

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



MEETING MINUTES  
TUESDAY, JUNE 10, 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, and Intern Salzer

**ACCEPTANCE OF THE AGENDA:** M/S/C (Johns/Hays, 6-0)

**PUBLIC COMMENT:** NONE

**1. CONSENT CALENDAR:**

**1.A. APPROVAL OF THE MINUTES: MAY 13, 2014 MEETING.**

Approve as amended M/S/C Ploss/Williamson (6-0)

**2. UNFINISHED BUSINESS:**

**2.A. CLASS 1 DESIGNATION APPLICATION BY WAHOO CAL HOTELS, LLC (OWNER) AND THE PALM SPRINGS PRESERVATION FOUNDATION FOR THE SITE KNOWN AS THE TOWN & DESERT APARTMENTS, LOCATED AT 370 WEST ARENAS ROAD, ZONE R-3, GENERAL PLAN: SMALL HOTEL, (HSPB 90)**

RON DUBY, APPLICANT, spoke on behalf of the Palm Springs Preservation Foundation in regards to the rehabilitation of the Town and Desert Apartments.

BOARD MEMBER PLOSS went by the morning of June 6, 2014 and felt that the place was very meticulous and beautiful. She believed the private back gardens are an important topic to be addressed by the public relations department of small hotels. She asked if the back patios get use anymore. As a whole she felt the owners have done a great job.

VICE-CHAIR JOHNS was duly impressed after taking a tour of the property with Board Member Burkett. He felt it catapults Herbert Burns into a new category and he is 100 percent in favor.

BOARD MEMBER BURKETT expressed his hopes in the city granting class 1 status, acknowledged architect Herbert Burns for the large body of work he has done. He voiced his opinion in regard to the architectural features, particularly the use of the outside lights. He felt they were done brilliantly and is delighted to recommend.

VICE-CHAIR WILLIAMSON felt the application clearly put the building in a social and cultural context.

BOARD MEMBER HAYS thanked the PSPF for the amount of research that was done.

CHAIR DELEEUW expressed his excitement for the Burns property.

M/S/C Ploss/Hays (6-0) Approve staff's recommendation.

### **3. NEW BUSINESS:**

#### **3.A. CERTIFICATE OF APPROVAL REQUEST BY THE CITY OF PALM SPRINGS FOR REHABILITATION OF THE EXTERIOR OF THE CORNELIA WHITE HOUSE, A CLASS 1 HISTORIC SITE LOCATED AT THE VILLAGE GREEN PARK, 225 SOUTH PALM CANYON DRIVE, ZONE CBD AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA (HSPB 4).**

ASSOCIATE PLANNER LYON introduced the property. He recommended approval of this rehabilitation.

APPLICANT RUEL YOUNG, architect, described his work. He recommended doing a second skin by sheathing over the existing roof so that there was a weather barrier, rather than using a piece by piece method. He emphasized that the caulking traps the water longer and needs to be removed. He described the three wall types, and reminded the board that the building has been moved twice. The work is not Department of Internal standards.

BOARD MEMBER PLOSS asked what part of the building will remain. She was concerned that he would be building a replica versus preserving the existing building.

MR. YOUNG said what we will do will cover up existing structure, but the whole building will remain.

VICE-CHAIR JOHNS asked if the work being done can be undone at a later date.

MR. YOUNG said yes.

BOARD MEMBER HAYS had questions regarding page 5 of the plans. He asked if the original plank that sticks out can be maintained.

MR. YOUNG said yes.

ASSOCIATE PLANNER LYON added that is the recommendation of the staff report.

BOARD MEMBER BURKETT asked if the sheath will be enough protection from weather damage and mold.

MR. YOUNG said the new skin is separate from the old skin so the air can get between the two, this provides circulation. He stated that the mold situation will be stabilized with chemicals.

VICE-CHAIR JOHNS asked if there was a second proposal.

ASSOCIATE PLANNER LYON stated that the 2012 proposal did not go forward due to budget constraints.

BOARD MEMBER PLOSS had concern about heavy periods of rain.

MR. YOUNG said the weather barrier and the caulking at the bottom are what are intended to prevent mold. He would love to guarantee it but cannot.

BOARD MEMBER BURKETT added that it is vital that landscaping be discussed.

BOARD MEMBER WILLIAMSON had concern with the building ending up as a replica.

MR. YOUNG expressed that there has already been repairs done to the building. The porch has been completely rebuilt as well.

DIRECTOR WHEELER requested that Mr. Lyon review proposed conditions.

ASSOCIATE PLANNER LYON reviewed the proposed conditions. He stated that this proposal is a very competent effort in recreating the White House, and the original materials will not be destroyed. He confirmed that Architect Young is taking a very careful approach in preventing further deterioration and fixing the problems.

MR. YOUNG articulated their desire to design and reconstruct the building from its original condition, he concluded by saying the building will be more the same.

