

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 11, 2018



9:00 AM
REGULAR MEETING

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

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

ABSENT: None.

Name	2017			2018 – Attendance Record for CLG								
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Gary Johns	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dick Burkett	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bill La Voie	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Todd Hays	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dan Kiser	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Linda Dixon	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vincent Marsh	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ACCEPTANCE OF THE AGENDA:

M/S/C: Dixon/La Voie to accept the agenda as presented. (7-0-0).

PUBLIC COMMENT:

ROXANN PLOSS, resident, spoke about the potential for creating a Writer's Wall at the Welwood Murray Memorial Library.

MITCH LINEGAR, HOA board president at Sandcliff Condominiums, discussed the proposal for painting the rooftop mechanical equipment at Sandcliff in lieu of installing equipment screening.

Seeing no further speakers the Chair closed public comment.

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES: JULY 10, 2018 MEETING.

M/S/C: La Voie/Marsh, to approve the minutes as corrected (6-0-1, Dixon recused).

1.B. A CERTIFICATE OF APPROVAL REQUEST BY GLENN & JUDITH HUDGENS, OWNERS, FOR ALTERATIONS TO “THE HUGH STEVENS RESIDENCE,” A CLASS 1 HISTORIC SITE, LOCATED AT 645 EAST MORONGO ROAD, ZONE R-1-C (CASE 3.4086, HSPB #76, APN 508-323-010). (KL)

M/S/C: Dixon/Hays, to approve subject to conditions (7-0-0).

2. PUBLIC HEARINGS: (none).

3. UNFINISHED BUSINESS:

3.A. A CERTIFICATE OF APPROVAL REQUEST BY SANDCLIFF HOA FOR ALTERNATIVE PROPOSAL TO ROOFTOP MECHANICAL SCREENING AT THE SANDCLIFF GARDEN HOMES, A DESIGNATED HISTORIC DISTRICT, LOCATED AT 1800 BARONA ROAD, (CASE HSPB 93/HD-5/3.349 MAA). (KL)

Associate Planner Newell summarized the staff report and recommendations.

Member Hays questioned if eliminating the requirement for equipment screening at Sandcliff condominiums would require a code change; staff explained that no code change would be necessary. Mr. Hays noted concerns about deterioration and fading of the paint, and concerns about portions of the equipment that would not be able to be painted.

Mitch Lininger, HOA board president, noted that the HOA has an annual contract for painting. Jack Webster, HOA board member, stated that he had spoken to a contractor about painting the units.

Member Dixon requested information on the timeframe for painting the mechanical equipment units; the applicant responded that it would take approximately 30 days to get estimates and for the board to execute a contract.

Chair Johns commended the HOA for the solution, and noted that painting the units would cause them to visually recede, and is an appropriate alternate solution based on the historic designation of the property. He concurred with the comments made by the other board members, and supported a review of the application in one year's time to assess the condition of the painted equipment.

Member La Voie suggested that the units should be painted light gray instead of off-white so as to better blend with the sky and further recede from view.

Member Kiser suggested that the units should be painted closer to the original equipment color, based on the image provided by the applicant.

Member Hays suggested that the applicant provide additional images showing the equipment in a light gray color.

Chair Johns suggested that a subcommittee be appointed to review the final color selection for the equipment, and appointed Members Dixon, Hays and La Voie to the subcommittee.

M/S/C: La Voie/Dixon, to approve subject to: (1) review of final color selection to be approved by subcommittee (Dixon, Hays, La Voie), and (2) application to be reviewed by HSPB in one year to assess the condition of the painted equipment (7-0-0).

4. NEW BUSINESS:

4.A. A CERTIFICATE OF APPROVAL REQUEST BY ORANGE ELECTRICAL CONTRACTORS INC. ON BEHALF OF BANK OF AMERICA, NA, OWNER, TO REPLACE EXTERIOR LIGHTING AT THE BANK OF AMERICA BUILDING, A CLASS 1 HISTORIC SITE, LOCATED AT 588 SOUTH PALM CANYON DRIVE (CASE HSPB #52 / 3.0899 MAA). (KL)

Associate Planner Mlaker summarized the project and the staff's recommendations.

Steve Prahm, Orange Electrical Contractors on behalf of the applicant, provided additional details of the proposed replacement lighting.

Member Hays verified the placement of new light poles and the height of the light poles; Member Dixon also requested information on light poles.

Laurel Prahm, Orange Electrical Contractors, provided additional details on the height of the light poles. William Hackley, also of Orange Electrical Contractors, discussed the photometrics of the new light fixtures and requirements relative to banking facilities.

Member Marsh verified if the grade change of the site had an impact on the height of the light poles.

Member Dixon asked if the proposed photometric plan was in conformance to the City's code requirements; staff responded that the plan conformed to code in terms of pole height, bulb cut-off features, and maximum foot-candles allowable. Ms. Dixon also requested that the replacement trees in the parking lot match the existing trees.

Member La Voie questioned the details of the light fixture over the night depository, and verified the mounting position of the fixture.

Chair Johns stated that the Bank of America is a fine steward of the building, and thanked staff for the conditions of approval in the staff report. Member La Voie concurred with Chair Johns, and stated that the proposal was a sensitive installation relative to the historic resource. Member Marsh and Vice Chair Burkett also echoed the opinions of Chair Johns and Member La Voie. Vice Chair Burkett noted that the bank building is an outstanding work of Victor Gruen Associates.

Chair Johns requested that the tile surface above the ATM be restored when the light fixture is replaced.

