

HISTORIC SITE PRESERVATION BOARD CITY OF PALM SPRINGS, CALIFORNIA

Palm Springs Convention Center, 277 N. Avenida Caballeros, Palm Springs, California 92262
www.palmspringsca.gov

MINUTES

June 13, 2017



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 Todd Hays, Bill La Voie, Dan Kiser, Linda Dixon (Member Marsh arrived at 9:10 a.m.).

ABSENT: (none)

ACCEPTANCE OF THE AGENDA: (M/S/C Dixon/Hays, 6-0-1 (Marsh absent) to approve the agenda as presented.

PUBLIC COMMENT:

TRACY CONRAD, introduced herself as the newly elected president of the Palm Springs Preservation Foundation (PSPF). She advised the board that the gates from the Desert Inn (which was demolished in 1966 to construct the downtown mall, which is the site of the current downtown redevelopment project) were stored and in the possession of resident Owen Kieley, who had agreed to allow them to be displayed as part of the new downtown park. She also reminded the board that the Riverside County Desert Inn historic marker and the Walk of Stars sidewalk marker for Nellie Coffman had been removed by Wessman Development and should be reinstalled in an appropriate place as part of the new park.

ROBERT IMBER, acknowledged the passing of architect William Krisel, age 92, and commented on his significant contribution to modern architecture, particularly in Palm Springs.

ERIC ROSENOW, PSPF, spoke in support of the Class 1 nomination of the Haymond Residence.

Seeing no other speakers, the Chair closed the public comment period.

1. PUBLIC HEARINGS:

1.A. AN APPLICATION BY WILLIAM STEWART, OWNER, FOR CLASS 1 HISTORIC SITE DESIGNATION OF "THE CARL HAYMOND RESIDENCE" LOCATED AT 1415 NORTH CAMINO CENTRO, (HSPB #107, ZONE R-1-A, APN 505-192-008) (KL)

Staff member Lyon summarized the staff report.

The Chair opened the public hearing.

ERIC ROSENOW, PSPF, spoke in support of the Class 1 nomination.

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

Member Dixon commented that the home was well preserved.

Member Kiser noted the jalousie windows were still extant in the home.

Member Marsh noted the ornamental screens were reminiscent of designs by architect Louis Sullivan.

Member Burkett noted it was an outstanding site.

M/S/C (Dixon/Hays) (6-0-1) to recommend that the City Council designate the Haymond Residence as a Class 1 historic site.

2. NEW BUSINESS:

2.A. A CERTIFICATE OF APPROVAL APPLICATION BY SECOY ARCHITECTS TO ESTABLISH A SIGN PROGRAM FOR KAPTUR PLAZA; A MULTI-TENANT COMMERCIAL COMPLEX LOCATED AT 600, 650, 700 AND 750 EAST TAHQUITZ CANYON WAY, ZONE REO (CASE SP 17-005, HSPB 97 CLASS 1 HISTORIC SITE). (DN)

Staff member Newell summarized the staff report.

Member Dixon asked about the font style on the sign.

Member Marsh asked for clarification on the approval process (HSPB grants Certificate of Approval and the Planning Commission approves sign programs).

Member Hays expressed concern about the 12-foot height of the proposed monument sign, stating he felt it was out of scale and may block the sightlines of drivers trying to exit the parking lot onto Tahquitz Canyon Way.

Member Dixon asked if the proposed sign had been reviewed by the City's chief traffic engineer (Staff indicated that the sign had not yet been reviewed by Engineering). She suggested such review would be recommended and if necessary, the sign could be relocated further away from the street.

Chair Johns asked if the proposed sign could be moved back. (Staff noted the landscape buffer between the proposed sign and the street was adequate to afford visibility for drivers.) He also asked about the diagonal placement of the text "Kaptur Plaza".

Member Dixon asked how the individual building addresses would be integrated and whether the City had certain requirements on address signage. (Staff noted the municipal code requires certain height letters for aiding the Fire Department.)

