

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

September 13, 2016



9:00 AM
REGULAR MEETING

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

ROLL CALL: Chair Gary Johns, Vice-Chair Dick Burkett, Members Linda Dixon, Bill La Voie, Dan Kiser (arrived at 9:15 a.m.)

ABSENT: Member Todd Hays, Member Vincent Marsh

ACCEPTANCE OF THE AGENDA: M/S/C (Dixon / La Voie) to accept the agenda as presented. The Board agreed to move Items 5C and 5D up on the agenda.

PUBLIC COMMENT:

ROBERT IMBER, of PS MODERN TOURS, noted interest in the Board's process on the Cody Gas Station (2795 N Palm Canyon Drive). He commended the Desert Star and Park Imperial South residents on their nominations for Class 1 historic status.

5.D. UPDATE ON DAIS RENOVATION AND A/V UPGRADES AT THE CITY COUNCIL CHAMBER (HSPB #33D). (Franco Laurie, Public Works)

Staff Franco Laurie provided an update on the project noting that the City is waiting delivery of revised documents from the A/V consultant integrating an overhead timer and electronic name plates.

5.C. UPDATE ON STABILIZATION / RESTORATION OF THE CORNELIA WHITE RESIDENCE - LOCATED AT 221 PALM CANYON DRIVE (HSPB 4). (Franco Laurie, Public Works)

Staff Franco updated the board on structural revision recommendations provided by the City's structural engineering consultant. (bracing, reinforcing, seismic straps, reconstruction of chimney, etc.) Staff continues to work with ARG on project bid and scope documents.

Member Dixon expressed frustration at the City Council's fiscal prioritization of over \$500,000 for roadway entry signs while potentially allocating insufficient funding for repair of this important structure. (Staff Lyon noted the scoping documents needed to be fully developed first in order to advise the City Council on the total project cost.)

Chair Johns inquired on timeframe; Franco informed that there may be possible preliminary drawings to share at the October HSPB meeting.

Board member La Voie expressed concern that structural reinforcing, such as straps at the porch posts, be concealed.

Board member Marsh joined the meeting at 9:15 a.m.

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES OF JULY 12, 2016:

M/S/C (La Voie, Marsh) to approve 5-1-1 (Dixon abstained, Hays absent).

2. PUBLIC HEARINGS

2.A. AN APPLICATION BY THE PALM SPRINGS PRESERVATION FOUNDATION (PSPF) ON BEHALF OF THE DESERT STAR APARTMENTS HOMEOWNERS ASSOCIATION, (OWNERS), FOR CLASS 1 HISTORIC DESIGNATION OF 1611 SOUTH CALLE PALO FIERRO, "THE DESERT STAR APARTMENTS," ZONE R-2 (HSPB 102) (MASTER APN 508-353-002) (KL).

Staff member Lyon summarized the staff report.

Chair Johns opened the public hearing.

RICHARD HOLWELL, resident and president of the DSA HOA spoke in support of the nomination.

Seeing no other speakers, Chair Johns closed the public hearing.

Member Dixon noted her support of the proposed designation.

Member Burkett noted his support for the designation.

Chair Johns expressed support of the designation and asked whether non-contributing elements could be removed or modified without HSPB approval (Staff Lyon replied no, all significant alterations need HSPB review and approval).

Member La Voie noted the HOA should be urged to modify their CC&R's to acknowledge the potential historic site status and the importance that residents understand that exterior changes require HSPB approval.

Member Dixon suggested requiring modification of CC&R's be part of the Board's motion. (Lyon noted it could be a recommendation but the City does not control HOA's rules or CC&R's.)

Member Marsh further suggested the HOA president send an informational letter to current homeowners explaining the process for HSPB review of exterior alterations, opportunities for Mills Act contracts, etc.

Member Burkett asked if any future designation could include a standard condition requesting that CC&R's be revised to acknowledge historic site status and processing. (Lyon: yes staff can add that as a routine condition of the board's recommendations).

