



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: January 13, 2015

SUBJECT: PROGRESS REPORT ON THE WELWOOD MURRAY MEMORIAL LIBRARY RENOVATION PROJECT AT 100 SOUTH PALM CANYON DRIVE (CASE 5.1032 MAA / HSPB #3), ZONE CBD.

FROM: Department of Planning Services

SUMMARY

The Welwood Murray Memorial Library renovation project is nearing completion, and is scheduled for a February 17th grand opening to coincide with the original building opening date. While the opening date is scheduled, there are two items that have yet to be completed: the site landscaping, and refurbishment of the courtyard area. Per the amended conditions of approval for the project, the HSPB must review and approve the landscape plan and courtyard security plan prior to implementation. The landscape and courtyard plans are temporarily on hold and will not be completed in time for the building opening; however, those plans must still be approved by the HSPB prior to installation or construction work on those elements per the amended conditions of approval.

BACKGROUND:

<u>Related Relevant City Actions by Planning, Fire, Building, etc.</u>	
1941	Welwood Murray Library opened.
10/3/1984	City Council designates the property at 100 South Palm Canyon Drive, the Welwood Murray Memorial Library as a Class 7 (now recognized as Class 1) historic site.
6/14/2011	HSPB grants a Certificate of Approval with conditions for a renovation and rehabilitation of the library and approves the request with conditions (Case 5.1305 CUP).
11/6/2012	HSPB grants a Certificate of Approval with conditions for interior scope of work (Case 5.1305 CUP)
2/12/2013	HSPB approves minor amendments to the project and appoints a sub-committee (Glenn, McGrew, Ploss) to assist with review and input on project scope between regularly scheduled HSPB meetings.
11/12/13	HSPB approves an amendment to the conditions of approval to require board approval of the landscape plan, interior finish schedule, and courtyard security plan prior to implementation.

ANALYSIS:

The HSPB first reviewed a Certificate of Approval request on June 14, 2011, granting approval of the project subject to conditions, including the following:

- Submit an exterior landscape plan, complete interior plans, a security plan for the exterior courtyard, and a plan to protect the building from adjacent trash receptacles prior to the issuance of building permits; and
- Revise the structural plans to utilize round steel columns in the reconstructed enclosed patio area.

On November 6, 2012, HSPB reviewed an interior floor plan to satisfy one of the conditions from the June 2011 approval. The conditions placed upon the project at that review included relocation of the restroom, preserving visibility from the entrance through to the courtyard, allowing no exterior modifications, maintaining visibility of the ceiling, and creating an ADA-compliant reception desk that resembles the original desk.

At the February 12, 2013 HSPB meeting, City staff presented numerous changes to the approved plans, incorporating suggestions and conditions placed upon the project. At the conclusion of the discussion, the Board appointed a limited-purpose subcommittee to review minor modifications of the approved project elements.

An additional project update was presented by staff at the November 12, 2013 HSPB meeting, addressing conformance to the conditions of approval placed upon the project. At that meeting, the Board voted to amend condition COA 6.14.11/1, requiring the submittal of the landscape plan, interior finish schedule and courtyard security plan prior to the issuance of building permits. The condition was amended to require HSPB approval of those items prior to implementation, rather than prior to the issuance of building permits. All that remains for review is the submittal of the exterior landscape plan and finishes, and the submittal of the courtyard security plan.

A list of the conditions of approval and subsequent modifications is included as Attachment A to this staff report.

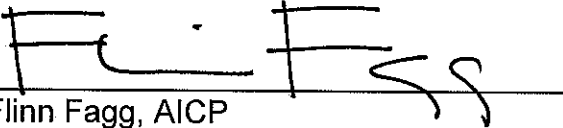
Al Smoot, Special Projects Coordinator for the City of Palm Springs, indicates that staff has been advised to hold off on the landscape design for the project site until the City Council has completed deliberations on possible joint use of the courtyard area. Staff has continued to work on landscape plans for the two large planters at the front of the building, and expects to have those plans available for HSPB review in the near future.

CONCLUSION

The renovation project is generally in conformance to the conditions of approval that have been placed upon the project. As noted, the design of the site landscaping and courtyard refurbishment has been temporarily placed on hold and will not be completed prior to the grand opening. In accordance with the amended conditions of approval, the

following must be brought back for review and approval by the HSPB prior to implementation or construction:

- A complete exterior landscape plan, including plantings, irrigation, patio finishes, and access ramps; and
- A security plan for the exterior courtyard area of the property.



