

HISTORIC SITE PRESERVATION BOARD CITY OF PALM SPRINGS, CALIFORNIA

Pursuant to Executive Order N-29-20 this meeting was conducted by teleconference and there was no in-person public access to the meeting location.

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MINUTES

SEPTEMBER 1, 2020



5:30 PM
REGULAR MEETING

CALL TO ORDER: The Chair called the meeting to order at 5:30 p.m.

ROLL CALL: Chair Burkett, Vice-Chair Hough, Members Nelson and Kiser.

ABSENT: Rosenow, Dixon.

2020 – Attendance Record for CLG

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Dick Burkett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Katherine Hough	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jade Nelson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Dixon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erik Rosenow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCEPTANCE OF THE AGENDA:

Motion by Burkett, seconded by Nelson to accept the agenda as presented.

AYES: Hough, Nelson, Burkett, Kiser.

NOES: None.

ABSENT: Rosenow, Dixon.

PUBLIC COMMENT:

WILLIAM MAIRS, spoke in support of historic designation of the Racquet Club. He expressed concern about the continuing deteriorated conditions at the site and the adverse effect it was having on property values in the vicinity.

CIERA TRUJILLO, representing the owners of the Racquet Club spoke in opposition of possible historic designation of the Racquet Club.

Chair Burkett requested that staff reach out to the property owner to clarify some points concerning designation about which there seems to be some misperception on the part of the owner.

MIKE MILLER, owner of 1175 Camino Mirasol, spoke in support of the request to demolish the structures on the site.

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES: JULY 7, 2020 HSPB MEETING.

Motion by Kiser, seconded by Hough to approve the minutes of July 7, 2020.

AYES: Nelson, Burkett, Kiser, Hough.

NOES: None.

ABSTAIN: Rosenow, Dixon.

2. PUBLIC HEARINGS:

2.A. NICHOLAS PEPPER, OWNER, REQUESTING CLASS 1 HISTORIC SITE DESIGNATION OF THE FRANZ ALEXANDER RESIDENCE LOCATED AT 1011 WEST CIELO DRIVE (APN 504-201-024), CASE HSPB #132. (KL).

Staff member Lyon summarized the staff report.

The Chair opened the public hearing.

NICHOLAS PEPPER, owner, spoke in support of the nomination.

STEVEN VAUGHT, author of the historic resources report spoke in support of the nomination.

Seeing no other speakers the chair closed the public hearing.

Member Kiser spoke in support of the nomination.

Member Nelson spoke in support of the nomination and recommended that the

naturalized landscape at the front of the property in the vicinity of the front gate and adjacent to the driveway be added to the list of character-defining features.

Motion by Burkett seconded by Hough to recommend that the City Council designate the Dr. Franz Alexander Residence as a Class 1 historic site, with the condition of adding the naturalized boulder landscape at the entry to the home along West Cielo Drive to the list of recognized character-defining features.

AYES: Burkett, Hough, Nelson, Kiser.

NOES: None.

ABSENT: Dixon, Rosenow.

3. UNFINISHED BUSINESS:

3.A. CONSIDERATION OF AN UPDATED HISTORIC RESOURCES REPORT ON THE PALM SPRINGS RACQUET CLUB LOCATED AT 2743 NORTH INDIAN CANYON DRIVE, (CASE HSPB #83), (KL).

Chair Burkett again requested staff member Lyon to have a discussion with the owner to make some clarifications about implications of historic designation.

Motion by Burkett seconded by Kiser to receive the report and direct staff to schedule a public hearing of the HSPB to consider possible recommendation of the Palm Springs Racquet Club as a historic resource and for staff to conduct outreach to the owner to clarify the regulations and incentives associated with Class 1 or 2 historic resource designation.

AYES: Burkett, Hough, Nelson, Kiser.

NOES: None.

ABSENT: Rosenow, Dixon.

4. NEW BUSINESS:

4.A. JEREMY SCOTT, OWNER, REQUESTING CLASS 1 HISTORIC SITE DESIGNATION OF THE ARTHUR ELROD RESIDENCE LOCATED AT 2175 SOUTHRIDGE DRIVE, (CASE HSPB #64), (KL)

Staff member Lyon clarified that prior to the meeting, the Board had received via U.S. Mail a historic resource report prepared by a consultant on behalf of the owner.

Motion by Hough seconded by Nelson to receive the report and direct staff to schedule a public hearing of the HSPB to consider the nomination.

AYES: Burkett, Hough, Nelson, Kiser.
NOES: None.
ABSENT: Rosenow, Dixon.

4.B. MIKE MILLER, OWNER, REQUESTING APPROVAL TO DEMOLISH THE EXISTING DWELLING LOCATED AT 1175 CAMINO MIRASOL, A CLASS 4 SITE, (CASE 3.4180 MAA), (KL).

Staff member Lyon summarized the staff report and noted that additional background materials gathered by Member Nelson had been distributed to the board and the owner before the meeting via e-mail.

Member Kiser provided information about the two tracts that comprise Old Las Palmas. The original one was west of Via Lola Street and is where there is a predominance of larger estate style homes. The latter tract, east of Via Lola had smaller lots and more of an eclectic mix of smaller, less prestigious homes. He stated that he is in favor of allowing the demolition of the home.

