

HISTORIC SITE PRESERVATION BOARD CITY OF PALM SPRINGS, CALIFORNIA

Large Conference Room, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262
www.palmspringsca.gov

MINUTES

February 9, 2016



9:00 AM
REGULAR MEETING

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

ROLL CALL: Chair Gary Johns, Vice-Chair Roxann Ploss, Members Dick Burkett, Todd Hays, Bill La Voie, James Williamson, Linda Dixon

ABSENT (none)

ACCEPTANCE OF THE AGENDA: By consensus the agenda was accepted with items 2.B. and 2.C. moved follow approval of minutes.

PUBLIC COMMENT:

ERIC SCHIEL, chairman of the Twin Palms Neighborhood Organization informed the board of a street name dedication for William Krisel on Tuesday, February 16 at 10am at the corner of Arquilla Street and Twin Palms Drive.

RON MARSHALL, of the Palm Springs Preservation Foundation (PSPF) informed the board of several PSPF-sponsored tours and events related to Modernism Week.

WILLIAM KOLPECK shared with the board other events related to Modernism Week including a Walk of Stars dedication for architect Richard Harrison at the Architecture & Design Center at Baristo & Palm Canyon Drive.

ALAN WORZEY, resident spoke in support of the Class 1 nomination for the Town & Country Center, noting other significant works by architect Paul R. Williams.

JADE NELSON, PS Modcom board member, urged the board to assure accessibility features, including closed captioning for hearing impaired is integrated into the Council Chamber AV project.

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES: (M/S/C Ploss / Dixon 7-0 to accept the minutes as noted.

2. UNFINISHED BUSINESS:

(Items 2.B. & 2.C. taken out of order)

2.B. CERTIFICATE OF APPROVAL REQUEST BY SMITH & HALL, DESERT PROPERTIES, LLC FOR LANDSCAPE REVISIONS AT “THE J.W. ROBINSON’S DEPARTMENT STORE”, A CLASS 1 HISTORIC SITE LOCATED AT 333 SOUTH PALM CANYON DRIVE (ZONE CBD, HSPB #84 / CASE 3.1903 MAA.

Staff member Lyon summarized the staff report.

Mr. Cioffi and Mr. Kolpelk, representing the applicant, further summarized the project.

Member Dixon inquired about the removal of trees and the number of new trees proposed. (Mr. Cioffi indicated roughly 10 trees were removed and roughly 14 new trees are proposed.)

Member Ploss inquired whether permits were required for tree removal in Palm Springs (no).

Chair Johns asked for clarification on the use of the fencepost cactus. (location, quantity, etc., which Mr. Kolpelk explained was proposed in planters on the east and north side of the bldg.).

Member La Voie stated his opinion that the proposed landscape design is not “period specific”, noting a more random, informal planting scheme as could be seen in the vintage photos of the site, was preferable.

Chair Johns & Member Dixon liked the “adaptive” approach that was proposed in the revised landscape design.

Member Ploss liked the more contemporary look, and felt it was important to allow the applicant flexibility in the proposed landscape design.

Member La Voie explained that “period specific” did not necessarily imply a restrictive approach to plant types, but that the overall design aesthetic should be reflective of the period of significance for the building.

(M/S/C Ploss / Burkett, 6-0-1 (La Voie opposed) to approve as submitted.

2.C. A CERTIFICATE OF APPROVAL REQUEST BY SMITH & HALL, DESERT PROPERTIES, LLC FOR A SIGN PROGRAM FOR “THE J.W. ROBINSON’S DEPARTMENT STORE”, A CLASS 1 HISTORIC SITE LOCATED AT 333 SOUTH PALM CANYON DRIVE (ZONE CBD HSPB #84 / CASE SP 16-001)

Staff member Lyon summarized the staff report.

Mr. Cioffi, on behalf of the applicant explained the details of the proposed sign program.

Member Williamson asked for clarification on the size of the monument sign (10.5 feet tall x 15 feet wide).

Member La Voie asked if the signs were lit (yes internally illuminated with conduit feeding the sign boxes from behind the columns).

Member Dixon asked about address number/suite numbers for the tenant spaces and expressed concern that it is difficult to find addresses at night in Palm Springs. (Cioffi: the suite numbers may be applied as vinyl cut numbers at the transom of the individual suites as required by the Fire Department).

Member Burkett suggested placing the building address in an appropriately designed sign where the original “Robinsons” sign was. (Mr. Cioffi noted they would take that into consideration).

Chair Johns suggested a “parking in rear” sign at Baristo may be a helpful form of wayfinding signage (Mr. Cioffi noted they would also take this into consideration.)

