATED AT 101-121 SOUTH PALM CANYON DRIVE, ZONE CBD (HSPB #55).

Ana Escalante, applicant representative, indicated that the project is designed to ensure visibility but do so as to maintain her building's integrity. No monument sign as part of this program. No A-frames. She counseled restraint.

Chair DeLeeuw asked if the tenant space does have access on both streets.

Ana Escalante replied yes.

Board member Johns indicated the project needs AAC review and more time spent to improve the signage.

Board member Williamson said they need rendering of scale and size of proposed signs.

Board member Ploss stated concerns with the relationship to the sign ordinance.

M/S/C: DeLeeuw/Williamson (6-0) To continue to May 13, 2014 meeting.

3.E. CERTIFICATE OF APPROVAL REQUEST BY EL PASEO HOLDINGS, LLC, OWNER, FOR AN AMENDMENT TO THE SIGN PROGRAM FOR THE EL PASEO BUILDING, A CLASS 1 HISTORIC SITE LOCATED AT 800 NORTH PALM CANYON DRIVE, ZONE CBD (HSPB #27).

Board member Johns said 42" x 38" is too large for a blade sign to be on the building face. For the HK Lane sign, a smaller, more discreet sign would be more appropriate.

Board member Burkett said the HK Lane sign is out of scale.

Board member Ploss said that the wall area, where signs are, is becoming too crowded.

Board member Williamson said the balcony obstructs the proposed sign.

Board member Hays noted the HK Lane sign needs to be half the size that is currently proposed.

Chair DeLeeuw said that the wall sign is OK and the color red is OK. The applicant could go to 7 ½ square feet total area for the wall sign.

Board member Hays said that the blade sign on Tamarisk and the wall sign on Palm Canyon would be different discussions.

Board member Ploss said realty is not impulse buying.

Motion by Board member Johns, second by Board member Williamson to deny request to change the sign program.

M/S/C: Johns/Williamson – To deny (6-0)

3.F. CERTIFICATE OF APPROVAL REQUEST BY TRIADA HOTEL & SPA FOR A MONUMENT SIGN AT THE SOUTHWEST CORNER OF THE SITE, LOCATED AT 640 NORTH INDIAN CANYON DRIVE (FORMERLY THE SPANISH INN), A

CLASS 1 HISTORIC SITE AND CONTRIBUTING STRUCTURE WITHIN THE LAS PALMAS BUSINESS HISTORIC DISTRICT (HSPB 49).

Carey Algaze, applicant representative, said the project will be a 56-room Marriott Autograph Hotel.

Board members Johns, Hays and Williamson supported the sign.

Board member Burkett wished the Spanish Inn name was still there.

M/S/C: Ploss/Burkett (6-0). To approve.

REPORTS:

4.A. CERTIFIED LOCAL GOVERNMENT APPLICATION

Associate Planner Lyon gave a brief update.

4.B. CITYWIDE HISTORIC RESOURCE SURVEY

The RFP period closed on May 10th. Nine firms registered as interested.

4.C. NATIONAL PRESERVATION MONTH ACTIVITIES

At the May 7th City Council meeting, there will be a proclamation given by the Mayor.

BOARD MEMBER COMMENTS:

Board member Ploss had a question regarding the former Spanish Inn. She asked why at the oldest part of building, three archways have been blocked. The applicant's representative said she will take question back.

Board member Johns commented that the Carnell Building is a travesty. The windows are badly done.

STAFF COMMENTS:

None.

ADJOURNMENT: The Chair adjourned the Historic Site Preservation Board Meeting at 11:35 a.m. The Historic Site Preservation Board will adjourn to its regularly scheduled meeting on Tuesday, May 13, 2014 at 9:00 a.m., in the Large Conference Room at City Hall.

M. Margo Wheeler, FAICP
Director of Planning Services

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