

# 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

April 10, 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, La Voie, Kiser, Marsh.

**ABSENT:** Dixon.

Name	2017			2018 – Attendance Record for CLG								
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Gary Johns	☒	☒	☒	☒	☒	☒	☒	☐	☐	☐	☐	☐
Dick Burkett	☒	☒	☒	☒	☒	☒	☒	☐	☐	☐	☐	☐
Bill La Voie	☒	☒	☒	☒	☒	☒	☒	☐	☐	☐	☐	☐
Todd Hays	☒	☐	☒	☒	☒	☒	☒	☐	☐	☐	☐	☐
Dan Kiser	☒	☒	☒	☒	☒	☒	☒	☐	☐	☐	☐	☐
Linda Dixon	☒	☒	☒	☒	☒	☒	☐	☐	☐	☐	☐	☐
Vincent Marsh	☒	☒	☒	☒	☒	☒	☒	☐	☐	☐	☐	☐

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

**PUBLIC COMMENT:**

JEFFREY BERNSTEIN with PS Destinations, Inc. spoke regarding the repaint of the Town & Country Center (Item 4.C.) noting concern that the needs of the tenants such as signs, awnings, lighting, etc. is important, especially with the new stores opening up across the street in the new buildings.

PETER MORUZZI, with PS Modcom submitted recommendations for revisions to the Historic Preservation ordinance regarding “Integrity relative to architectural merit” of the original design of the structure being considered for possible historic designation.

**1. CONSENT CALENDAR:**

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

M/S/C La Voie / Burkett to approve (5-0-1-1, Marsh abstained, Dixon absent).

**2. PUBLIC HEARINGS (none).**

**3. UNFINISHED BUSINESS:**

**3.A. CASE 5.1328 – CITYWIDE HISTORIC RESOURCE SURVEY – ADDENDA:  
THEME: COMMUNITIES OF COLOR – NON NATIVE AMERICAN  
POPULATIONS. (KL)**

Staff member Lyon summarized the project, an addenda to the Citywide Historic Resource Survey.

Director Fagg mentioned that at last month's meeting, Member Dixon recommended maps be included for further clarify of the report.

Member La Voie noted it was a good report.

Chair Johns mentioned Our Lady of Guadalupe Church as one of the early structures built in Section 14. (204 S Calle El Segundo, Built 1963, Planning Case 3.0400). It was noted San Francisco did a context statement on LGBT communities. Chair Johns asked if the First Baptist Church in the Desert Highland (ref. p.29) 588 Rosa Parks Road was still standing. (yes.)

Member Marsh noted a recent Desert Sun article mentioned gay populations were noted in Palm Springs as early as 1913. (Member La Voie noted the LGBT community was noted already in the PS Context Statement.)

M/S/C Hays / La Voie, To amend the HSPB recommendation for approval by the City Council of Case 5.1328 - The Citywide Historic Resource Survey, to include the theme: "Communities of Color - Non-native American Populations. (6-0-1, Dixon absent.)

**4. NEW BUSINESS:**

**4.A. CASE 3.349 MAA / HSPB 93 / HD-5 – SANDCLIFF HOA REQUESTING  
CERTIFICATE OF APPROVAL FOR INSTALLATION OF SCREEN BLOCK  
GARDEN WALLS IN VARIOUS LOCATIONS AT THE SANDCLIFF GARDEN  
HOMES HISTORIC DISTRICT LOCATED AT 1800 SOUTH BARONA ROAD.  
(KL)**

Staff member Lyon summarized the staff report.

JIM HARLAN, Architect, representing the Sandcliff Homeowners Association further explained the project.

Member La Voie asked whether the screenblock walls were shown on the original drawing for Sandcliff. (Privacy walls, not site walls.)

Mr. Harlan explained the first "pod" of units deviated in terms of the style of screenblock used ("Empress"), but the block was shown across the entire street frontage. Subsequent screenblock walls appear were an "add option" for buyers. Eleven of the existing screenblock walls utilize "Empress" block, while 42 existing walls utilize "4-square" block. There would be a total of 84 walls utilizing the "4-square" block.

Member Hays inquired whether the HOA had considered using "Empress" block since that appears to have been the original block type used at Sandcliff.

