

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.

www.palmspringsca.gov

MINUTES

Tuesday,
July 6, 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: Rose (Member Rose joined the meeting at 5:47 pm.)

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"/>								
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 checked="" 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 checked="" 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 checked="" 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"/>						
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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Rose							<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 Miller seconded by Kiser to accept the agenda as presented.

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

NOES: None.

ABSENT: Rose.

PUBLIC COMMENT:

PETER MORUZZI, representing the Palm Springs Modern Committee (“PSModcom”) spoke in support of the nomination of the Security First National Bank Building.

1. CONSENT CALENDAR:

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

Motion by Rosenow seconded by Hansen to approve the minutes of June 1, 2021.

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

NOES: None.

ABSENT: Rose.

2. PUBLIC HEARINGS: (None.)

2.A. AN APPLICATION BY MICHAEL JOHNSTON AND DAVID ZIPPEL, OWNERS, FOR HISTORIC DESIGNATION OF “THE GOLDBERG RESIDENCE” LOCATED AT 2340 SOUTHRIDGE DRIVE; (APN #510-250-006), CASE HSPB #135. (KL).

Staff member Lyon summarized the staff report.

Member Nelson noted some corrections in the staff report and suggested the swimming pool, which was recently replaced, should be added to the list of non-contributing elements.

(Member Rose joined the meeting at 5:47 pm.)

Chair Hough opened the public hearing.

ROBERT IMBODEN, spoke in support of the nomination on behalf of the owners.

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

Member Rose spoke in support of the nomination.

Member Hansen agreed that the pool should be noted as non-contributing because it is not original.

Motion by Nelson, seconded by Hansen accepting the findings in the staff report and recommending that the City Council designate the site a Class 1 historic resource noting the pool is non-contributing.

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

3. **UNFINISHED BUSINESS:** None.

4. **NEW BUSINESS:**

4.A. CITY OF PALM SPRINGS FOR POSSIBLE HISTORIC DESIGNATION SECURITY FIRST NATIONAL BANK LOCATED AT 500 SOUTH INDIAN CANYON DRIVE, (CASE HSPB 137) (KL).

Staff member Lyon summarized the staff memo.

Jeff Pieper, co-owner of the property expressed the owner's opposition to the possible historic designation of the property.

Dan Winn co-owner also spoke against the possible designation of the property. He asked that the board take time to do its own due diligence and to work with the owners to clarify the historic designation process.

Member Hansen asked Lyon to clarify the process. (Lyon explained the process and noted the actions taken by the board at the last meeting was to amend its annual work plan to add the site. The action today is to direct staff to initiate the application including site visits and scheduling a public hearing.)

Member Nelson asked staff for clarification on how the board may use or rely on the PSPF report. (Lyon explained how the board may use the report and that it may choose to do a peer review of the report to substantiate the assertions and findings therein.) Nelson shared information about the lease term of the current building occupant. (Union Bank.)

Motion by Member Rosenow seconded by Member Rose to direct staff to initiate the application by scheduling site visits and a public hearing of the board to consider the application.

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

4.B. THE ALUMINAIRE HOUSE FOUNDATION ON BEHALF OF THE PALM SPRINGS ART MUSEUM REQUESTING APPROVAL FOR ALTERATIONS TO THE PALM SPRINGS ART MUSEUM A CLASS 1 HISTORIC SITE LOCATED AT 101 MUSEUM DRIVE; (CASE HSPB #35 / 3.330 MAA) (KL).

Staff member Lyon summarized the staff report.

Chair Hough asked if the 16 remaining parking spaces in the south lot are necessary. She expressed her opinion that she did not like the remaining parking spaces between the museum and proposed Aluminaire sculpture garden and asked if they could be removed entirely. (Lyon noted that the museum's goal was to minimize the reduction of parking spaces with the creation of the Aluminaire sculpture garden and that staff believes the museum should attempt to retain as many existing on-site parking spaces as possible.)

TRACY CONRAD, on behalf of the Aluminaire Foundation explained that the applicant deferred to the City in terms of minimizing the number of parking spaces eliminated by the proposed project. She said the museum and the Foundation would be amenable to further study of the expansion of the sculpture garden but that because many of the remaining parking spaces provide accessible parking spaces, she felt the City's concern to retain as many as possible was appropriate.

Member Kiser asked about the size of the garden relative to the size of the Aluminaire House and that proposed wall seemed to isolate the house from the rest of the parcel. (Ms. Conrad explained the Aluminaire House is a "siteless" building in that has never had a specific site for which it was designed. She explained the walls help with providing security for the structure.)

Member Kiser felt further explanation of the design of the project by the design team would be helpful.

Staff Lyon explained that the Board previously approved the general concept of placement of the house and sculpture garden in this location and that today's review was to consider the design and detailing of the sculpture garden within the context of its impact on the character-defining features of the museum.

Member Nelson asked staff if the project goes before the Planning Commission regarding the parking issue. (Staff Lyon and Director Fagg affirmed that the project would not need to go to the Planning Commission.)

Member Nelson noted the following suggestions and questions:

1. The cast in place wall along the south part of the site should be considered character-defining for the museum and suggested the new walls be of the same material and design.
2. He recommended architectural lighting and noted that removal of the existing boulders adjacent to the existing wall would enhance site security.
3. He asked if other pieces of sculpture would be placed in the garden?
4. He suggested the landscape plantings be mixed for color, height, and visual interest as well as hardiness for sun exposure.

