

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

December 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, Dixon, La Voie, Kiser, Marsh

ABSENT: none

	2018	2019 – Attendance Record for CLG										
Name	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Gary Johns	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dick Burkett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bill La Voie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Todd Hays	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Dan Kiser	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Linda Dixon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Vincent Marsh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

ACCEPTANCE OF THE AGENDA:

M/S/C Dixon / La Voie to approve (7-0).

PUBLIC COMMENT:

No speakers, the chair closed public comment.

1. CONSENT CALENDAR: (none)

1.A. APPROVAL OF THE MINUTES: OCTOBER 9, 2018 AND NOVEMBER 13, 2018 HSPB MEETING.

M/S/C La Voie / Marsh, to approve the HSPB minutes of October 9, 2018 as corrected. (5-0-2, Dixon, Kiser abstained).

M/S/C Dixon / Marsh to approve the minutes of November 13, 2018 as corrected. (7-0).

2. PUBLIC HEARINGS: (none)

3. UNBUSINESS: (None)

4. NEW BUSINESS (None).

4.A. STEPHEN & NANCIE COOPER, OWNERS, REQUESTING CLASS 1 HISTORIC SITE DESIGNATION OF “THE WALTER KIRSCHNER RESIDENCE, AKA “CASA ADAIRE” LOCATED AT 417 WEST HERMOSA PLACE, ZONE R-1-A, CASE HSPB #112. (KL)

Staff member Lyon summarized the report.

Member Dixon opined that it was a very good report.

Member La Voie opined that the historic resources report had extraneous information (i.e. information on Welton Beckett) and might have benefitted from photos and description of the front elevation prior to the 1983 addition. Discussion about the unfortunate implications of what the 1983 addition did to the integrity of the site and house and that the 1983 additions be clearly identified as “non-contributing”.

M/S/C Johns / Dixon to direct staff to schedule site visits and a public hearing for the board to consider the application. (7-0).

4.B. CERTIFICATE OF APPROVAL REQUEST BY GONZALES HOSPITALITY GROUP, LLC., ON BEHALF OF BRANDENBURG OASIS PLAZA, LLC., OWNER, FOR EXTERIOR ALTERATIONS AT THE OASIS COMMERCIAL BUILDING, A CLASS ONE HISTORIC SITE LOCATED AT 101-121 SOUTH PALM CANYON DRIVE, ZONE CBD (HSPB #55). (KL)

Staff member Lyon summarized the staff report and explained the application includes 3 “options” for different railing designs around the outdoor dining patio.

Mario Gonzales, applicant, further explained the project scope noting it includes stripping paint off an original clerestory window along the north elevation. Mr. Gonzales noting his preference for including the planters by the railings and of the options presented, "Option C".

James Cioffi, consulting architect for the applicant, clarified the design of the project.

Member La Voie asked for clarification on how the proposed design relates to the architecture of the building. (Mr. Cioffi explained the entry arch relates to the upper stucco "frame", the umbrella color relates to the upper wall color, and restoration of some of the existing historic components are relevant.)

Member Dixon asked for clarification on the railing design and the "green wall" (Designer Emily Wutz clarified the green wall has artificial plantings and separates the outdoor dining from the adjoining restaurant's outdoor dining area.)

Member La Voie asked for clarification on the artificial plantings (they are proposed to be silk plants) The individual planters by the railings are proposed to be filled with live plants.

Member Dixon asked for clarification on the columns (mosaic clad columns were stripped of paint by the previous tenant.) She asked staff for clarification on the recommendation against square cantilevered umbrellas (Staff Lyon noted it was to visually simplify the patio area by avoiding the heavy "armature" of the cantilevered umbrellas.)

Member Hays asked staff about the Tahquitz side patio and whether Antigua Restaurant was using any of that patio (Danny Grathwold, representing the building owner explained that the two restaurants would split the Tahquitz side patio area.) He also asked about the railing requirement (Lyon explained the ABC only requires a barrier.)

Member Burkett expressed concern that the interior lighting not become a glare problem on the exterior of the building. Ms. Wutz explained the new lights were above the head of the windows and should not pose a glare problem and other lights are smaller decorative pendant lights over each table.

Member La Voie expressed concern about the Spanish style or motif of the restaurant and suggested the project could establish a standardized modern railing that relates well to the architecture of the building that could be required for future tenants to use, so as to create consistency. He recommended no plastic planters, no plastic plantings, the railings be more modern, that the white rectilinear arch may be more related to the building as stainless steel, that the umbrellas may recede more successfully in black or a dark color.

Member Hays preferred use of central pole umbrellas not cantilevered, the railing be as minimal as possible, allow the colorful tops of the tables to draw attention, rather than the railing. He supported the idea of adopting a standardized minimalist railing design be established for the building for future tenants who wish to have outdoor dining. He prefers no planters at the railings and supports the condition that the outside improvements be removed at the end of the tenancy.

