

**HISTORIC SITE PRESERVATION BOARD
CITY OF PALM SPRINGS, CALIFORNIA
MINUTES
Regular Meeting of March 7, 2023**

(The subject meeting was conducted via teleconference pursuant to Assembly Bill 361)

CALL TO ORDER:

The Chair called the meeting to order at 5:30 P.M.

ROLL CALL:

Present: Chair Hough, Vice Chair Nelson, Members Hansen, Miller, Rosenow.
Absent: None.
Staff Present: Ken Lyon - Principal Planner, Sarah Yoon – HPO / Associate Planner, Christopher Hadwin - Director of Planning Services.

REPORT OF THE POSTING OF AGENDA: The Agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) by 6:00 pm on Thursday, March 2, 2023, and posted on the City’s website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Motion by Rosenow seconded by Miller, to accept the agenda as presented.

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

PUBLIC COMMENT:

(No speakers were present.)

1. CONSENT CALENDAR:

**1.A. APPROVAL OF THE MINUTES:
- March 7, 2023 HSPB MEETING**

RECOMMENDATION: Approve the Historic Site Preservation Board Minutes of March 7, 2023.

Motion by Hansen, seconded by Hough to approve the minutes of February 7, 2023.

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

2. **PUBLIC HEARINGS:** (None.)
3. **UNFINISHED BUSINESS:** (None.)
4. **NEW BUSINESS:**
 - 4.A. **AN APPLICATION BY THE CITY OF PALM SPRINGS REQUESTING A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO THE PLAZA THEATRE, A CLASS 1 (LANDMARK) HISTORIC SITE LOCATED AT 128 SOUTH PALM CANYON DRIVE (HSPB 22-A AND CASE 3.1149) (SY/KL).**

Staff member Yoon summarized the staff report.

Jason Currie, architect from the Architectural Resources Group (ARG), reiterated the details regarding the proposed restoration and upgrades to the theatre building.

Vice Chair Nelson asked if the existing wooden lattice screen on the second level of the adjacent building to the west and wrought iron barriers around the existing outdoor dining in the same area are to remain. He also asked if the configuration of the dining tables and the barriers would change to allow for the proposed doors in the archway to swing outward.

Jason Currie stated that the barriers and the lattice screen are located in an access easement and a survey will be conducted to determine egress compliance. The opening adjacent to the exterior staircase on the south side of the front façade will be a fixed door.

Vice Chair Nelson asked if reflective glare from solar exposure and energy performance of the glass for the proposed doors are being considered and if the steel-framed fenestration will be a factory finish.

Jason Currie clarified that the proposed glass will be insulated glass and clear visibility through the glass will be preserved. The proposed color for the steel-framed finish will be a factory finish to match existing window frames.

Vice Chair Nelson had questions about the restoration of the fenestration on the south elevation, the functionality of the three chimneys, and the color selection of the interior drapery and seat upholstery.

The restored openings on the south elevation will be functional and the door on the south elevation will function as an exit not an entry. The chimneys are primarily decorative but may be used for venting. Colors for the interior drapery and upholstery have not been selected.

Member Hansen asked about the time frame for completion and if material selection for the interior will be addressed at a staff level.

Jason Currie stated that the next phase is to move forward to the Building Department and anticipates a permit review period of a few months before going to bid.

Staff member Yoon clarified that HSPB does have interior purview for public interiors and a staff level review may be appropriate.

Jason Currie addressed Vice Chair Nelson's comments about closed captioning and stage access by saying code compliance will be achieved in regards to an assisted listening system and that accessibility upgrades for stage access from the back of house are proposed in this scope of work.

Motion by Member Rosenow seconded by Member Nelson, to accept the findings in the staff report and approve a Certificate of Appropriateness.

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

5. DISCUSSIONS:

5.A. 2023 PRESERVATION MATTERS SYMPOSIUM (Nelson.)

Vice Chair Nelson reported that the registration page went live on March 7th and members of the public may now register for the event and a home tour. For more information, go to the City's website and navigate to the Preservation Month homepage. Promotion of the event will continue in the upcoming weeks.

BOARD MEMBER COMMENTS:

Member Rosenow asked about pending nomination applications and when they will be coming before the board for review.

Staff member Yoon stated that there are currently 6 applications in the queue and will be brought before the board in the coming months.

Vice Chair Nelson asked for more details about the 275 Tamarisk property and the ongoing restoration work at the Bank of America (588 S. Palm Canyon Drive) project site.

Staff member Yoon and staff member Lyon stated an application is expected for 275 Tamarisk that will come before the HSPB for review, and that the Bank of America building has installed temporary plywood barriers as they replace the curtain wall system. The project team at the Bank of America will also be working on structural repairs to the wood joist system in the roof.

STAFF COMMENTS: (none.)

Staff member Yoon informed the board that the CLG report will be filed by the end of the month.

Director of Planning Services Hadwin and staff member Yoon expounded upon the provision provided in Assembly Bill 361 which allows a local jurisdiction to meet remotely.

Members Nelson, Rosenow, Hansen, Miller and Hough stated their preference to meet remotely for the April meeting.

ADJOURNMENT: The Historic Site Preservation Board adjourned to its regularly scheduled meeting on Tuesday, April 4, 2023 at 5:30 p.m., virtual meeting on Zoom.