Mr. Harlan responded that the HOA had considered it, but preferred the "4-square" block because it was the most prevalent block used to date. He passed out a listing of each unit where there were existing screenblock walls, the heights of each wall, and the type of block used, noting only five units had "Empress" block, and 1 was a variant of "Empress" (at unit 1832).

Member La Voie expressed concern that the introduction of screenblock walls was "conjectural", would change the spatial relationship of the common areas and thus would be inconsistent with the Secretary of the Interior Standards.

Mr. Harlan noted Edward Durell Stone designed the Empress screenblock and had a patent, which may have been why it was not used further in the original construction of the complex.

Member Hays asked about the standardization of the gates. (Mr. Harlan noted a flat slab steel gate is the proposed "standard".)

**M/S/C:** Hays/Kiser Approve a blanket approval as proposed in the staff report for the screenblock garden walls as proposed with gates and entry sign (to be submitted on a separate sign application), (5-1-1, La Voie opposed, Dixon absent).

**4.B. CASE 3.1098 MAA / HSPB 22 – ERIC BOVY, OWNER OF FRENCH MISO CAFÉ, FOR A CERTIFICATE OF APPROVAL FOR EXTERIOR MODIFICATIONS TO COTTAGES 19 & 21 AT LA PLAZA, A CLASS 1 HISTORIC SITE. (KL)**

Staff member Lyon summarized the staff report.

Member Hays asked if the two existing solid doors were required for exiting (Staff Lyon noted they were not) and why do they need to be changed out. (Staff Lyon noted the change from solid to full lite glass was requested by the applicant to demark the main entry to the restaurant.

Member La Voie asked about the width of the proposed 2 French doors and the jambs of the two smaller windows were wider than the proposed French doors so infill would be required and the wall patching would be visible.

Member Burkett asked for clarification on how each set of doors were intended to function. (Staff Lyon clarified).

ERIC BOVY, applicant further explained the characteristics of the exteriors of the bungalows proposed to be modified. He clarified that the proposed double doors would become the main entry into the café and he would be serving only breakfast and lunch, no dinner. The smaller single door is the entry to the kitchen.

**M/S/C\_ La Voie/ Burkett to approve with the conditions that (1), the French door width be extended to the outer jamb of the existing windows (with side lights as necessary) and (2), the exhaust fan be concealed in a historically appropriate enclosure reflecting the Spanish eclectic character of La Plaza, (3), the existing single door at the east bungalow be kept and re-established as an operable door, not replaced, (6-0-1, Dixon absent).**

Member Hays noted the single existing wood door should be retained, and not replaced. (motion maker and second accepted it as an amendment to the motion.)

**4.C. CASE 3.1780 MAA / HSPB 51 – MARMOL RADZINER, APPLICANT, ON BEHALF OF GRIT DEVELOPMENT LLC, OWNER, FOR A CERTIFICATE OF APPROVAL FOR PAINTING AND MINOR EXTERIOR REPAIRS TO THE TOWN & COUNTRY CENTER, LOCATED AT 146-174 N. PALM CANYON DRIVE AND 167-171 N. INDIAN CANYON DRIVE, A CLASS 1 HISTORIC SITE. (FF)**

Director Fagg summarized the staff report. He also noted the Nickie McLaughlin of PSMoocom provided actual paint color samples from Dunn-Edwards Paints. He summarized recent activity to date on the designation and protective fencing that is presently in place at the Town & Country Center and noted the current proposal is an interim proposal to clean up the building until a final master plan of uses and rehabilitation is submitted to the Board and City Council.

Separate sign program will be brought back for HSPB review and approval. Replacement awnings will also come back to the HSPB for certificate of approval.

LEO MARMOL, consultant for the owner, and NICKIE MCLAUGHLIN OF PSMODCOM further summarized the process and colors proposed. (Ms. McLaughlin clarified that she and Peter Moruzzi representing PSMODCOM were selected by the City Council to be the local preservation organization to provide input to the owner on the historic appearance of the Center.) He explained that final color confirmation was still ongoing with representatives from Dunn Edwards paints.

Director Fagg recommended the Board provide comments and have the applicant bring back the final color recommendations at the May HSPB meeting.

Mr. Marmol requested an approval on the strategy with a condition that the final colors be approved by the HSPB or a subcommittee of the board.

Chair Johns expressed concern that the "repair" scope was not clearly delineated in the drawings. (Stucco patch, replacement of deteriorated fascia, etc. did not seem to be identified in the report.)