Chair Johns asked if the Board could establish a standard railing for future tenants. (Staff Lyon noted yes.) Johns expressed concern if the arch is metal causing a heat problem. (Mr. Cioffi noted their work at the Hilton Hotel in a similar metal arch was not a problem.)

Mr. Cioffi suggested a subcommittee be established to flesh out the minor details, noting the applicant was under a tight schedule to open the business.

Member Hays prefers cylindrical planters over proposed square planters by the railing.

Member Dixon expressed that artificial plants not be used and liked a more simple railing design.

M/S/C Johns / La Voie to approve, with (1) non-plastic planters and plants, (2) the entry portal to match (or equal to) the original stainless steel “picture frame” display windows on the building, (3) square table umbrellas non-cantilevered – color to match upper floor orange wall of the building was acceptable, (4) simplified railing design to become the standard for future railing requests for this building (5) condition to remove improvements except a standard railing upon termination of tenancy, (6) subject to review and approval of miscellaneous details including railing design to match grid of upper north elevation windows (i.e. period of significance of the bldg.), by a subcommittee of the HSPB comprised of Members La Voie and Dixon and Marsh. (7-0).

5. DISCUSSION:

5.A. NATIONAL PRESERVATION MONTH SYMPOSIUM (Subcommittee Burkett, Marsh, Kiser).

Member Burkett summarized the progress on the symposium. The board discussed the certificate of recognition awards portion of the event and concluded fewer awards and flexibility in the “type of recognition” that the award might honor would be best.

5.B. STATUS: CORNELIA WHITE RESIDENCE STABILIZATION (KL)

Over the previous days, staff coordinated tours of the site for board members to better understand the complexities of the project. Concern was expressed that the project be carefully documented in terms of distinguishing original materials and replicated components. The board expressed interest in subsequent site tour as the project

progresses. Video documentation of the project continues through the project duration. The board asked staff to provide periodic updates on the project schedule at future meetings.

5.C. CITYWIDE HISTORIC RESOURCE INVENTORY OPEN HOUSE (KL)

Staff invited members of the board and public to the open house to be held at the Convention Center from 5pm to 7pm on Monday December 17th to introduce the new survey results to the community.

5.D. STATUS: WELWOOD MURRAY LIBRARY COURTYARD RESTORATION (KL)

The project was reviewed by the AAC, their recommendations were conveyed to the design consultant to revise the drawings so the project can be brought to the board in a future meeting for approval.

5.E. ORDINANCE 8.05 REVISION RECOMMENDATIONS (CC action update, KL).

The City Council approved the new ordinance at its last meeting with some revisions and it will be scheduled for second reading at a future City Council meeting. Thirty days following the second reading if accepted, the ordinance becomes law.

BOARD MEMBER COMMENTS:

Member Dixon and other members acknowledged Chair Johns service to the City and the HSPB. Member La Voie acknowledged that he learned under Chair Johns' leadership to be an advocate for both Preservation and the concerns of the developer / applicant.

Chair Johns expressed appreciation for the accomplishments and work of the entire board during his tenure. He reminded the board about details of removal of the column covers at the airport for future projects there. He opined about the decision on the Macy Residence Class 1 recommendation -- that color should not become a denying factor of an application for Class 1 status. He encouraged the board to continue to participate in planning the adaptive reuse of the Plaza Theater and the downtown park project (naming and integration of historic components). He reminded board members to notify City Code enforcement when maintenance or security issues are seen on historic sites (and other sites) around the City.

Member Hays spoke about the Macy recommendation and his opinion that color should be considered by the board when evaluating nominations as well as giving sufficient scrutiny to all aspects of the cases under consideration to assure Class 1 sites continue to be of the highest and best quality of such sites in the City. He also shared a document from the City of Pasadena that provides information to property owners in historic districts. (An on-line document).

Member La Voie discussed the value of “Cultural Landscape Reports” to help guide and integrate new development in a way that is compatible with existing neighborhoods.

Member Burkett suggested a future study session of the board to consider these types of guideline documents. Staff member Lyon suggested this sort of initiative could be a candidate project for a future CLG grant application.

Member La Voie mentioned the McCallum Adobe may be the next City-owned facility to study for the potential adverse impacts of deferred maintenance and past additions that impair the integrity of that historic site.

Member Marsh commended Chair Johns on his professional handling of the meetings during tenure as board chair.

Member Burkett asked status of the Steve McQueen Residence Class 1 recommendation to City Council. (Staff Lyon noted it was ready to prepare for consideration by the City Council at an upcoming public hearing.)

STAFF COMMENTS:

Staff Lyon commended and thanked Chair Johns on his service to the City and the HSPB.

ADJOURNMENT: The Historic Site Preservation Board will adjourn to its regularly scheduled meeting on Tuesday, January 8, 2019, at 9:00 A.M, in the Large Conference Room at City Hall.

Flinn Fagg, AICP
Director of Planning Services