M/S/C: La Voie/Johns to approve the revised plans (dated 09/11/18) with the following conditions: (1) adopt the conditions proposed by staff; (2) all light poles shall have a uniform height; (3) all surfaces shall be restored where fixtures or conduit is removed (7-0-0).

5. DISCUSSIONS:

5.A. POET'S CORNER CONCEPT. (BOARD)

Director Fagg gave a brief overview of the request to utilize a wall within the Welwood Murray Memorial Library to honor writers and poets, and reviewed the comments made by Ms. Ploss under the Public Comment portion of the agenda.

Jeannie Kays, Director of Library Services, offered concerns about mounting plaques on the interior walls of the Welwood Murray Memorial Library, and suggested that the main library building may be more appropriate for a memorial. She also suggested that the memorial could be provided at Welwood Murray as a temporary exhibit, and noted that the Library Board of Trustees would need to approve the concept.

Chair Johns requested additional information on the initiation of the request, and stated that he was sensitive to the concerns of the Library Director.

Vice Chair Burkett questioned if the concern was about the process for selecting writers for the memorial; Director Kays indicated that she was more concerned about the fact that there is limited space within the Welwood Murray building.

Member Dixon agreed that the Library Board should have the opportunity to review the requested.

Director Fagg suggested that the Welwood Murray courtyard area might be an appropriate place for the memorial; Vice Chair Burkett suggested that the names of the honorees might be incorporated into the pavers in the courtyard or the furniture.

Chair Johns noted that the Village Green might also be an appropriate place for a memorial if space was limited at Welwood Murray.

Director Fagg stated that staff will work with Ms. Ploss and Director Kays in looking at other opportunities for a writer's memorial.

5.B. SUBCOMMITTEE REPORTS.

2019 National Preservation Month Symposium. (Burkett, Kiser, Marsh)

Vice Chair Burkett reported on the efforts of the subcommittee to date, and gave a summary of the meeting held on September 10th with representatives from the other local preservation organizations. Mr. Burkett provided a handout with details on the proposed symposium theme, speakers and presentations, and training sessions.

Ordinance Revisions on Demolition. (Burkett, Hays, La Voie)

Director Fagg provided an update on the efforts of the subcommittee, and shared handouts outlining the proposed demolition/alteration process, proposed definitions, and other associated amendments to the historic preservation ordinance. It was noted that a draft of the proposed ordinance was intended for consideration at the October 2018 meeting of the HSPB.

Tennis Club Historic District. (Burkett, La Voie)

Vice Chair Burkett provided a report on the meeting with the board of the Historic Tennis Club Neighborhood Organization. He indicated that the next step would be to make a presentation at the Tennis Club homeowners meeting in November 2018.

Welwood Murray Memorial Library – Courtyard. (Burkett, Dixon, Johns)

Vice Chair Burkett reported that the subcommittee had met with Director Kays and Director Garcia regarding the courtyard improvements; comments were offered regarding the proposed plants and pavers. Chair Johns detailed the approval process for the courtyard improvements, and requested that Associate Planner Lyon take the plans to the Architectural Advisory Committee (AAC) in October.

La Plaza Theater. (Burkett, La Voie, Marsh)

Director Fagg reported that the study by Gensler was still in process, and that Council Member Roberts has not requested to reconvene the subcommittee. Board members noted concerns with the progress on the study.

5.C. HSPB BOOTH AT THE OCTOBER 2018 MODERNISM SHOW. (Staff)

Director Fagg noted that space was available at the 2018 Modernism Show for the HSPB booth; the board confirmed support for the booth at the show. Member Kiser suggested that acronyms should not be used for the City's promotional materials.

BOARD MEMBER COMMENTS:

Member Dixon inquired about the removal of palm trees along South Palm Canyon Drive between Tahquitz Creek and Mesquite Avenue, and suggested that protections should be put in place for mature trees.

Chair Johns questioned the protection measures in place for the Mesa Gate House. Regarding the Oasis Building, he asked if outdoor tenant improvements would be removed once the tenant vacates the space, and requested that staff include a condition on Certificate of Approval applications that tenant improvements be removed upon vacating the space. Mr. Johns complimented staff and City Council on the new dais in Council Chambers. He noted the significance of the repainting work on the Town & Country Center and the Cornelia White House restoration work beginning the same week, and expressed disappointment that the Cornelia White House work was not included in the State of the City presentation. Mr. Johns commented on the replacement of the screen wall at the Del Marcos Hotel, and said that it turned out well.

Member Marsh requested a report on the study being performed by the Gensler architectural firm on the La Plaza building, and noted that Robert Chattel was working with Gensler on the study.

Vice Chair Burkett suggested that the La Plaza Theater might be a topic for discussion as part of the symposium training sessions, and also commented on the Del Marcos Hotel screen wall. Mr. Burkett also spoke regarding the significance of the moratorium on demolition, Town & Country Center repaint project, and restoration of the Cornelia White House all occurring in the same week.

Member Hays also commented on the re-tenanting of the Oasis Building, and concurred on the suggestion that a condition be implemented to require tenant improvements to be removed at the end of the tenancy.

STAFF COMMENTS:

Director Fagg updated the Board about on the 2019 California Preservation Foundation conference, noted that discussions were commencing on the master plan for the Town & Country

Center restoration and redevelopment, and the recruitment process for the new Associate Planner/Historic Preservation Officer position.

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

Flinn Fagg, AICP
Director of Planning Services