

# 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

Tuesday,  
May 4, 2021



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, Rosenow, Kiser, Dixon, Hansen, Miller.

**ABSENT:** None.

**2021 – Attendance Record for CLG**

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

**ACCEPTANCE OF THE AGENDA:**

Motion by Rosenow seconded by Dixon to accept the agenda as presented.

- AYES:** Hough, Nelson, Hansen, Miller, Dixon, Kiser, Rosenow.  
**NOES:** None.  
**ABSENT:** None.

**PUBLIC COMMENT:**

PETER MORUZZI, representing PSMoDcom spoke in support of redesignating 1350 Ladera Circle to Class 1 or Class 2.

**1. CONSENT CALENDAR:**

**1.A. APPROVAL OF THE MINUTES: APRIL 6, 2021 HSPB MEETING.**

Motion by Dixon, seconded by Hansen to approve the minutes of April 6, 2021 as corrected.

AYES: Nelson, Kiser, Hough, Hansen, Miller, Dixon, Rosenow.

NOES: None.

ABSENT: None.

**2. PUBLIC HEARINGS:**

**2.A. AN APPLICATION BY MICHAEL HORN, OWNER, FOR HISTORIC DESIGNATION OF "THE CROCKETT RESIDENCE", LOCATED AT 590 WEST LINDA VISTA DRIVE, (APN 513-193-014), CASE HSPB #134 (KL)**

Staff member Lyon summarized the staff report.

The chair opened the public hearing.

MICHAEL HORN, owner and applicant spoke in support of the nomination.

STEVEN KEYLON, author of the historic resources report and representing the Palm Springs Preservation Foundation spoke in support of the nomination and asserted the style of the home is indeed Late Moderne and Burns was influenced by Wright, Paul R. Williams and other architects in his design aesthetic.

Seeing no further speakers, the chair closed the public hearing.

Member Nelson encouraged the property owner to restore the original paint colors for the home. He asked whether the owner was interested in replacing the missing redwood planter. (Mr. Horn will consider the suggestion.)

Member Dixon inquired about the large window adjacent to the carport seen in the rendering and whether any changes to the landscape had been considered. (Mr. Keylon noted the window is existing and was shown on the design drawings. He stated he did not consider the landscape to be a significant or contributing feature.)

Member Hansen inquired whether Mr. Keylon might want to conduct further study

to substantiate the assertion that the building is in the Late Moderne style.

Member Nelson stated he believes the home's design is indeed consistent with the Late Moderne style. (Mr. Keylon noted his tribute journal on Burns had more information on Late Moderne.)

Member Hansen suggested including some of the references to Late Moderne from architectural historian Alan Hess.

Motion by Kiser seconded by Dixon to accept the findings in the staff report and recommend that the City Council designate the property as a Class 1 historic site, that staff include the reference to the Alan Hess reference on Late Moderne and encourage the owner to restore the building to its original color palette.

AYES: Hough, Dixon, Nelson, Miller, Kiser, Hansen, Rosenow.

NOES: None.

ABSENT: None.

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:**

4.A. **REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 3 HISTORIC SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE INITIATED BY AN APPLICATION BY PAUL ARMITSTEAD AND DANIEL BRIDGE, OWNERS FOR APPROVAL OF ALTERATIONS TO "THE HOUSE OF TOMORROW", A CLASS 3 HISTORIC SITE LOCATED AT 1350 LADERA CIRCLE, (APN #505-082-026), CASE 3.0917 MAA (KL).**

Staff Lyon summarized the staff report.

Member Dixon asked staff for clarification about the reference to materials on page 9. (Lyon explained the current owners initiated unauthorized demolition of the pool, terrace, exterior steps, etc.) She asked about the terrazzo terrace removal and whether the board could require it to be replaced. She opined that it should be replaced with terrazzo, not sand finished concrete as proposed by the owner.

Member Dixon asked if the DPR forms had been conveyed by staff to the owner or realtors (Lyon reported no but the Class 3 listing of the home is available on the City website).

Member Rosenow opined about the historic significance of the site.

Member Kiser asked who would pay for the historic resource report (Lyon reported it would typically be paid for by the City).

Member Nelson asked staff how the work without permits was discovered. (Lyon replied staff responded to a building permit application by the pool contractor.)

Member Miller asked staff about the duration of the stay. (Lyon explained the stay is 120 days and can be extended by the Board for an additional 60 days.)

Member Dixon asked staff about the fines or penalties imposed (Lyon reported fees are doubled when work is done without permits or approvals).

Member Nelson suggested staff might consider conveyance of DPR forms to realtors when properties are listed for sale.

Member Kiser asked what the amount of the fees and fines are. (Lyon reported roughly three to four thousand dollars.)

PAUL ARMITSTEAD, owner / applicant spoke about the project and expressed his regret for moving forward on the project without prior approvals. He asked if the board would consider a conditional stay allowing the interior work and the window and door replacement to proceed while the re-designation process moved forward.

Chair Hough asked staff to discuss the owners' request for consideration of a conditional stay to allow the window work and interior work to proceed. (Lyon noted the Board's purview does not extend to the interior of the home, but his concern would be about the windows and doors - that they represent a very sizable part of the exterior envelope, and would be concerned about allowing that work to proceed while the stay is in effect.)

Member Hansen concurred with staff's concerns about the windows and felt the stay should apply to the entire property.

Member Nelson noted the realtors marketed the property correctly as a historically significant site. He opined that preservation efforts in general should be more pro-active instead of being reactive. He commended the owner for the scope of work proposed as being sensitive to the historic nature of the site and opined that replacing the exterior terrazzo with new terrazzo would lead to continued deterioration and that concrete may be more appropriate in terms of durability, heat, and slippage when wet.

Member Dixon asked Mr. Armitstead to pay for the historic report. (Mr. Armitstead stated he would indeed be willing to cover the expense of the report.)

Motion by Nelson second by Dixon to place a 120-day stay on the property and direct staff to initiate an application on the property for possible Class 1 or 2 designation and that the applicant shall pay for the commissioning of the historic resource report.

AYES: Hough, Nelson, Kiser, Miller, Hansen, Dixon, Rosenow.

NOES: None.

ABSENT: None.

## **5. DISCUSSIONS:**

### **5.A. CONFERENCE PLANNING – “PRESERVATION MATTERS” CONFERENCE (APRIL 2021) (DB).**

Former Chair Burkett provided a summary report on the symposium, noting well over 400 registrations were filed. He estimated roughly 20% of the registrations came from the mailing lists of the other historic preservation organizations in the community and provided suggestions for next year’s symposium.

## **BOARD MEMBER COMMENTS:**

Member Nelson mentioned former Member Marsh’s passing and that he had an extensive collection of books on architecture and preservation and suggested members who wish to donate books to the Planning Department’s collection of reference books should do so.

He asked for update on the Racquet Club demolition plan.

Chair Hough noted College of the Desert and the Art Museum both have collections and resources on the topic of preservation and architecture also.

## **STAFF COMMENTS:**

Staff Lyon stated that the Racquet Club owners have not responded to the request for a proposed demolition plan. He mentioned staff may consider outreach to the realty community again on informing them on the regulations pertaining to historic properties and historic preservation.

Director Fagg noted the draft budget for HSPB proposes a restoration of the budget for the coming fiscal year, and will be considered by City Council at its meeting this week.

**ADJOURNMENT:** The Historic Site Preservation Board adjourned at 6:30 p.m. to its regularly scheduled meeting on Tuesday June 1, 2021, at 5:30 P.M.

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Flinn Fagg, AICP  
Development Services Director