Flinn Fagg, AICP
Director of Planning Services

ATTACHMENTS

1. Memo from Al Smoot, dated 01/06/15
2. Attachment A – List of Conditions of Approval
3. Minutes of the November 12, 2013 HSPB Meeting
4. November 12, 2013 Staff Report (Case 5.1032 MAA/HSPB #3)
5. Minutes from the February 12, 2013 HSPB Meeting
6. Minutes from the November 6, 2012 HSPB Meeting
7. Minutes from the June 14, 2011 HSPB Meeting



MEMORANDUM

DATE: January 7, 2015
TO: Ken Lyon, Planning
FROM: Al Smoot, Special Projects Coordinator
SUBJECT: Welwood Library Renovation - Update

The Welwood Murray Memorial Library Building rehabilitation is now projected for completion the end of January. The grand re-opening events are scheduled for February 17, during Modernism Week and to also coincide with the same date as the original building opening.

In order to make this “symbolic” date for the grand re-opening, the project team has had to postpone some of the landscape work till after the grand-reopening. As you know, the landscape and courtyard security plan are the last remaining elements of the project that need to be approved by the HSPB prior to implementation.

Late last year, there were concerns expressed by the Board that the City Council was considering some sort of joint use of the rear courtyard with a tenant in the adjacent Plaza Las Flores building. Although we have been given no update or details about this possible joint use, the project team was directed by the City to hold off on further landscape design efforts until the City Council completes deliberations on possible use options for the courtyard.

In the meantime, we have been working on the landscape plan for the two large planters in the front of the building and anticipate them being ready for HSPB approval next month. Final plans for the courtyard landscape and security plan will be brought to the board *after* the grand re-opening, but *before* implementation of those elements of the project.

Appendix A
Conditions of Approval
Welwood Murray Memorial Library – 100 S. Palm Canyon Drive
Case 5.1032 MAA/HSPB #3

Conditions: June 14, 2011 (*First review of a Certificate of Approval request*)

- COA 6.14.11/1 Prior to issuance of building permits, the applicant shall submit for approval by the HSPB the following plans:
- a. A complete exterior landscape plan, including plantings, irrigation, patio finishes and access ramps.
 - b. A complete interior plans, including finishes, fixtures and permanent furnishings.
 - c. A security plan for the exterior courtyard area of the property.
 - d. A plan to protect the property and building from adjacent trash receptacles and waste storage.

- COA 6.14.11/2 Prior to issuance of building permits, the structural plans shall be revised to substitute round steel columns for the square tube columns proposed in the reconstructed enclosed patio.

Conditions: November 6, 2012 (*Review of interior floor plan per COA 6.14.11-1b*)

- COA 11.6.12/1 Consider relocating the bathroom.
- COA 11.6.12/2 Consider preserving the visibility from the main entry through the building to the courtyard.
- COA 11.6.12/3 Allow no exterior changes to the building except for closing the door near the trash corridor.
- COA 11.6.12/4 Use the historic images in determining finishes, details, furnishings and fixtures so that they are sympathetic to the originals.
- COA 11.6.12/5 Maintain visibility of the ceiling through the building to the greatest degree possible.
- COA 11.6.12/6 Create an ADA-compliant reception desk that resembles the original.

Conditions: February 12, 2013 (*Amendment to original Certificate of Approval*)

COA 2.12.13/1 Appoint a subcommittee 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).

Conditions: November 12, 2013 (*Amendment to original Certificate of Approval*)

COA 11.12.13/1 Removal of COA 6.14.11-1 requiring board approval of the landscape plan, interior finish schedule and courtyard security plan prior to issuance of building permits, and to direct the City to bring these three items back for Board approval prior to implementation (Board review estimated for the February 2014 meeting).

RACQUET CLUB COTTAGES WEST CONDOMINIUMS (NOW KNOWN AS THE RACQUET CLUB GARDEN VILLAS) AT 360 WEST CABRILLO ROAD, ZONE RGA(6), SECTION 3, (CASE HSPB 88 / HD-3 / KL).

