

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,
June 1, 2021



5:30 PM
Regular Meeting

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

ROLL CALL: Chair Hough, Vice-Chair Nelson, Members, Rosenow, Kiser, Hansen, Miller.

ABSENT: Dixon.

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 Kiser seconded by Miller to accept the agenda as presented.

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

PUBLIC COMMENT:

SUSAN SECOY JENSEN spoke on item 5A regarding the building at 500 South Indian Canyon Drive requesting the HSPB's support of the item.

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES: May 4, 2021 HSPB MEETING.

Motion by Hansen, seconded by Rosenow to approve the minutes of May 4, 2021.

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

NOES: None.

ABSENT: Dixon.

2. PUBLIC HEARINGS: (None.)

3. UNFINISHED BUSINESS: None.

4. NEW BUSINESS:

4.A. WALTER & KATE DRIVER, OWNERS, FOR ALTERATIONS TO A CLASS 3 HISTORIC SITE LOCATED AT 688 EAST VEREDA SUR AND POSSIBLE RE-DESIGNATION AS A CLASS 1 OR 2 HISTORIC SITE. (CASE 3.4226 MAA) (KL)

Staff member Lyon summarized the staff report.

DUANE SMITH representing the owner further clarified the application, the condition of the subject dwelling and the goal of the proposed renovation project.

Chair Hough asked Mr. Smith about what was known about the original extent of the home (area, etc.). (Mr. Smith noted very little archival information was found, but the home appears to have been roughly 2,200 square feet originally.)

Vice Chair Nelson shared information he found on the original architect (W.C. Pennell) from a Desert Sun article from 1937. He stated his opinion that the home has good historic integrity.

Motion by Kiser, second by member Miller to take no action and allow the project renovation to proceed.

Member Hansen asked staff about the Class 3 status once the board takes no action. (Staff Lyon noted once the Board takes no action the property is typically taken off the list.)

Member Nelson requested to amend the motion to keep the property on the Class 3 list. (The maker of the motion, Member Kiser accepted the amendment.)

Member Hansen questioned why the property should remain on the Class 3 list if this action would allow it to be altered, and future action would likely further alter the site, making it ineligible for Class 1 or Class 2 consideration.

Member Nelson expressed that the original house is still present under the many layers of alterations and many of the details could be brought back. He stated his opinion that it should remain Class 3.

Staff Lyon explained that the project scope presently proposed is not a restoration, it is intended to further modify or alter the structure. Leaving it on the Class 3 list would require future homeowners wishing to further modify the home to bring it back to a future HSPB board again, and at that time it would be further altered from what is being considered today. Thus if it doesn't warrant possible redesignation today, it would be less likely to qualify for re-designation in the future.

Member Miller as seconder of the motion does not support the amendment to the motion.

Member Rosenow concurred with Member Miller.

Member Nelson withdrew his amendment.

Member Hansen inquired if the data discussed today would be archived at the City for future reference. (Staff Lyon stated yes, that the case file is retained and the Class 3 list would reference today's action and the case file number for reference.)

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

NOES: None.

ABSENT: Dixon.

Motion passed 6-0-1 (Dixon absent) to take no action and allow the application to proceed with the alterations to the site.

4.B. MICHAEL AND LORI-JANE GELHARD, OWNERS, FOR FULL DEMOLITION OF A CLASS 4 SITE LOCATED AT 416 WEST HERMOSA PLACE AND POSSIBLE RE-DESIGNATION AS A CLASS 1 OR 2 HISTORIC SITE. (CASE 3.4271 MAA) (KL)

Staff member Lyon summarized the staff report.

MICHAEL GELHARD, owner thanked the board and had no further comment to add.

Member Nelson further clarified the background information he provided on the application regarding the builder.

Motion by Member Nelson, seconded by Member Kiser to take no action to allow the demolition to proceed.

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

NOES: None.

ABSENT: Dixon.

5. DISCUSSIONS:

5.A. REQUEST BY THE PALM SPRINGS PRESERVATION FOUNDATION FOR AMENDMENT TO THE HSPB WORK PLAN FOR FY 20/21.

Staff member Lyon summarized the letter addressed by the Palm Springs Preservation Foundation to the Historic Site Preservation Board in which they requested the board to amend its annual work plan to add the Security First National Bank Building located at 500 South Indian Canyon Drive. He summarized the status of the board's work plan to date. He noted the owner is not in support of the possible historic designation of the property.

Member Rosenow noted he sits on the PSPF board and explained the development of the HSPB's work plan last year. He explained that the application for this building was on the board's work plan but was removed from the work plan by the Board when it was informed that PSPF intended to pursue the application as a private application.

Member Hansen asked for clarification on the prioritization of the work plan list and how many properties could be on the work plan list. (Lyon explained the development of the annual work plan and prioritization of items on the list by the Board.) She asked about the schedule of when the work plan is developed (Lyon explained it is generally the goal to build the work plan for the upcoming year in the summer.)