5. Where are the flagpoles being relocated? Suggested relocation of the existing semi-circular seating area also. Questioned whether the “lollypop” lights will stay or be relocated and if so, to where?
6. Suggested the Mojave Gold would provide better color contrast to the grey color of the house and enhance its visual presence.
7. Concern about the tightness of the end parking spaces adjacent to the proposed garden wall.
8. The existing vehicular area west of the proposed garden has a mesquite tree that may be appropriate to be pruned to reduce messiness of seed dropping and asked for further understanding on how that existing drive area will function including drainage.

Ms. Conrad noted the Foundation was amenable to the new parts of the garden wall being poured concrete to tie into the existing wall. The Foundation is amenable to more sculptures being added to the garden and to architectural lighting. The plant choices will be made based on availability. The Foundation supports the recommendation for use of Mojave Gold and the relocation of the circular bench, and configuration of the area west of the proposed sculpture garden. Existing lights can be saved and repositioned on site. Drainage of the site was taken into consideration in the design and proposed placement of the house.

Member Miller asked what the board saw at its September meeting in terms of the layout of the proposed garden. He asked if there needs to be a formal code mechanism to reduce the number of on-site parking. He asked about CEQA determination adding 15303 to the exemption. (Lyon explained the conceptual layout was what was presented to the Board back in September. He noted there is not a specific mechanism for parking reduction in this instance because it is a Planned Development District. He explained the CEQA determination was due to the potential impact to the existing resource rather than analysis of a new structure.)

Member Kiser suggested a subcommittee be formed to study the details of the design.

Member Hansen agreed with the subcommittee suggestion. She asked staff for clarification of what the board is tasked to review today. (Lyon noted the board is tasked to review the design details relative to its impact on the existing museum.)

Member Nelson asked for clarification of the Aluminaire Houses relative to the museum’s Class 1 status. (Lyon noted the site is designated and the museum, subterranean sculpture garden, etc. are defining historic resources on the site that contribute to the site’s historic significance. The Aluminaire House would be identified as a new contributing resource on the site, but would not be identified as a separate Class 1 site.)

Member Nelson asked if the original designation would need to be modified to include the Aluminaire House. (Lyon noted he would confer with Director Fagg on how to incorporate this officially into the site's character-defining features.)

Member Rose asked staff member Lyon to clarify the Board's action today. (Chair Hough explained the Board's action and suggested a subcommittee may be appropriate.)

Ms. Conrad expressed that the Foundation was amenable to considering the Board's suggestions on design details, but did not feel it was appropriate to be questioning whether the house should be on this site or not. (That matter was already previously approved at the Board's September meeting.)

Staff Lyon explained the function of a subcommittee would be to iron out particular details, but that the Board as a whole should act on the appropriateness of the design of the sculpture garden relative to its impact on the museum.

Member Nelson agreed with the board's role, but opined that the perimeter garden wall should match the existing perimeter wall of the museum campus.

Member Miller noted the goal of the subcommittee would be to better integrate the new sculpture garden and house with the museum.

Motion by Nelson , seconded by Rose to approve the certificate of appropriateness for the design of the Aluminaire House sculpture garden, with conditions as follows:

1. That the perimeter wall match that of the existing perimeter wall of the museum campus.
2. That the existing semi-circular seating area be removed.
3. That the gravel ground cover in the garden be Mojave Gold.
4. Planting material selection and other minor detail recommendations would be reviewed by a subcommittee of Members Rose, Miller, Nelson.

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

NOES: None.

ABSENT: None.

5. DISCUSSIONS:

5.A. 2022 PRESERVATION MATTERS SYMPOSIUM (Hough).

Subcommittee (Hough, Nelson, Kiser, w/Dick Burkett advisor) met on June 23, 2021 to further develop the event including lecture topics and possible list of sites for tours. Next meeting scheduled for July 15th. September 16 meeting scheduled with the Hovels on production details. Lyon is working to confirm dates available for the Convention Center as a location to host the event.

BOARD MEMBER COMMENTS:

Member Hansen asked when the rest of the board would have opportunity to participate in the event planning. (Hough invited participation and noted a draft event program would be available in September.)

Member Rose commended staff for the work in preparing the packets for the meeting.

Member Nelson further invited other board members to participate in ideas to improve the symposium. He suggested if the event has to be rescheduled other than April to consider moving it to March and televise it further in May in celebration of National Preservation Month. He asked to be informed of any actions on the City National Bank building (Bank of America). He noted perimeter landscape had been removed from the Class 1 site Invernada site and paint samples were applied to the perimeter wall.

He asked about the date the first historic preservation ordinance went into effect and the first meeting at which the board met.

STAFF COMMENTS:

Lyon noted he has been in contact with Bank of America representatives and provided archival information about the site.

He noted more education outreach to the Realtors board is anticipated and noted historic info was provided in the City Staff newsletter.

He updated the board on the historic resources report for 1350 Ladera Circle (HSPB #136).

ADJOURNMENT: The Historic Site Preservation Board adjourned at 7:27 p.m. to its regularly scheduled meeting on Tuesday September 14, 2021, at 5:30 P.M.

Flinn Fagg, AICP
Development Services Director