M/S/C Ploss/Hays (5-0-1) Approved Resolution as submitted with Chair DeLeeuw abstaining.

2. UNFINISHED BUSINESS:

2.A. CERTIFICATE OF APPROVAL AND AMENDMENT OF A CONDITION OF APPROVAL REQUEST BY THE CITY OF PALM SPRINGS FOR INTERIOR AND EXTERIOR MODIFICATIONS TO THE WELWOOD MURRAY MEMORIAL LIBRARY LOCATED AT 100 SOUTH PALM CANYON DRIVE (HSPB 3 / CASE 5.1032 MAA)

Associate Planner Lyon presented the staff report.

Board member Ploss asked if original reception desk had been found.

Al Smoot, City representative for the project, replied that it had not. The Palm Springs Preservation Foundation is to design the new desk. He confirmed interior plans will return to HSPB. He shared City Council's direction for the building to be fire sprinkled.

M/S/C Hays/Williamson (6-0). To approve.

2.B. CERTIFICATE OF APPROVAL REQUEST BY BRANDENBERG OASIS, LLC FOR REPAIR AND REPAINT AT THE OASIS HOTEL TOWER AND CASITA BUILDING, A CLASS 1 HISTORIC SITE, LOCATED AT 133-139 SOUTH PALM CANYON DRIVE, ZONE CBD, (HSPB 10 / 3.1908 MAA).

Associate Planner Lyon presented the staff report.

Danny Grathwohl, applicant representative, explained the three display panels will have graphics and confirmed that the entire building would be repainted.

Board members wanted to see finished text on boards.

Board member Ploss does not believe boards with text is an adequate solution and again expressed concerns regarding safety of the deteriorated balconies.

Danny Grathwohl, applicant representative, indicated balconies had been repaired.

Vice-Chair Johns had concerns regarding the text and felt the panels need to be capable of being changed out from time to time.



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: November 12, 2013

SUBJECT: CERTIFICATE OF APPROVAL AND AMENDMENT OF PREVIOUS CONDITIONAL APPROVAL REQUEST BY THE CITY OF PALM SPRINGS FOR RENOVATION AND REHABILITATION OF THE WELWOOD MURRAY MEMORIAL LIBRARY AT 100 SOUTH PALM CANYON DRIVE (CASE 5.1032 MAA / HSPB #3, Subcommittee Ploss, Johns, Burkett, ZONE CBD)

FROM: Department of Planning Services

SUMMARY

A certificate of approval request and a progress update on the renovation and rehabilitation of the Welwood Murray Memorial Library.

RECOMMENDATION:

- Amend the Board approval of 6-14-11 removing the stipulation that the landscape plan, interior finish schedule and security plan for the courtyard be submitted for Board approval prior to issuance of building permits.
- Direct the City to bring the landscape and courtyard security plan and interior finish schedule back to the Board for final approval prior to commencement of work on those elements of the project.

ISSUES:

In order to move the construction aspects of the project forward to a summer 2014 completion and grand opening, the City needs the board to remove the above-noted stipulation.

BACKGROUND:

<u>Related Relevant City Actions by Planning, Fire, Building, etc.</u>	
1941	Welwood Murray Library opened.
10/3/1984	City Council designates the property at 100 South Palm Canyon Drive, the Welwood Murray Memorial Library as a Class 7 (now recognized as Class 1) historic site.
6/14/2011	HSPB grants a Certificate of Approval with conditions for a renovation and rehabilitation of

	the library and approves the request with conditions (Case 5.1305 CUP).
11/6/2012	HSPB grants a Certificate of Approval with conditions for interior scope of work (Case 5.1305 CUP)
2/12/2013	HSPB approved minor amendments to the project (5-0-1 Gilmer absent) and appointed a sub-committee (Glenn, McGrew, Ploss) to assist with review and input on project scope between regularly scheduled HSPB meetings.
10/8/13	HSPB appoints new subcommittee (Johns, Ploss, Burkett) due to board member changes.