M/S/C (La Voie / Dixon) (6-0-1) (Hays absent) to recommend the City Council designate the Desert Start Apartments as a Class 1 historic site with condition that the restrictions of a Class 1 site outlined in Municipal Code Section 8.05 be incorporated into the HOA's governing documents.

2.B. AN APPLICATION BY THE PARK IMPERIAL SOUTH HOMEOWNERS ASSOCIATION FOR HISTORIC DISTRICT DESIGNATION OF THE PARK IMPERIAL SOUTH CONDOMINIUMS, LOCATED AT SOUTH ARABY DRIVE AT BRIDLE PATH TRAIL, ZONE R-3 (HSPB #103 / HD-6) (MASTER APN 510-070-031) (KL).

Director Fagg summarized the staff report.

Member Dixon asked if formal notices should be required in sales documents when units go up for sale informing prospective buyers of the regulations under 8.05. (Director Fagg noted staff can review this question with the City Attorney what can be imposed in conditions and the HOA's CC&R's, he also suggested the Board consider outreach to educate the realtors in the community.)

Member Dixon noted how impressed she was with the minimal amount of change that has happened to the complex.

Chair Johns opened the public hearing.

PETER DIXON, resident at Park Imperial South spoke in support of the nomination and clarified the changes that have been approved by the HOA for enclosing the courtyards.

Member La Voie & Mr. Dixon discussed the details at the decorative masonry walls added to enclose the courtyards. Specifically the handling of the original openings in the masonry screen walls ("breezeblock").

Chair Johns complimented Mr. Dixon's thoroughness in the report identifying the non-contributing modifications previously made in the complex.

RICK FELIPE, president of HOA and resident. Spoke in support of the nomination and noted they were writing a new design guideline for assisting those residents considering making modifications to their units. In terms of the "breezeblock" Mr. Felipe noted the HOA has adopted two options for infill, one with glass block, one solid, but set back or darkened to visually be similar to the original open condition. Mr. Felipe shared a conversation he had with the late Mr. Burkus who admitted the scale and enclosure of the patios was somewhat a failure.

BARRY SWEIGER, owner in Park Imperial South, spoke in support of the nomination. He also noted the relatively low density of the complex with ample open space is an important characteristic of the complex and of the era when land prices were low and allowed more open space than contemporary developments. He also noted the unique characteristic of the expansive glass walls facing a private courtyard, not a golf course, and not small windows typically seen in conventional buildings. He also noted the detailing of the beams at the carports, as being unique.

Hearing no other testimony, Chair Johns closed the public hearing

Member Dixon asked about solar panels on historic structures. Member La Voie explained the state law that requires that homeowners who wish to install solar panels, be allowed do so. Staff member Lyon also clarified the City Attorney's opinion on solar panels, noting that the HOA or city cannot deny a request to install solar panels, but can require specific placement and screening of the panels.

M/S/C (La Voie / Dixon, 6-0-1, Hays absent) to recommend approval of the Park Imperial South Condominiums as a historic district, recommending Class 1 regulations be incorporated into the HOA's CC&R's, incorporating by reference the historic resources report which includes documentation of the non-conforming existing elements, and the condition that future changes to the exteriors be consistent with The U. S. Department of the Interior, Secretary's Standards for the Treatment of Historic Sites & Districts.

3. UNFINISHED BUSINESS:

3.A. CERTIFICATE OF APPROVAL REQUEST BY MICHAEL BECKMAN OF TRUSS AND TWINE BAR & RESTAURANT ON BEHALF OF BUILDING OWNER, EL PASEO HOLDINGS, LLC, FOR EXTERIOR MODIFICATIONS TO THE COURTYARD OF THE EL PASEO BUILDING, A CLASS 1 HISTORIC SITE (HSPB #27) AND CONTRIBUTING STRUCTURE WITHIN THE LAS PALMAS BUSINESS HISTORIC DISTRICT (LPBHD), LOCATED AT 800 NORTH PALM CANYON DRIVE (ZONE C-1, RESORT COMBINING ZONE, LAS PALMAS BUSINESS HISTORIC DISTRICT, CASE 3.1198 MAA) (KL).

