

**HISTORIC SITE PRESERVATION BOARD
CITY OF PALM SPRINGS, CALIFORNIA
MINUTES
Regular Meeting of October 3, 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: Vice Chair Nelson, Members Rosenow, Hansen, Bachman, Herr, Moruzzi.
Absent: Chair Hough.
Staff Present: David Newell – Assistant Director of Planning Services, Sarah Yoon – HPO / Associate Planner.

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, September 28, 2023, and posted on the City's website as required by established policies and procedures.

ACCEPTANCE OF THE AGENDA:

Motion by Member Rosenow, seconded by Member Herr to accept the agenda.

AYES: Nelson, Rosenow, Hansen, Bachman, Herr, Moruzzi.
NOES: None.
ABSTAIN: None.
ABSENT: Hough.

PUBLIC COMMENT:

Staff member Yoon said five letters were received in response to Item 4A: four letters in support and one letter in opposition of the proposed demolition.

1. **CONSENT CALENDAR:** None.

2. **PUBLIC HEARINGS:**

2.A. **APPLICATION BY THE JANE LUNDIN, REPRESENTED BY PALM SPRINGS PRESERVATION FOUNDATION FOR POSSIBLE HISTORIC DESIGNATION OF THE M.H. ATIKIAN BUILDING LOCATED AT 120 WEST ARENAS ROAD (HSPB 147) (SY).**

Staff member Yoon described the proposed request for historic designation as outlined in the staff report. Based on the conditions of the existing building, staff was not able to make the findings for Class 1 or Class 2 designation and recommended the HSPB not designate the site as a historic site, at this time.

Member Hansen questioned why the building was not part of the citywide survey. She also said according to the language of the criteria for Class 2 sites, the property appears to meet Criterion 3, 4, and 5 and that Class 2 sites are not required to meet the integrity findings.

Staff member Yoon clarified that the staff analysis was based on the existing conditions of the building failing to exhibit exceptional historic significance and the loss of its character-defining features precludes it from meeting Criterion 3, 4, and 5, in staff's analysis and opinion.

Member Hansen finds the ordinance language for Class 2 sites require the demonstration of significance, not exceptional significance, therefore, meets the criteria for Class 2 site.

Member Herr states that the loss of integrity due to the alterations is significant.

Vice Chair Nelson mentioned a few projects that were designated as Class 2 resources where the structures no longer exist. Given that the approximately 50% of the structure remains and the Cody masonry and angled stone walls are visible, Vice Chair Nelson does not agree with the staff's findings.

Staff member Yoon replied that the current preservation ordinance was revised a few years back with updated criteria, therefore, those sites would no longer qualify as a Class 2 site if it were to be re-evaluated based on the current ordinance language.

Vice Chair Nelson opened the public hearing portion of the meeting.

Steven Keylon, the applicant representative, knew there were challenges with the integrity of the site but described the changes to the exterior as a result of the fire and felt that it was still a good candidate for a Class 2 designation because it is an early work of William Cody.

Vice Chair Nelson closed the public hearing.

Member Moruzzi said the current interpretation of the criteria for Class 2 and the fact that there are so few examples of a commercial property by William Cody makes this significant, therefore, supports the Class 2 designation.

Member Rosenow feels that there are enough architectural elements attributed to William Cody and commends the owner of the commercial building coming forward with a request to designate and supports the Class 2 designation.

Member Hansen adds that the mixed-use nature of the building is interesting and finds that the building meets the criteria for Class 2 and supports the nomination.

Member Herr asked if the applicant is seeking Class 1 status and it is the HSPB determining its status as a Class 2 site.

Steven Keylon clarified that there is no official process for applying for a Class 2 status.

Member Herr asked if the owner has any plans to restore any of the historic features that have been lost.

Steven Keylon responded that there are no initial plans to pursue restoration, but the owner now has a comprehensive understanding of the significant features.

Member Moruzzi asked for clarification on what the benefits are for a Class 2 designation and if there is a review process.

Staff member Yoon responded that both Class 1 and 2 sites are eligible to apply for the Mills Act Contract and a Certificate of Appropriateness will be required to make any exterior changes to the designed buildings moving forward.

Vice Chair Nelson does not agree with the staff analysis outlining the alterations and loss of important features, including the loss of the open-air courtyard space. Vice Chair Nelson feels that the list of contributing features compared to the non-contributing features is an indicator that the property is still significant and supports the nomination for Class 2 status.

Member Hansen summarized the HSPB findings for a Class 2 designation by meeting criterion 3 and 5, and that this recommendation be forward to the City Council.

Motion by Member Hansen, seconded by Member Rosenow to adopt the new findings made by the Historic Site Preservation Board (HSPB) recommending Class 2 Historic Site designation to the City Council for the M.H. Atikian Building (HSPB #147).

AYES: Nelson, Rosenow, Hansen, Bachman, Herr, Moruzzi.
NOES: None.
ABSTAIN: None.
ABSENT: Hough.

3. UNFINISHED BUSINESS: None.

4. NEW BUSINESS:

Vice Chair Nelson recused from item 4A due to a conflict of interest. He turned off his camera and muted his microphone. Member Rosenow assumed responsibilities to chair the meeting.

4.A A REQUEST BY 285 VIA LOLA, LLC, FOR APPROVAL OF DEMOLITION TO A CLASS 4 SITE LOCATED AT 285 VIA LOLA AND ASSOCIATED REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 4 SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE (APN #505-261-020) HDEMO 2023-0019 (SY)

Staff member Yoon described the request to demolish a Class 4 site and the staff's recommendation to take no action because the criteria to designate as a Class 1 or Class 2 site were not met.

Jacqueline Lopez, applicant representative, thanked the Board for reviewing the application and visiting the site. She described the research and concluded that the findings for designation were not met.

Motion by Member Hansen, seconded by Member Moruzzi to take “No Action” and allow the processing of any necessary approvals and building permits.

Member Rosenow mentioned the original doorknobs on the home looked to be significant and recommended the applicant save them or donate them to the local preservation society.

AYES: Rosenow, Hansen, Bachman, Herr, Moruzzi.
NOES: None.
ABSTAIN: None.
ABSENT: Hough.
RECUSED: Nelson.

Vice Chair Nelson returned to the meeting to resume chairing the rest of the meeting.

5. DISCUSSIONS: None.

BOARD MEMBER COMMENTS: None.

STAFF COMMENTS:

Staff member Yoon asked for the HSPB to determine if they would like to meet virtually or in-person.

Staff member Newell clarified that the remote option is available until the end of the year.

Member Hansen asked if a hybrid meeting is still an option for the public.

Staff member Newell responded that virtual participation will be offered to the public. He further clarified that if an in-person quorum is met, the remaining Board members may be virtual.

Vice Chair Nelson asked for clarification on the possible 5:00 pm start time for meetings.

Staff member Yoon clarified that the recommendation for the new start time was forwarded but additional coordination with other review Boards may be necessary.

ADJOURNMENT: The Historic Site Preservation Board adjourned at 6:31 p.m. to its regularly scheduled meeting on Tuesday, November 7, 2023 at 5:30 P.M., in person.