VICE-CHAIR JOHNS believed it was a good approach but could not support it. He expressed that on their watch he wants restoration. He was afraid the second skin will be too similar to the Carnell Building, which was a faux solution. He does not want this period of our architecture to be lost, and felt that if this is a financial issue we must find the money somewhere.

BOARD MEMBER HAYS expressed his absolute support of the project. He stated that the piece by piece method is not a guarantee and at some point we will have to revisit this issue of rehabilitation.

BOARD MEMBER PLOSS said she puts faith in what Mr. Young does and the way he works, but just fears the word replica.

BOARD MEMBER BURKETT believed we should at least look at the piece by piece method. He asked if the wood could be replaned in any way.

MR. YOUNG emphasized the fact that 90 percent of the boards are water damaged, but could cut off some and reuse them if possible.

CHAIR DELEEUEW asked whatever done can be reversed if money becomes available for a full restoration.

MR. YOUNG said yes.

CHAIR DELEEUEW believed it is important to stabilize and protect what is there. He supports Young's approach.

BOARD MEMBER WILLIAMSON expressed his concern about the money.

CHAIR DELEEUEW stated that it is not our responsibility to worry about the money.

Motion by VICE-CHAIR JOHNS to table in order to explore piece by piece option more to authentically restoring/renovating the building.

Second by BOARD MEMBER WILLIAMSON amend by BOARD MEMBER BURKETT that the irrigation and desert landscaping be incorporated into the proposal.

M/S/C (3-3) Ploss/DeLeeuw/Hays, Wheeler announced no action.

M/S/C Hays/Deleeuw (2-4) approved with staff recommendations, Motion failed.

M/S/C Ploss/Williamson (6-0) approved to move recommendation to implement 2012 landscape plan.

M/S/C Johns/Ploss (6-0) continue to next meeting to consider piece by piece.

**3.B CERTIFICATE OF APPROVAL REQUEST BY THE PALM SPRINGS ART MUSEUM FOR EXTERIOR MODIFICATIONS AT THE SANTA FE FEDERAL SAVINGS & LOAN BUILDING (NOW THE EDWARDS HARRIS ARCHITECTURE & DESIGN CENTER), A CLASS 1 HISTORIC SITE LOCATED AT 300 SOUTH PALM CANYON DRIVE, ZONE CBD AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA (HSPB 54).**

APPLICANT SIDNEY WILLIAMS presented.

CHAIR DELEEUW asked if it was always just parking in the original space.

MS. WILLIAMS responded yes.

BOARD MEMBER PLOSS said it was a lovely use of space, but would have to vote no because the Olive trees are not indigenous.

VICE-CHAIR JOHNS asked if the olive trees will be growing naturally or will they be gardened to look a certain way. He wondered if Palo Verde trees could be put in place of the Olive trees.

MS. WILLIAMS expressed that the Olive trees were there originally in the 1970s.

CHAIR DELEEUW stated that Palo Verde trees are very messy, and has no problem with the Olive trees.

M/S/C Hays/Johns (5-1) Ploss. Approved with conditions by staff.

**BOARD MEMBER COMMENTS:**

BOARD MEMBER PLOSS brought up a few points to be reviewed. 1) Estate on the corner of Miraleste and Tamarisk, the gate has an H on it. She stated it was a Spanish revival and has been sitting empty for years, has had no changes made to it and is worthy of classification. 2) Charlie Farrell must get on the agenda. 3) Lack of first name in minutes.

VICE-CHAIR JOHNS was disappointed that the city council appealed Welwood-Murray decision and voted to overrule all but one condition. He prefers City Council rely less on personal taste and accept HSPB recommendations.

BOARD MEMBER BURKETT thanked the entire board for event on May 17<sup>th</sup> and distributed the survey from the 2014 symposium. He was very proud of the buzz that was created throughout the city. Thanked the local organizations, said they could not have done it without them, they were the backbone. He thanked Margo and Staff for their commitment and expressed the desire and ability to increase the numbers for next year's symposium.

CHAIR DELEEUW emphasized the need to follow up with the blade sign on El Paseo that he believed was not approved.

VICE-CHAIR JOHNS expressed his sincere pleasure in serving as the Vice-Chairman to Chairman DeLeeuw.

**STAFF COMMENTS:**

DIRECTOR WHEELER introduced Lanay Salzer the intern that will be documenting the HSPB meetings. Reminded all of the field trip on June 17<sup>th</sup> and added that she hasn't heard from everyone yet. She emphasized that the board members are allowed no more than two absences for any reason July-June. Reminded the Board there will be an election next meeting. Mentioned a possible 7/23 workshop with the Planning Commission.

VICE-CHAIR JOHNS read the Proclamation for Chair DeLeeuw.

**ADJOURNMENT:** The Historic Site Preservation Board adjourned to its regularly scheduled meeting on Tuesday, July 8, 2014 at 9:00 a.m, in the Large Conference Room at City Hall.