ANALYSIS:

HSPB first reviewed a Certificate of Approval request on June 14, 2011 granting approval by a vote of 4-2-0-1 (Ploss, Marshall opposed, DeLeeuw absent), subject to the following conditions:

- COA 6.14.11/1. Prior to issuance of building permits, the applicant shall submit for approval by the HSPB the following plans:
- 1a. A complete exterior landscape plan, including plantings, irrigation, patio finished and access ramps.
 - 1b. A complete interior plans, including finishes, fixtures and permanent furnishings.
 - 1c. A security plan for the exterior courtyard area of the property.
 - 1d. A plan to protect the property and building from adjacent trash receptacles and waste storage.
- COA 6.14.11/2 Prior to issuance of building permits, the structural plans shall be revised to substitute round steel columns for the square tube columns proposed in the reconstructed enclosed patio.

On November 6, 2012 HSPB reviewed an interior floor plan to satisfy Condition "1b" of the approval granted on June 14, 2011. The Board approved the interior plans subject to the following recommendations:

- COA 11.6.12/1. Consider relocating the bathroom
- COA 11.6.12/2. Consider preserving the visibility from the main entry through the building to the courtyard.
- COA 11.6.12/3. Allow no exterior changes to the building except for closing the door near the trash corridor.
- COA 11.6.12/4. Use the historic images in determining finishes, details, furnishings and fixtures so that they are sympathetic to the originals.
- COA 11.6.12/5. Maintain visibility of the ceiling through the building to the greatest degree possible.
- COA 11.6.12/6. Create an ADA-compliant reception desk that resembles the original.

At the February 12, 2013 meeting, the Board approved minor amendments to the project scope as follows:

1. Relocation of the toilet room away from the exterior wall.
2. Restore the view to the courtyard from the reception counter.

3. The project now maintains visibility of the existing ceiling as much as possible.
4. Address code-related changes to the electrical closet on the south and east walls.
5. Eliminate a through-wall air conditioner.
6. Reference historic images and select interior furnishings and finishes that are sympathetic to the buildings' history.
7. Consider the value of adding a visual focal element of some kind to the courtyard.
8. Explore ways of improving security and limiting access to the courtyard when the building is closed and clean up the area by the adjacent buildings' dumpster.
9. Consider the historic nature of the building when selecting lighting fixtures and integration of the security alarm system.

Since the Board's last review of this project, the City incorporated recommendations made by the HSPB into the construction drawings and addressed certain building code requirements as follows:

1. COA 11.6.12/1 *"Consider relocating the bathroom."*
Response: The restroom was moved from the exterior wall to the interior as shown on the attached floor plan. The current plan conforms to HSPB recommendation.
2. COA 11.6.12/2 *"Consider maintaining visibility from entry to courtyard area."*
Response: A large wall proposed to be erected behind the reception counter that blocked the views through the conference room to the courtyard was removed. The current plan conforms to the HSPB recommendation.
3. COA 11.6.12/3 *"No exterior changes included as part of the plan."*
Response: The project conforms to this recommendation except as follows:
 - a. Improved fire-rated wall. To address building code-required fire protection at the exterior wall in the back alley near Room 105, an existing door and security bars must be removed. The opening will be closed with a properly fire-rated wall.
 - b. New electrical panel access doors. On the south elevation, there is a new set of doors that provide access to the upgraded electrical panels. Current state electrical code regulations require that the panels be reconfigured to allow clear accessible working distance from the front of the panels. To accomplish this with the minimal amount of modification to the building, the panels have been "turned around" to face out; and a new set of lockable doors will be installed.
 - c. A/C unit removal. Removal of an obsolete through-wall air conditioning unit on the south elevation of the building. Removal of this unit improves the exterior appearance of the south elevation of the building. The opening in the wall will be closed to match the existing adjacent wall surface.
 - d. Door replacement. An existing wood and glass door on the east elevation that is deteriorated beyond repair will be replaced with a door of the same style. (A similar door on the south elevation was approved for replacement by the HSPB last year.)

- e. Improvements at the dumpster. A new exterior fire sprinkler, the new door and fire-rated wall noted in item "a" above, and a steel bumper beam have been installed to protect the building from damage and odors from the dumpster that serves the Plaza Los Flores complex next door to the library.^a (This satisfies both COA 6.14.11/1d and 11.6.12/3.)
- f. Security gate. As the new landscape plan is being developed, the City is evaluating a gate that would close public access to the courtyard at night and provide limited access to the dumpsters for tenants of the Los Flores Building. Further design development is ongoing.
- g. Exterior lead and asbestos abatement. The City anticipates these activities will commence in December 2013. Once complete, the windows will be repainted to the correct historical^b. This work also conforms to the previous Board approval.