Mr. Marmol clarified that the only repairs were to patch holes from where lights and conduits are removed. Surface conduit that is still serving the building will not be removed at this time. No other physical changes, restoration or rehabilitation are proposed at this time.

Chair Johns stated more scope of repairs and maintenance needs should also be considered in the project scope, especially given how long it will be before this phase of the overall project is implemented, noting it likely won't be until at least 2023 or 2024 or later. This could be more than seven years before the building is "up and running" and more than just paint is needed given the length of time it is going to take before the rehabilitation and adaptive reuse of the Center buildings are done.

Member Hays asked if the restaurant that encroaches into the open paseo was scheduled to vacate (Mr. Marmol did not know). He also asked if all fixtures were being removed.

Mr. Marmol noted only selected ones that are not original; a full analysis of existing and/or original fixtures had not been undertaken.

Member Marsh asked if areas of severe dry rot or deterioration are encountered will that be remediated before painting?

Mr. Marmol noted structure decay or decay behind the surface materials would not likely be addressed at this time.

Member Burkett asked if the chain link fence could be "dressed up"? (Mr. Marmol noted it was required by the City Council to keep it visually open for security reasons.)

Ms. McLaughlin had suggested story boards about the property that would be informative for the public during the interim period could be mounted on or near the fence to give it some visual interest to the public.

Member LaVoie suggested the building needs to be stabilized before further cosmetic work is done. He felt the cosmetic work is not appropriate until the severely deteriorated elements are addressed. (Example: the canopy / overhang falling off.)

Mr. Marmol stressed none of this scope of work is rehabilitation in any way. Given the lengthy process it will take to reprogram and adaptively reuse the building, the current work is merely interim to give the building a freshened appearance.

Chair Johns asked about removal of the existing awnings and how to address the solar control needs of tenants as well as signage, lighting, etc. He agreed it was inadequate to merely make the building temporarily more attractive without addressing the pressing deteriorated conditions that threaten the building. He requested Mr. Marmol go back to the building owner and request the current scope be expanded to include and expedite the installation of the new awnings and signage for the tenants.

Mr. Marmol noted the original colors are very vibrant "saturated" colors and will bring considerable attention to the center.

Member Hays suggested some ability to move the project forward today would be beneficial.

Director Fagg made suggestions which the board incorporated in the motion that follows.

**M/S/C:** La Voie / Marsh, to (1), approve the prep work, minor repairs, patching and removal of extraneous surface conduit shown in the application packet presented today, (2) that the applicant prepare the painting, lighting, awnings and sign program for board consideration at the May meeting, including tenant enhancements, and (3) send a recommendation to the City Council subcommittee recommending that the Council require the applicant to implement additional stabilization work as soon as possible on the center, given that it will likely be several years before this phase of the entire downtown project gets started, (6-0-1, Dixon absent).

## 5. DISCUSSION:

**5.A. 2018 NATIONAL PRESERVATION MONTH SYMPOSIUM** (member Burnett). Member Burkett reported all tickets have been sold out. He acknowledged the many preservation organizations in the community that really make a difference in broadcasting the event to their membership.

He discussed board member assignments and staff coordination.

Member Burkett also discussed the Monday California Preservation Foundation Workshop to be held in the City Council Chambers on Marketing Strategies for Historic Properties.

**5.B. UPDATE ON 2203 SOUTHRIDGE STEVE MCQUEEN LANDSCAPE REVISIONS** (staff) Tree installations waiting for as-built from the applicant to process the application.

Member Johns conveyed concerns from the Southridge neighbors about the project scope and what has been permitted by the City.

Staff member Lyon noted his conversations with the homeowners representative on the work on the project and how it conforms to the Secretary of the Interior Standards. He noted the City had received an HOA approval letter for the project and that tours for the HSPB members would be scheduled, and that the board will be advised when it goes to public hearing of the City Council for consideration of the recommendation of the HSPB for Class 1 historic site designation.

**5.C. WELWOOD MURRAY LIBRARY LANDSCAPE REVIEW.** Staff member Lyon summarized a consultant report from Mr. Steven Keylon on recommendations for the design of the courtyard hardscape and landscape. The draft report from Mr. Keylon will be submitted to the Library Subcommittee and HSPB subcommittee members.

