

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

March 13, 2018



9:00 AM
REGULAR MEETING

CALL TO ORDER: The Chair called the meeting to order at 9:01 a.m.

ROLL CALL: Chair Johns, Vice-Chair Burkett, Members Hays, Dixon, La Voie, Kiser

EXCUSED: Member Marsh

ACCEPTANCE OF THE AGENDA: The Board accepted the agenda as presented.

PUBLIC COMMENT:

RON MARSHALL, Palm Springs Preservation Foundation, discussed the publication of the book "Concrete Screen Block: The Power of Pattern," and presented a copy to staff for inclusion in the Department of Planning Services library. Mr. Marshall also commented on a presentation that will be given to the Nevada Preservation Foundation in Las Vegas on April 28th.

CHRIS MENRAD, Palm Springs Modern Committee, discussed the issue of integrity in reviewing the qualifications for nomination to the local register, and provided the board with copies of a draft amendment for consideration.

BARBARA MARSHALL, Palm Springs Preservation Foundation, shared a postcard from the "This Is Palm Springs" postcard series, and also discussed a forthcoming tribute journal and lecture on Herbert W. Burns.

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES: FEBRUARY 13, 2018 MEETING.

M/S/C: Dixon/La Voie, to approve with corrections, 6-0-1.

2. **PUBLIC HEARINGS:** (None)
3. **UNFINISHED BUSINESS:** (None)
4. **NEW BUSINESS:** (None)
5. **DISCUSSIONS:**

5.A. 2018 NATIONAL PRESERVATION MONTH SYMPOSIUM (APRIL 15, 2018).

Vice Chair Burkett noted that Trini Lopez will serve as the Guest of Honor for the symposium, and also discussed additional tours. He reviewed the volunteer assignments with the Board, and noted that last year's attendees will be able to sign up for the symposium 48 hours in advance of the tickets being made available to the general public. He also indicated that Bob Bogard would assist in publicizing the event. Member Dixon questioned when registration would be available on the website (it was indicated that the website would tentatively go live on March 15th). Chair Johns asked if invitations were being extended to the five local preservation organizations (it was noted that they would all be invited).

5.B. CALIFORNIA PRESERVATION FOUNDATION WORKSHOP (APRIL 16, 2018).

Vice Chair Burkett discussed the California Preservation Foundation workshop scheduled for April 16th, reviewed the proposed speakers and topics, and outlined the marketing for the event. Mr. Burkett noted that the workshop will be held in Council Chambers at City Hall; Member Hays questioned if the capacity of the room would accommodate the anticipated number of attendees. Chair Johns requested that all available HSPB members attend the workshop.

5.C. DISCUSSION OF POSSIBLE ORDINANCE TO ADDRESS REVIEW PROCESS FOR REMODELING OF HISTORIC STRUCTURES. (FF)

Chair Johns introduced the discussion topic for the board members and cited a number of recent examples involving demolitions and partial demolitions; Director Fagg provided an outline for the board members as to elements that should be considered in the formulation of a proposed ordinance.

Member Hays requested verification of the definition of Class III structures; Chair Johns questioned if a proposed ordinance should apply to all types (residential, commercial) of Class III structures. Member La Voie provided an overview of Santa Barbara's ordinance, procedures, and adopted criteria for reviewing modifications to structures that may be deemed historic. Member Dixon noted that it would be helpful to review ordinances that have been adopted by other cities. Vice Chair Burkett cited examples of a number of other cities that have adopted ordinances relative to demolition and remodeling, and noted that copies of those ordinances are available. The board

members generally discussed the concept of a percentage of demolition as a threshold for discretionary reviews, and cited examples of recent cases. Member Dixon requested information on the definition of the term “remodel.” Member La Voie opined that using a percentage of demolition is not the appropriate threshold requirement, and suggested that changes to the street façade and loss of character defining features may be a better way to determine whether a discretionary review was necessary. Member Hays agreed that preservation of the street frontage and appearance was important, and that the board should not only consider the percentage of demolition, but how much of the entire structure would be impacted. Member Kiser questioned if the aesthetics and integrity of the structure should be considered in determining a threshold for discretionary reviews. Member La Voie noted that not all structures are worth saving, and that structures that have historic merit have retained their integrity. The board members generally discussed the importance of maintaining the street front appearance, whether modifications behind the façade or at the rear of the structure were relevant, and whether obscured visibility from the street should be considered.

Member Hays suggested that the ordinances from Pasadena and South Pasadena should be reviewed, and Member Dixon agreed that the board should review other ordinances before formulating review criteria. Member Kiser suggested that contemporary additions to historic structures may be appropriate and that the board needs to have a liberal view in developing criteria. Chair Johns noted that this board has been very open to adaptive reuse, and he wants to better define of “remodeling”. Vice Chair Burkett stated that the board needs flexibility relative to the integrity so that structures are restored. Member Hays recounted three recent examples of remodeling as a basis for determining what the board should review and what might be reviewed by staff.

Chair Johns summarized the direction provided by the board, and stated that an ordinance addressing remodeling furthers the purpose of the City’s historic preservation ordinance. The board determined that a review of the ordinances from other cities would be the next step in this discussion, and requested urgency in proceeding forward with a proposed ordinance.

BOARD MEMBER COMMENTS:

Chair Johns requested that Member La Voie and Member Hays review the minutes relative to the discussion of integrity on the William Holden Deepwell House nomination, as he doesn’t want there to be confusion by City Council on the issue of integrity. Mr. Johns also discussed the Steve McQueen residence status and the conditions imposed by the board on the nomination, and requested that the issue be scheduled for discussion by the board on the April 2018 agenda. Chair Johns requested that staff review the suggested ordinance revisions presented by Mr. Menrad under the public comment portion of the agenda, and schedule a discussion for a future meeting. He also requested a report on the status of the proposed nomination of the Tennis Club historic district for the April agenda.

Vice Chair Burkett requested a status report on the Welwood Murray Memorial Library courtyard project, and whether a subcommittee meeting had been scheduled. Mr. Burkett also questioned when the Racquet Club nomination would go before the City Council (staff responded that it was anticipated for April 2018), and when the board would see the proposed repairs/repainting for the Town and Country Center (awaiting a recommendation from the City Council subcommittee).

Member Hays asked for a status report on the Cork & Bottle property (the property is no longer in escrow and the entitlement application has been withdrawn).

Member Dixon commented on the draft copy of the non-native American analysis provided by Historic Resources Group (HRG) as an added chapter to the Citywide Historic Resources Survey, and suggested that maps would be helpful for inclusion in the chapter. It was noted that the draft chapter would be scheduled for discussion on the April agenda.

STAFF COMMENTS:

Director Fagg reported that the staff is applying for a grant to develop a maintenance plan for the Class I properties owned by the City. He provided a report on the status of markers for historic properties, and also provided a handout with information on the number of applications processed by staff on an annual basis.

ADJOURNMENT: The Historic Site Preservation Board adjourned to its regularly scheduled meeting on Tuesday, April 10, 2018, at 9:00 A.M, in the Large Conference Room at City Hall.