Staff member Lyon summarized the staff report.

Member Dixon clarified that the previous comment from the board was to recommend a free-standing misting system similar to El Mirasol North's dining patio.

MICHAEL BECKMAN, applicant further clarified the revised scope of the project.

Member Burkett inquired of Member La Voie of knowledge of alternative misting systems. (he did not know of any).

Mr. La Voie expressed his objection of the surface mounted "plumbing" necessary to install the proposed misting system.

Chair Johns expressed that the Board needs to be lenient in consideration of these sorts of modifications to allow continued economic viability of Class 1 buildings.

Member Dixon asked Mr. Beckman whether he had considered umbrella mounted misting system (he stated he had not, but that they had considered pole mounted misting systems that seemed more intrusive than the proposed cable mounted scheme).

Chair Johns & Member La Voie noted that painting out the surface-mounted plumbing would mitigate the adverse impact it imposed on the historic building. Mr. La Voie also noted a slight "sag" in the cable and tubing spanning the courtyard would be preferable to "taut" horizontal cable and tubing.

Member Kiser expressed his support for the current scope of work.

M/S/C (La Voie / Dixon 6-0-1 Hays absent) To approve with (1) single light fixtures as proposed at each sconce location, (2) Four cables spanning the courtyard as shown to support the misting system, (3) the system to be both wall and cable-mounted, and such that the cable supported misting components be allowed to slightly sag, and (4) wall-mounted components to be painted to match adjacent surface.

5. DISCUSSION

5.A. HSPB PARTICIPATION IN THE OCTOBER MODERNISM SHOW AT THE CONVENTION CENTER.

Staff requested board direction whether to participate in the October Modernism Show. The Board agreed that set up of the un-manned HSPB booth would be desirable.

5.B. STATUS OF HISTORIC RESOURCE REPORT FOR THE AUTOMOBILE SERVICE STATION LOCATED AT 2796 NORTH PALM CANYON DRIVE (HSPB 99; "THE CODY GAS STATION").

Staff summarized status on the securing the consultant for writing the historic resources report with possible draft report presented in October.

Member La Voie noted he had observed that the building owner has made some cleanup and improvements to the site.

Board Chair noted the station has been a Shell station continuously since it was built and was covered extensively in the Desert Sun newspaper.

Member Burkett suggested Amy Blaisdell consider running a promotional piece on the station, if the Council approves the designation recommendation.

Chair Johns noted this is the last of the five architecturally significant gas stations built in the 60's in Palm Springs.

BOARD MEMBER COMMENTS:

Member Dixon inquired about the City's sale of the Cork n Bottle Building. (Director Fagg noted the City is in process of selling the building.)

Chair Johns noted Staff will finalize the work list priority list of sites for consider for the annual work plan. (Lyon will provide copies via e mail).

Chair Johns noted letter staff was going to submit standard letter for outreach to possible property owners to consider Class 1 application.

Chair Johns noted the flashing lights at Gyoro Gyoro at Oasis commercial (Director Fagg reported he had received notice from Code Enforcement that the lights had been removed).

Chair Johns reminded staff about revision of the HP ordinance 8.05 on demolition. (Director Fagg noted other changes to 8.05 (Tribal assertion, demo, class 3 definition, and others still in process) would be incorporated.

Chair Johns asked about receipt of final draft documents on Citywide survey. (Staff Lyon passed out final draft electronic copy and memo on the final report submittal and for the board to submit any final recommendations to staff prior to the October HSPB meeting and that the draft will be posted on the City website.)

Chair Johns asked for update from staff on allowing the writing of historic resource nomination reports by non-profits. (Director Fagg noted the Procurement department had requested qualifications be developed for prospective groups to be considered.)