Member Burkett reminded the Board that there was a desire to have a joint meeting with the library subcommittee and HSPB subcommittee which will be coordinated with Tom Garcia, City Engineer who is overseeing the project after Staff Member Gianfranco's departure from the City.

**5.D. TENNIS CLUB HISTORIC DISTRICT – CRITERIA FOR EVALUATING HISTORIC DISTRICT APPLICATIONS.** (Staff).

Staff member Lyon summarized the characteristics of historic district processing that are different from the more conventional processing and consideration of a Class 1 historic site. Lyon noted an e-mail expressing concern from the president of the Historic Tennis Club Neighborhood Organization was received.

Chair Johns asked whether the e mail was reflective of the individual or the neighborhood organization. (It was in representing the Neighborhood Organization Board.)

Member La Voie shared his experience in review of a cultural report from Santa Barbara and the characteristics that were evaluated. He confirmed the process outlined by staff is in fact the correct process for considering historic districts.

Member Burkett asked if the writer of the e mail should be invited to a meeting with the board? Staff member Lyon noted meetings with the neighborhood would indeed be necessary at the appropriate milestone.

Chair Johns asked about next steps. Staff Lyon noted it was FYI only, and more would be brought forward at future meetings for Board consideration. Chair Johns reminded the Board of the remnants of the various stone walls and ruins scattered throughout the Tennis Club district be included in consideration of the district.

Staff Lyon mentioned information in the Citywide Historic Resource Survey is available on the Tennis Club area.

**5.E. CORNEILA WHITE STABILIZATION UPDATE (Staff)**

Staff member Lyon summarized the project status to date and noted approval of funding by the City Council is the next major milestone including the video documentation of the project. Chair Johns noted the preservation organizations may be able to help augment the funding of the documentary filming of the project. Chair Johns asked whether one of the non-profits could take on the video documentation, Director Fagg noted possibly but would need further discussion and issues of schedule and budget were a concern.

**5.F. CASE 3.1074 - HISTORIC LANDSCAPE ASSESSMENT AND RECOMMENDATIONS FOR FRANCES STEVENS PARK AND SCHOOL. (HSPB #7) (Staff).**

Director Fagg noted the Keylon report was forwarded to the Director of Facilities who has engaged the services of a landscape architect to develop a revised master plan of the landscape at the park and school. The report includes recommendations on how to move forward with revisions to the park and the master plan. It was noted that the project would be reviewed by the AAC for a recommendation on the sites master plan to the HSPB prior to scheduling with the HSPB for approval.

Mr. Steve Keylon joined the discussion and clarified the historic significance of the 1973 landscape design for the park. The City has the full planting plan from that master plan. He recommended the changes moving forward on the landscape should take the 1973 design materials into consideration.



**BOARD MEMBER COMMENTS:**

Member La Voie asked about the status of the designation of the Racquet Club.

Director Fagg noted the property was in escrow to sell and had spoken with the prospective new owners who had requested that the members of the HSPB visit the site for a first hand inspection of the site and buildings and to give recommendations to the new owner on how to manage the historic resources that are on the site. Staff will schedule site tours for the Board members.

Chair Johns mentioned his discussion with previous Racquet Club owner, Mike Mueller, who apparently has been hired by the prospective new owners to further analyze the site's future potential redevelopment.

Member Burkett asked how the new ownership would affect the HSPB's recommendation to the City Council for designating the site.

Chair Johns noted he had filed some code complaints regarding unauthorized signage, fencing and other materials that were not appropriate at La Plaza.

Member Burkett mentioned the Board had received an invitation from Michelle Ritchie for HSPB members to do a site tour of the Tamarisk Country Club. Staff Lyon will forward the tour information to the Board members.

**STAFF COMMENTS:**

Director Fagg noted there may be a certificate of approval request scheduled at an upcoming meeting on revisions of the millwork on the City Council Chamber dais with changes occurring likely in the month of August this coming summer.

Staff member Lyon reminded the Board that the City is hosting a workshop by the State Office of Historic Preservation (OHP) on Friday, May 11, 2018 at the Woman's Club Building that is open to the public and free of charge. Mr. Steve Keylon and Mr. Will Kliendienst, former mayor will also be presenters at the event that will begin at 9am.

**ADJOURNMENT:** The Historic Site Preservation Board adjourned at 12:10 p.m. to its regularly scheduled meeting on Tuesday, May 8, 2018, at 9:00 A.M, in the Large Conference Room at City Hall.