CONCLUSION

The City has completed the construction documents for the Wellwood Murray Memorial Library renovation and restoration in conformance with HSPB conditions of approval. It now needs to move forward with construction of these approved components to allow completion for a grand opening in the summer of 2014.

Staff recommends removal of the condition in COA 6.14.11/1 requiring board approval of the landscape plan, interior finish schedule and courtyard security plan prior to issuance of building permits and direct the City to bring these three items back for Board approval prior to implementation (Board review estimated for the February 2014 meeting.)

ENVIRONMENTAL

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be categorically exempt from further environmental review pursuant to Section 15331 "*Restoration/rehabilitation of a Historic Resource*".

Glenn Mlaker, AICP
Assistant Planner

M. Margo Wheeler, AICP
Director of Planning Services

ATTACHMENTS

1. Vicinity Map
2. Minutes of June 14, 2011, November 6, 2012, February 12, 2013, and October 8, 2013 HSPB meetings
3. Interior Floor Plan dated 10/17/2012
4. Revised Interior Floor Plan dated 6/17/13
5. Building Elevations and photos

^a A written notice has also been placed in the access agreement file records at the City and with the Las Flores building owner for future negotiators to consider relocation of this dumpster.

^b Through investigative scraping, the City will endeavor to match the original paint colors of the building.

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.

David Gray, President of the Palm Springs Public Library Board of Trustees, noted that many plans have been brought forward, but the latest plan represents the work of several stakeholders, especially the Palm Springs Historical Society. He stated that the Board of Trustees has voted to support the current plan.

Jeri Vogelsang, Director / Curator of the Palm Springs Historical Society, reported that the Historical Society has voted to support the renovation plans, including making the library the Historical Society's future home. The Historical Society recognizes that the City's designer and staff have been respectful of the Society's functional needs while preserving the interior and exterior of the building. She expressed the Historical Society's hope that they will be open in the Library in the fall of 2013.

5. OTHER BUSINESS:

HSPB #3 (5.1032) Certificate of Approval – Review of Interior Floor Plan. A request by the City of Palm Springs for approval of a proposed interior floor plan in partial fulfillment of the conditions of an approved Certificate of Approval for the Welwood Murray Memorial Library, located at 100 S. Palm Canyon Drive, APN 5413-144-006, Section 15, C-B-D.

Will Kleindienst, project architect, provided a background report and summarized the proposed project, including the allocation of interior space to the proposed uses. He noted that:

- The project should be considered a "remodel" not a "restoration", yet the project attempts to protect and preserve as much of the original building as possible.
- One small interior wall is proposed to be removed to comply with ADA regulations.
- The exterior stairs to the basement are being secured to be interior access only.
- The multi-purpose room can be opened while the library is closed.
- Public restrooms were not included due to cost and the amount of building space required.
- A staff bathroom will be provided.
- Security for staff was a concern so that maintaining interior sightlines was important.
- Multiple stakeholders were actively involved in the design and development of the plan.
- The original circular reference desk has been lost / destroyed, but a similar design with the assistance of the PSPF is possible.
- All plumbing, HVAC and electrical will be completely replaced, but the circular air registers will be retained.
- An art wall will be created above existing book cases; other book cases will be preserved as much as possible.
- Display cases for the Historical Society will be installed.

Principal Planner Edward Robertson summarized the staff report, noting that this presentation meets a condition of a previous HSPB approval. He also noted that furnishings and fixtures remain to be presented to the Board.