Chair Johns inquired on an update on the Orchid Tree project (Director Fagg noted the project was approved, but the applicant was considering minor changes in moving some hotel units out of the historic church and into one of the new buildings on the site.)

Chair Johns acknowledged the progress being made on rehabilitation of the Robinson's Department Store including uncovering of previously forgotten clerestory windows.

Chair Johns noted renovation and reuse of La Plaza Theater was being discussed in City Council subcommittee. He requested that a member of the HSPB be included in that subcommittee so that the board is not "surprised" six months from now. (Director Fagg noted the request will be forwarded to the City Manager, and Chair Johns suggested Member La Voie be considered for that position).

Chair Johns suggested the Board initiate outreach to the Board of Realtors on historic sites and districts and to urge disclosure of historic status in the Real Estate Multiple Listing Service (MLS). Member Burkett suggested promoting the annual preservation symposium to the Realtor's board also. (Director Fagg noted staff would also attend). Member La Voie suggested on the topic of modifying CC&R's and building owner responsibilities; a letter might be created noting the implications / benefits / responsibilities inherent with designated historic sites. Chair Johns & Member La Voie offered to work with Staff on this outline and presentation and pick a date possibly in November to attend the Board of Realtor's meeting. Member Dixon also suggested procedures for HSPB review of demolition of Class 3 sites also be noted.

Member Dixon asked about the Mesquite Country Club property (Director Fagg noted no applications have been received in the Planning Department.)

Chair Johns asked about early planning for the HSPB National Preservation Month symposium in the Spring. Member Burkett volunteered to work on the event, but requested other members also participate in the planning of the event. To be further discussed at the October HSPB meeting. Chair Johns encouraged Members Marsh and Kiser to join the subcommittee. Member Burkett noted Mark Davis (from the Board of Modernism Week) had suggested getting California Preservation Foundation (CPF) involved in the event and expanding the event perhaps in October 2017 to be tied in with October Modernism Week. Possibly moving the symposium to October to leverage participation with the Modernism Week attendees. Staff Lyon suggested this event may be a good candidate project to pursue a CLG grant through the State's Office of Historic Preservation. Chair Johns suggested inviting Mark Davis to the October HSPB meeting.

Member Burkett provided an updated on the Library Board's work on the Welwood Murray back patio renovation and adaptive re-use. A proposal will likely be brought back to the HSPB for certificate of approval.

Member Burkett mentioned Robert Zafran from Rancho Mirage discussion of Coachella Valley-wide meeting of preservation organizations to discuss topics of common interest and assist one another. He will report back to the Board at a later meeting.

Member Kisor reported his attendance at a CPF workshop on modern historic resources which was very worthwhile. He referred other members to review the workshop which is free and on line on the CPF Site.

STAFF COMMENTS:

Staff Lyon reported that a staff approval had been granted for repaint of the El Paseo Market Building (830 North Palm Canyon Drive), not a contributing structure in the LPBHD and not a Class 1 site. The repaint is to match the adjacent El Paseo Building.

Staff Lyon reported that a staff level approval had been granted at the El Paseo Building (800 North Palm Canyon Drive) for ADA work. The concrete floor at the paseo will be removed and recast to provide ADA access to an adjacent tenant space. The pavement of the paseo is not original, but will be scored to complement the scoring pattern in the courtyard from the 2007 renovation.

Staff Lyon reported that a staff level approval had been granted to repaint the Royal Hawaiian Estates based on a "forensic" study of the complex by ARG to repaint to the original color scheme. Staff Lyon will forward the color report from the consultant to the HSPB members.

Staff noted the City has received a redevelopment project involving the Cork n Bottle building. The modifications to Cork n Bottle, because it's a Class 1 historic site will be scheduled for approval by the HSPB at a future date.

ADJOURNMENT: The Historic Site Preservation Board will adjourn to its regularly scheduled meeting on Tuesday, October 11, 2016, at 9:00 A.M, in the Large Conference Room at City Hall.