Member Ploss opined that the proposed monument sign was too large and would obstruct the lines of the building.

Mr. Cioffi noted that the size of the monument sign was important to the applicant for visibility to pedestrians further north on Palm Canyon.

Member Hays opined that all the proposed signs were too large and were more “vehicular-scaled” not “pedestrian-scaled”. He suggested a 20 to 25% reduction in size of all proposed signs. He felt the monument sign would be better without the “333” element on top. He suggested cardboard mock-ups on the building of the proposed signs would help the Board and the Planning Commission make a decision about the signage.

Member La Voie opined that the signs may appear like “big black boxes”, and suggested making the tenant sign boxes smaller such that they could be mounted between the existing columns instead of mounting “on the face” the

columns. He had no objection to the proposed monument sign, however suggested the yellow “333” element on the top be more “3-dimensional” and less like a “flat acrylic backlit panel”.

(M/S/C Johns / Williamson to approve as presented (4-3, Ploss, La Voie, Hays opposed).

2.A. A CERTIFICATE OF APPROVAL BY THE CITY OF PALM SPRINGS FOR RENOVATION OF THE DAIS AREA IN THE CITY COUNCIL CHAMBERS AT CITY HALL, A CLASS 1 HISTORIC SITE LOCATED AT 3200 EAST TAHQUITZ CANYON WAY, ZONE C-U (HSPB#33D / CASE 3.3377 MAA).

Staff member Lyon summarized the staff report and Staff member Laurie of the Engineering Department further clarified the revisions submitted today.

Staff member Laurie explained there would be no exposed conduit anywhere in the project. He noted a “front rack” will need to be placed in front of the public speakers podium, in a credenza-like piece of furniture. (no images were shown of this element).

Member Ploss felt the City seal should be relocated from the end of the council desk where it is proposed to the back wall of the dais.

Member Williamson expressed concern that ADA issues be properly incorporated into the project scope.

Member Burkett asked to see the actual stain and wood samples which were not available for board members to review today. He asked why two stain colors were necessary noting the existing photos suggested a light “blond” colored single color stain seemed to be the original stain color. He would prefer a single wood color for the furniture pieces.

Staff Laurie noted the veneer would likely be birch or white oak.

Chair Johns, suggested the consultant review “Frey House II” for better understanding of the detailing, color, material and finishes that Frey characteristically used.

Members La Voie and Hays noted the design was acceptable including the location of the City seal on the end of the council desk.

Staff member Lyon noted the details that were still needed for the board to fully understand the project scope.

M/S/C La Voie / Hays (6-1-0 Ploss opposed) to accept the furniture design for the Council desk, with material samples to come back to the board, as well as details

on the equipment rack credenza, monitor placement and integration, and to also include clear understanding of the implications of ADA accessibility, and the designer provide photographic evidence that they've reviewed other Frey designs to better understand his design aesthetic. 6-0-1 (Ploss opposed).

4.B. UPDATE ON THE STABILIZATION OF THE CORNELIA WHITE HOUSE.

Staff member Laurie noted the forensic consultant had completed their field work and were preparing draft design and recommendations review for the scope to stabilize and restore the house. He anticipated clarification coming back to the Board possibly in April, but will prepare an update for the March HSPB meeting.

Member La Voie asked if the board could see the preliminary findings and recommendations from the consultant (Staff Laurie thought that was do-able, possibly in March).

2.D CONSIDERATION OF REVISIONS TO THE LAS PALMAS BUSINESS HISTORIC DISTRICT (CASE HD-1) (Subcommittee Ploss, La Voie, Hays)

Staff member Lyon summarized the staff report and noted the progress that the subcommittee made with respect to reaching a recommended plan of action.

Member Hays explained the rationale for removal of the single family homes from the district is that the homes and the parcels on which they 're located are a part of the adjacent residential subdivision tract, and are not a part of the subdivision tracts that comprise the business district. Thus, while single family homes sometimes developed in non-residential tracts as a city grows, that was not the case in the instances of these homes. Rather, the homes were built as part of the adjacent residential subdivisions, not as part of the tract that comprises the business district. He noted it didn't make sense for the Board to take the homes "out of the adjacent housing tracts and arbitrarily include it in the business district tract".

Member Dixon asked for clarification on which homes were being discussed from the staff report (items 3a, b, c, and d from the staff report).

Staff Lyon explained the staff rationale to remove the single family dwellings from the district was that the homes were developed as part of an adjacent residential tract, not a part of the commercial land subdivision along Palm and Indian Canyon Drives.

Member Ploss expressed her opposition to removal of the residential properties from the district.

Member Dixon asked if the homes could be a part of the business district, but also denoted that they are a component part of the adjacent housing tract. (yes).