The Board discussed:

- The multi-purpose aspect of the project;

- The absence of public bathrooms, especially considering the use of the multi-purpose room;
- The design and use of the exterior plaza;
- The round circulation desk;
- Preserving access to the adjacent public restrooms;
- Natural lighting from the windows in the staff room;
- The location of the janitor's closet;
- The Board's process of reviewing the proposed project, including a review of the Secretary of Interior's standards;
- The project's design and development history; and
- Proposed changes to the project design:
 - o Retention of original doors and windows;
 - o Design of the interior partitions to allow visibility of the ceilings;
 - o Extending the glass corridor near the staff bathroom;

Mr. Kleindienst noted that:

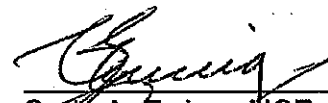
- The plans were based on space plans, not on field-verified "as-builts";
- The doors in the Historical Society wing are actually a single door with two sidelights;
- The existing exterior door to the plaza is a single door, with ADA electronic access;
- The staff work / lunch room is currently separated by an accordion door, which is being replaced by an all glass door with sidelights;
- The wall design behind the reception counter is proposed as a display wall to be used by the Bureau of Tourism, but could be redesigned;
- The bathroom reconfiguration and hall alignment was discussed with the stakeholders and represents the consensus of the group;
- The clerestory glass above the reception area and all other clerestories, except in the vault / archive area, are open to natural light;
- Additional interior insulation walls are being added to provide controlled climate in the archive vault;
- The public bathrooms were a continuous challenge to the stakeholders; the adjacent public bathrooms were considered sufficient and helped free up library space for the other uses;
- The round reference desk is important to address and there is a commitment to respect its design.
- The walls in the archive viewing area are low and glass is provided on the north and east sides.
- The ceiling is open to allow air circulation, but there remain security issues to be addressed through some kind of grate or other barrier.
- The wall between the archive and the archive viewing area is a full-height wall, but glass or mirrors could be used in the upper portion and a new detail will be provided; and
- Abatement of hazardous materials remains to be undertaken, but must be done with a new ceiling that respects the original; and
- Interior colors and lighting will be complementary to the originals and will be brought back to the Board, as will the landscape plans.

The Board continued its discussion regarding:

- The separations between the lobby and archive rooms;
- The ceiling and its visibility;
- Preserving the view from the main entry through to the courtyard;
- The location and configuration of the staff bathroom and corridor;
- The specific proposed uses and which areas are accessible to the public;
- The design of the lighting fixtures to be complementary to the original;
- Access to the outdoor courtyard and the design of the door with two small sidelights;
- The importance of the public experience in and around the building, while still meeting the needs of the stakeholders; and
- Use of the multi-purpose room for varying activities, possibly including staff meetings.

Motion by McGrew; second by Ploss; vote 5-0-1 (Gilmer absent) To approve the interior plans as conforming to the condition of the previously-approved Certificate of Approval, subject to the following comments:

1. Consider relocating the bathroom;
 2. Consider preserving the visibility from the main entry through the building to the courtyard;
 3. Allow no exterior changes to the building, except for closing the door near the trash corridor.
 4. Use the historic images in determining finishes, details, furnishings and fixtures so that they are sympathetic to the originals.
 5. Maintain visibility of the ceiling through the building to the greatest degree possible.
 6. Create an ADA-compliant reception desk that resembles the original.
6. ADJOURNMENT: Motion by McGrew; second by Grattan; vote 5-0-1 (Gilmer absent) To adjourn the Historic Site Preservation Board Meeting at 9:20 a.m. to its regularly scheduled meeting on Tuesday, November 13, 2012, at 8:15 a.m. in the City Council Chambers at City Hall.



Craig A. Ewing, AICP
Director of Planning Services

Jim Cross of Best Signs (applicant) described the signs, including placement, size, depth, materials, colors and lighting, as well as the issues surrounding the tenant's plans for current and future occupancy. The Board discussed the floor space to be occupied by the tenant, additional entries that may be required for future tenants and the color of the interior lighting of the proposed signs.

Motion by Gratton; second by Strahl; vote 4-2-0-1 (Ploss, Vice-chair Marshall, opposed; DeLeeuw absent), to approve the request, subject to use of warm white LED lighting within the signs.

- 8A. Case 5.1032 / HSPB # 3 (*Welwood Murray Library*) - An application by the City of Palm Springs to amend a Certificate of Approval for remodel and expansion of the existing public library building located at 100 South Palm Canyon Drive.

Director Ewing summarized the staff report, and noted that the applicant has provided additional drawings which were submitted following preparation of the staff report. The Board asked for information regarding:

-The AAC's request for additional information at its meeting of June 6, 2011.