Member Burkett, speaking to the building owner, suggested a reduced scale and height of the proposed monument sign may be better. (Building Owner Scott Timberlake noted Mr. Kaptur, architect of the building, participated in the development of the sign design and preferred not to reduce its scale and height.)

Member Marsh asked the building owner whether placing the address ranges (i.e. 600 – 750) could be placed on the monument sign. (Mr. Timberlake noted the address numbers could be on the sign or on the individual buildings. Mr. Hugh Kaptur, architect of the complex, also noted directory signage was proposed between the buildings to assist in on-site wayfinding.)

Member Hays expressed concern that more study between the scale and placement of the monument sign relative to the buildings was needed.

M/S/C Johns/Dixon, 6-0-1 (Hays opposed) to grant the certificate of approval for the proposed sign program.

3. DISCUSSION:

- 3.A. City Council Dais** (No discussion, staff member Lyon noted staff member Laurie would advise further on this topic at a future meeting.)
- 3.B. Presentation on Howard Lapham** (Burkett).

Member Burkett presented a PowerPoint presentation about the architectural work of designer Howard Lapham. He noted the many architectural commissions throughout the Coachella Valley by Lapham. The Crocker-Citizen's Bank at Smoketree Village Shopping Center, by Lapham, was one of three banks (Crocker, B of A, Union Bank) that each had their own unique design but were unified in a "ranch style" aesthetic that was integral with the 'farmer's market aesthetic" of the Smoketree Village center. Burkett noted Lapham's interest went

beyond merely architectural design to include financing and development of projects also.

3.C. Discussion of the inclusion of historic artifacts in the design of the new downtown park (Chair Johns).

Chair Johns reported the P.S. Historical Society and the Palm Springs Preservation Foundation (PSPF) supported the integration of historic artifacts in the new downtown park.

Member Hays agreed the Desert Inn gates placed at one of the entrances into the park would be an appropriate tribute to the importance of the Inn's contribution to the early development of Palm Springs.

Member Burkett suggested more architectural artifacts from the Desert Inn may exist in the community and perhaps an article in the Desert Sun, contact with individuals such as the Keiley's, Will Kleindienst, or the Tribe may encourage more to be found that could be integrated into a kiosk design that might be a part of the park's design, educating the public about the historic significance of the site, (similar to the kiosks at Sunnylands).

Director Fagg submitted a draft letter to the board for review, recommending the inclusion of historic artifacts as discussed in the design of the new downtown park.

BOARD MEMBER COMMENTS:

Member Burkett discussed a book "New House/Old House" by author Mark Crystal, which showed many creative examples of adaptive re-use of historic and older structures.

Member Hays reported on his attendance at the California Preservation Foundation Conference, noting it was a valuable experience, especially a session for realtors on historic preservation.

Member Hays noted a single family residence at 2166 West Via Lola was listed for sale that is believed to be a John Porter Clark designed home from the 1940's, owned by the Boyd family (former mayor) that was in very good condition. He noted it was a good example of a listing that would potentially benefit if the listing real estate agent emphasized the benefits of historic preservation.

STAFF COMMENTS:

Director Fagg noted the La Plaza Theater subcommittee of the City Council had met and there was not a date yet set for the next meeting.

He also notified the board of a pending project at the airport to expand the ticketing and baggage handling areas that would not have an impact on the historic west façade of the building. There was discussion with the Airport Director (Tom Nolan) about removal of "column covers" that were not part of the original design of the façade, but it was appearing unlikely that the current project would be able to include removal of these column covers.

ADJOURNMENT: The Historic Site Preservation Board adjourned at 10:45 to its regularly scheduled meeting on Tuesday, July 11, 2017, at 9:00 A.M, in Primrose Room "B" at the Palm Springs Convention Center. .

Flinn Fagg, AICP
Director of Planning Services

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