Member Nelson asked about owner consent on non-City-initiated historic site applications. (Lyon explained the City would not accept a privately submitted application for historic site designation without owner consent because it is a requirement of the historic preservation ordinance as amended in 2019.)

Lyon explained that PSPF was unable to gain owner consent on the application and thus is requesting that the HSPB take it on as a City-initiated application, in which case it would not require owner consent.

Member Rosenow noted several past preservation successes on properties that did not have owner consent (prior to the 2019 ordinance amendment requiring it) that were threatened with demolition and were submitted and granted historic designation which resulted in many of the City's important historic buildings being granted historic designation and ultimately resulted in economic redevelopment and adaptive reuse of those properties.

Member Miller opined that it seems the bank building currently does not have re-development pressure, but that perhaps buildings such as the Gas Company building might, and he would not want to re-prioritize the list if it meant a potentially threatened building might be at risk to be demolished. (Lyon explained that the ordinance requires that even if the owner of a building wishes to demolish or significantly alter it, if it is Class 3 such requests would be required to come before the board for consideration.)

Member Nelson suggested Fire Station #4 be moved to next year's work plan and the bank be added to this year's work plan and the Gas Company building should also stay on this year's work plan.

Member Kiser opined that adding a property onto the work plan which would not require city funds to develop the historic resource report should be readily considered.

Member Hansen agreed that the bank building could be added to the work plan, putting it in priority place after the Gas Company building.

Staff Lyon noted that how the board chooses to prioritize the bank building on the work plan will drive the timing and schedule of when staff has the resources to move it forward.

Member Nelson asked about timing of bringing the bank building forward. (Lyon noted he would have to review his workload and other priorities to advise, and that currently the Araby Rock Houses and Korakia Pensione are currently in process.)

Director Fagg noted the benefit of putting this on the City work plan is that it identifies that there is a public purpose that is served in potentially designating the structure. So by putting it on the work plan and then scheduling it for public hearing, a process would be established that it is in the City's interest in doing so. The applicant (property owner) would generally not be able to take legal action until the City takes action on the item (to designate). The applicant (i.e. property owner) could object to the action being taken by the HSPB or City Council but the whole point of the City doing this is to establish a public purpose for its preservation and to ensure that the City properly goes through all legal avenues

of notice to the property owner. So the City's actions would be protected within that context.

Motion by Member Nelson, seconded by Member Hansen that the bank be added to the board's work plan as priority number 3 which would be the next item in line to process since the Rock Houses and Korakia are already in process, shifting the Gas Company down to priority #4 and the Moorten residence would be the final priority on the current year's work plan.

Member Hansen asked if this meant that the fire station would be moved to next years' work plan (Member Nelson replied yes.)

Member Miller asked staff, theoretically, if a project involving the Gas company building came in for approval by the Board, that the action of this motion would not preclude the board from considering Gas company building application in a timely manner. (Lyon explained that the Gas Company would be processed in accordance with the ordinance, some actions approvable by the HPO, others by the HSPB.)

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

NOES: None.

ABSENT: Dixon.

Motion carried 6-0-1 (Dixon absent) to add the Security First National Bank located at 500 S. Indian Canyon Drive to the board's annual work plan as Priority #3, moving the Gas Company Building to Priority #4, the Moorten Residence as Priority #5 and moving Fire Station #4 to consideration for inclusion in next year's annual work plan.

BOARD MEMBER COMMENTS:

Chair Hough noted the positive feedback on the virtual annual symposium and suggested the subcommittee should be appointed to begin work on the 2022 Symposium planning.

Chair Hough asked Members Kiser and Nelson to serve with her on the symposium subcommittee and Dick Burkett would serve in a non-board member advisory capacity to the Committee.

Member Hansen volunteered to help out also.

Member Nelson noted the Bank of America plans to do alterations. He mentioned the Class 1 booklet originally produced by the Palm Springs Preservation Foundation. He asked if there is a way the board through the City could create an updated booklet which is an informative booklet for the public.

Member Nelson thanked Member Dixon who is termed out as of today's meeting for her service to the board.

STAFF COMMENTS:

Lyon confirmed that Bank of America has discussed some restoration plans and signage updates with staff but that an application has not yet been submitted. He summarized recent past improvements to the site made by the bank that were processed at staff level.

Lyon noted the Class 1 booklet by PSPF was not sold at the City Counter, but a previous brochure created by past HSPB members was sold at cost at the counter and Lyon is planning on updating and re-issuing the booklet at some time in the future.

Member Rosenow noted PSPF has a booklet of Class 1 sites updated to a couple years ago.

Lyon updated the Board on a court order requiring the City Council to rescind the Class 1 designation on the Crocker-Citizens Bank at 1711 East Palm Canyon Drive.

Director Fagg noted City Hall has re-opened to the public but for the near future Board meetings will still be conducted via Zoom.

ADJOURNMENT: The Historic Site Preservation Board adjourned at 7:01 p.m. to its regularly scheduled meeting on Tuesday July 6, 2021, at 5:30 P.M.

Flinn Fagg, AICP
Development Services Director