Al Smoot, representing the City of Palm Springs as applicant, described the proposal, including:

- The City Council's directions regarding project;
- The proposed use of the building as a 21st century library branch;
- The design changes from prior submissions;
- Specific issues raised by the AAC, including the glass façade and the roofing system

Ana Escalante, project architect, presented the following information:

- Project avoids creating a replica of the historic structure;
- There is now a strong connection between the building interior and the patio;
- Access for the disabled was designed into the entire site;
- The Secretary of the Interior Standards for Rehabilitation have been satisfied;
- There is a history of additions and changes to the structure over the years;
- The evolution of the design as it followed a forensic investigation of the building;
- Overall direction regarding interior finishes and fixtures; details will be submitted for HSPB approval at a later date; and
- Various upgrades to environmental, mechanical and structural systems

The Board asked questions related to:

- Reconstruction of the ceiling in the main building;

- The new patio roof and its effect on the existing clerestory windows;
- The exterior treatment of the connection between the existing building and the new addition;
- The design details of the new roof and wall system; and
- The porch and patio enclosure as original and non-original features.

Public comments:

Patrick McGrew suggested that a restoration of the existing library, including the interior, porch and courtyard, be undertaken; he provided background information on the historic value and features of the building.

The Board discussed::

- The penetration of light into the building;
- The current height / space of the existing patio;
- Prior comments from the Board on this project;
- The juxtaposition of the proposed addition to the existing building;
- The possible restoration of the existing structure and fixtures;
- The existing ambient lighting in the building and the use of the clerestories and artificial lighting over the years;
- The location of the building within a collection of older buildings;
- The future programming of the building as a library;
- The experiences visitors would have in the space based on how the building is finished and programmed; and

Barbara Roberts, City Librarian, noted:

- The proposed program is for a public library, including a reference source for Palm Springs history, a visitor's center and a community meeting place.
- The current configuration does not serve well for library purposes; and
- The building had been modified several times over its life to accommodate new library needs.

The Board discussed:

- The need for additional research into the program for the building's use;
- The evolution of the patio's use, as both an open and enclosed space;

Motion by Vice-chair Marshall; second by Ploss; vote 2-4-0-1 (Cohen, Grattan, Strahl, Chair Gilmer opposed; DeLeeuw absent), to deny the request and direct the applicant to restore the existing patio, as open or enclosed. Motion failed.

Motion by Grattan; second by Strahl; vote 4-2-0-1 (Ploss, Vice-chair Marshall, opposed; DeLeeuw absent), to approve the request, subject to the following conditions:

1. Prior to issuance of building permits, the applicant shall submit for approval

- by the HSPB the following plans:
- a. A complete exterior landscape plan, including plantings, irrigation, patio finishes, furnishings and access ramps,
 - b. A complete interior plan, including finishes, fixtures and permanent furnishings;
 - c. A security plan for the property; and
 - d. A plan to protect the property and building from adjacent trash receptacles and waste storage.
2. Prior to issuance of building permits, the structural plans shall be revised to substitute round steel columns for the square tube columns proposed in the reconstructed enclosed patio.

9. COMMITTEE REPORTS AND SPECIAL PROJECTS:

9.A Las Palmas Business Historic District Committee - No report.

9.B Racquet Club West Historic District Exploratory Committee – Update

Board member Grattan reported that on May 14, 2011 she met with Margaret Gordinier, and then Ms Gordinier met the following week with her neighbors on the possibility of a creating a historic district. Ms. Gordinier reported back that there was opposition from some neighbors and that time will be needed over the next year to develop broader support.

10. STAFF & OTHER REPORTS:

Director Ewing noted that he has encouraged Ms Gordinier to take the long view about creating a historic district and to focus on education as a way to reduce uncertainties and fears among her neighbors.

10.A Summer meeting schedule

Director Ewing polled the Board about its summer schedule. The Board agreed to meet each month throughout the summer.

11. BOARD MEMBER COMMENTS:

Board member Strahl asked about the El Paseo Building wall signage. Director Ewing stated that the sign has been repainted to conform to the prior approval. Mr. Strahl also noted that the Welwood Murray Memorial Library's landscape irrigation along Palm Canyon Drive is causing significant damage to the building's concrete wall. Director Ewing noted that he will forward this to the proper City staff.

Motion by Strahl; second by Cohen; vote 6-0-1 (DeLeeuw absent), to direct staff to