Chair Burkett asked staff to clarify that the demolition permit would not move forward until the building permit is issued for the proposed new home on the lot. (Lyon clarified that as a correct understanding.)

Member Hough thanked Member Nelson for gathering the additional information about the existing home but noted she would support allowing the existing home to be demolished.

Member Nelson asked the applicant to characterize the style of the new home proposed for the site. (Mr. Miller explained the architecture of the proposed home.)

Member Nelson summarized the information he gathered about the building, noting the builder, H.H. Foster, was an active member of the community who built many noteworthy homes, but stated he will support the demolition request.

Motion by Hough seconded by Kiser to take no action and direct staff to process the demolition permit.

AYES: Burkett, Hough, Nelson, Kiser.
NOES: None.
ABSENT: Rosenow, Dixon.

4.C. THE ALUMINAIRE HOUSE FOUNDATION ON BEHALF OF THE PALM SPRINGS ART MUSEUM REQUESTING APPROVAL FOR ALTERATIONS TO

THE PALM SPRINGS ART MUSEUM LOCATED AT 101 MUSEUM DRIVE (CASE HSPB #35). (KL).

Staff member Lyon summarized the staff report explaining it was a multi-phased project and that the final site design and landscape would come back to the Board in a later phase for approval.

Chair Burkett asked staff if it would be appropriate to also list the Steve Chase wing of the Art Museum as a character-defining or contributing feature, (Lyon answered yes).

Member Hough asked staff to clarify whether the remaining twenty or so spaces in the south lot are required, since they may be visually disruptive to the visual dialogue between the existing museum building and the Aluminaire House.

Staff member Lyon noted the Class 1 site exemption not requiring additional parking for intensified uses would apply; thus from a practical point of view it was his opinion that there appears to be adequate parking but that a parking analysis had not been conducted.

Member Nelson inquired about the adequacy of off-street parking and whether the proposed concrete wall should be adjusted to avoid being hit by vehicles.

Tracy Conrad, representing the Aluminaire Foundation, noted the site plan was conceptual and the alignment of the concrete wall and continuation of having parking spaces in the south lot was still being evaluated.

Member Nelson asked the applicant about the management of the Aluminaire House whether it would be available by ticketed admission or other means.

Ms. Conrad stated the museum would manage the house as part of their collection and that the museum's administration was still evaluating how they will program the house.

Motion by Hough seconded by Burkett to grant a certificate of appropriateness for alterations to the Palm Springs Art Museum, a Class 1 historic site, to install the Aluminaire House in a portion of the museum's south parking lot.

AYES: Burkett, Hough, Nelson, Kiser.

NOES: None.

ABSENT: Rosenow, Dixon.

5. DISCUSSIONS:

5.A. ANNUAL WORK PLAN - FY 20/21.

Staff member Lyon summarized the status of the work plan memo.

The board discussed the priorities and decided to table the matter until the October meeting when presumably more board members would be present to weigh in on the priorities list.

(Continued to the HSPB meeting of October 3, 2020.)

**5.B. CONFERENCE PLANNING – “YESTERDAY, TODAY, AND TOMORROW”
(DB)**

Chair Burkett noted the title of the conference has been changed to “Fast Forward; Designing the Future of Palm Springs” and noted it is planned for the fall preview of Modernism Week on October 15th. More information to follow.

BOARD MEMBER COMMENTS:

Chair Burkett inquired about the progress of reconstruction of the Cork n Bottle Building (Lyon opined that it had slowed due to Covid.)

Chair Burkett inquired about when the Historic Preservation Ordinance revisions would be considered by the City Council. (Lyon noted it was scheduled for City Council consideration on September 10th.)

Chair Burkett noted he would be convening the Preservation Matters symposium subcommittee (Burkett, Hough, Kiser & Fagg) to discuss holding it as a virtual conference due to Covid.

Member Nelson spoke relative to the Racquet Club, noting that, contrary to the comment from the owners’ representative during Public Comment, he knew of a buyer who made purchase offers incorporating restoration of the Racquet Club buildings.

Member Nelson asked if staff could notify the board upon receipt of demolition applications so the Board would have more time to research the property proposed to be demolished. (Lyon responded yes.)

Member Nelson mentioned maintenance issues at the Bank of America Building and asked if staff had spoken with the building representatives. (Lyon stated no, and encouraged Mr. Nelson to submit a code complaint to the City regarding building maintenance issues.)

STAFF COMMENTS:

Staff member Lyon mentioned the completion of the Welwood Murray Memorial Library Courtyard project and that it was a project for which the City and the Board should be proud of the outcome.

He noted that the HSPB's Class 1 recommendation on the Las Palmas Liquor Store Building (HSPB 127) was going to be considered at the September 10, City Council Meeting .

ADJOURNMENT: The Historic Site Preservation Board adjourned at 8:00 p.m. to its regularly scheduled meeting on Tuesday October 6, 2020, at 5:30 P.M, in the Large Conference Room at City Hall.

Flinn Fagg, AICP
Director of Planning Services