(M/S/C La Voie / Ploss 7-0) to accept the staff recommendation from subparagraph 1 of the February 9, 2016 staff report to recommend that the City Council move the twelve (12) listed parcels from “non-contributing” to “contributing”.

(M/S/C La Voie / Hays 5-2-0 (Ploss, Dixon opposed) to accept the staff recommendation from subparagraph 2 of the February 9, 2016 staff report to move the six (6) listed parcels from “contributing” to “non-contributing”.

(M/S/C La Voie / Dixon 7-0) to not accept the staff recommendation to remove the four houses from the district.

(M/S/C La Voie / Ploss 7-0) to change the parcels in subparagraph 4 of the February 9, 2016 staff report to “non-contributing” and NOT remove them from the district, with the exception of 621 North Palm Canyon Drive (aka “Copleys”) which is recommended to be moved from “non-contributing” to “contributing”.

Staff Lyon noted that in the coming weeks, staff will begin communications with all property owners in the district to inform them of the Board’s recommendations on the above-noted changes and to schedule a public hearing of the HSPB to formalize the actions noted above in the form of a resolution and recommendation to City Council.

3. NEW BUSINESS:

3.A., REQUEST FOR CLASS 1 DESIGNATION OF “THE TOWN & COUNTRY CENTER” LOCATED AT 174 NORTH PALM CANYON DRIVE (HSPB #51),

M/S/C La Voie / Ploss 7-0 to accept the historic resources report as prepared by the Palm Springs Preservation Foundation and initiate study for possible class 1 historic site designation pursuant to

3.B. REQUEST FOR CLASS 1 DESIGNATION OF “THE BEL VISTA RESIDENCE” LOCATED AT 1164 NORTH CALLE ROLPH (HSPB #100), AND

3.C. REQUEST FOR CLASS 1 DESIGNATION OF “THE VILLA ROYALE” LOCATED AT 1620 SOUTH INDIAN CANYON TRAIL (HSPB #101).

(M/S/C La Voie / Ploss 7-0 (Hays abstained on item 3.B.) to accept the historic resources report for the Town & Country Center, the Villa Royale hotel, and the Bel Vista Residence and direct staff to arrange site visits and schedule public hearings of the HSPB to consider the applications.

4.B. DISCUSSIONS:

- 4.A. 2016 NATIONAL PRESERVATION MONTH EVENT** (Burkett, Williamson, Ploss)
Member Burkett summarized the subcommittee's plans to date and passed out an update memo. He requested that staff forward an invitation from the HSPB to the City Council members to attend the event.

Director Fagg summarized efforts to link an "event page" to the City's website for information on the event and scheduling reservations.

He and member Ploss noted the Citywide neighborhood organization ("One PS") picnic on Saturday, March 19th at Ruth Hardy Park and that the HSPB will have an info table/booth at the picnic.

- 4.C. HSPB BOOTH AT THE FEBRUARY 2016 MODERNISM SHOW.**
Staff member Lyon noted staff will mount a small unmanned HSPB booth at the Modernism Show at the Convention Center similar to what was set up for the October Modernism Show at the air museum.

4.D. UPDATE ON PORT LAWRENCE PROJECT / STREBE CANOPY

Director Fagg reported on progress to incorporate the shade canopy design element from the demolished Strebe Building into the façade of the new project, noting that there was still improvement and revision in the proposed design to better reflect the openings and proportions of the Strebe canopy and that staff was continuing to work with the developer on the details of this element.

BOARD MEMBER COMMENTS:

Member Burkett requested the proposed policy of requiring approved entitlements prior to allowing demolition be put on the March agenda.

Member Hays asked whether the City has a tree cutting ordinance (no).

Member Ploss asked whether the City Council could approve demolition of a Class 1 building (yes).

Chair Johns expressed concern about a note in the minutes of the recent City Council Strategic Planning noting "replacement" of main library. (the discussion was of how the current facilities could accommodate expansion of various program parts of the library).

Director Fagg noted he will forward a copy of the notes from the strategic planning session of the City Council to board members.

STAFF COMMENTS:

Director Fagg noted final study sessions of the board to complete review of the Citywide Context Statement would be scheduled in the coming weeks.

He noted the City had ceased pursuing Class 1 designation of the Plaza Racquet Club at 1300 East Baristo in light of the threat of a lawsuit by the Palm Springs Unified School District (owner of the parcel on which the club is located).

ADJOURNMENT: The Historic Site Preservation Board will adjourn to its regularly scheduled meeting on Tuesday, March 8, 2016, at 9:00 A.M, in the Large Conference Room at City Hall.

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