

**HISTORIC SITE PRESERVATION BOARD
CITY OF PALM SPRINGS, CALIFORNIA
MINUTES
Regular Meeting of July 5, 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, Rosenow, Bachman, Herr, Moruzzi.
Absent: None.
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, June 29, 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 Miller to accept the agenda as presented.

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

PUBLIC COMMENT: None.

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES: June 6, 2023 HSPB MEETING

RECOMMENDATION: Approve the Historic Site Preservation Board Minutes of June 6, 2023 as amended.

Vice Chair Nelson called out an error on page 2 where “property wall” should be “property line.” Member Moruzzi stated he will abstain from voting on the approval of the minutes.

Motion by Member Nelson, seconded by Member Hansen to approve the minutes of June 6, 2023.

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

2. PUBLIC HEARINGS:

2.A. APPLICATION BY THE CITY OF PALM SPRINGS FOR POSSIBLE HISTORIC DESIGNATION OF KORAKIA PENSIONE (HOTEL) LOCATED AT 257 SOUTH PATENCIO ROAD, (APN #513-132-005) HSBP#138 (SY)

Staff member Yoon presented the city-initiated designation application as outlined in the staff report. She explained that the property was identified on the 2020 HSPB workplan. Context photographs of the current site condition were included in the presentation for new members who were unable to attend the site visit. Staff indicated that the owners reached out prior to the meeting and are in communication with staff regarding the designation application. Conversations will continue with the owner to provide any needed clarification regarding the application and the designation process. Staff finds the necessary criterion are met and recommends the HSPB adopt HSPB Resolution 138 recommending City Council designate the property as a Class 1 historic site.

Member Hansen questioned the use of the name Korakia Pensione and suggested the historic name “dar Maroc” relating to the original name and the original property owner is more appropriate. Member Hansen finds the reference of Palm Springs as an artist colony should be included in the resolution supporting Criterion #3. She also mentioned that there are several character-defining features that should be included in the list including the smooth plaster finish, decorative tiles, wood doors and the wrought iron hardware, possible elements of the landscaping, and more clarification regarding the fountains and the perimeter walls.

Staff member Yoon clarified that the features called out can be included in the resolution.

Vice Chair Nelson stated that the horseshoe arch, wooden door, and hardware appear to be original and agreed with Member Hansen that it should be specifically called out as a character-defining feature. He also expressed a level of concern regarding the lack of maintenance of the property.

Member Moruzzi asked for clarification regarding the owner’s position regarding the nomination and asked if the report was prepared by an outside firm and who determines the list of the character-defining features.

Staff member Yoon responded that the owner was notified multiple times and they recently reached out to schedule additional discussions with staff to go over the nomination. The report was initially prepared by an outside firm but was completed by the City. The draft list of character-defining features is often a combination of what is presented in the report and the staff analysis, and HSPB takes this information and finalizes the list in the resolution language before it is forwarded to the City Council.

Member Hansen asked for clarification on the naming of the property.

Staff member Yoon clarified that the historic name is “dar Maroc” and the current name, Korakia Pensione could be added as a parenthetical reference in the resolution. She further clarified that the stone walls and archway entrance are not original.

Chair Hough opened the public comment portion of the hearing for this item.

No public comment was presented.

Vice Chair Nelson asked if staff needs to ensure owner support before forwarding the request to the City Council.

Staff member Yoon said the ordinance does not require owner consent; however, staff prefers to get owner’s position clarified before moving forward.

Member Moruzzi requested that the communication efforts made by the City to get the owner’s interest and participation be clearly documented before the City Council.

Motion by Member Hansen, seconded by Vice Chair Nelson to adopt the revised findings and to recommend that the City Council designate the “dar Maroc,” currently known as Korakia Pensione, (HSPB #138) as a Class 1 historic site with the following revisions:

1. Change the name of the project to “dar Maroc” to reflect the original property owner.
2. Augment Criterion #3 to include reference to the contribution of this property to the art community.
3. Staff augment the character defining features as discussed.

AYES: Hough, Nelson, Rosenow, Hansen, Bachman, Herr, Moruzzi.

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. UNFINISHED BUSINESS: (None.)

4. NEW BUSINESS:

4.A. A REQUEST BY SUNLIGHT PEAK LLC, REPRESENTED BY JAMES CIOFFI ARCHITECT, FOR APPROVAL OF MAJOR ALTERATIONS TO A CLASS 3 SITE LOCATED AT 275 TAMARISK ROAD AND ASSOCIATED REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 3 SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE (APN #507-181-002) CASE #HDEMO 2023-0018 (SY).

Staff member Yoon summarized the staff report and described the proposed request to pursue Major Exterior Alterations to the Class 3 site. HSPB may take “no action” and allow the alterations to proceed or issue a “stay of demolition” for up to 120 days to evaluate the site for historic designation.

Member Hansen asked if work was stopped on the project prior coming before the board.

Staff member Yoon clarified that the project was issued an interior only demolition permit.

Chair Hough invited the applicant team to speak regarding the project.

Steven Keylon, representing the owners, revealed architect Albert Frey was the lead designer of this project but indicated that the current condition of the building would likely not meet the findings for a Class 1 or 2 site. The owner intends to come back to the HSPB for historic designation after the property is restored.

Member Moruzzi commented that this is an extremely important property and glad to see it being taken on as a restoration project.

Vice Chair Nelson asked if the proposed pool equipment could be relocated to an area where it does not abut the private patio.

James Cioffi, architect representing the applicant, said that they are still doing more research on where to locate that equipment.

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

AYES: Hough, Nelson, Rosenow, Hansen, Bachman, Herr, Moruzzi.

NOES: None.

ABSTAIN: None.

ABSENT: None.

5. DISCUSSIONS: (none.)

BOARD MEMBER COMMENTS:

Chair Hough requested staff organize a follow-up meeting with the entire board to discuss the 2024 Preservation Matters Symposium in-person.

The meeting date was set for Thursday, August 31st with more details to come on time and location and objectives. This will be a noticed meeting of the board members.

Vice Chair Nelson said the issue of maintenance should be considered as part of the work program.

The three new HSPB members, Jeffery Herr, Peter Moruzzi and Kurt Bachman introduced themselves and provided a brief background.

STAFF COMMENTS:

Staff member Yoon welcomed the three new members and thanked Scott Miller for his service on the board. Staff member Yoon announced that all boards will be dark in the month of August but site visits will be planned in anticipation of the September meeting.

For the September meeting, elections for Chair and Vice Chair will be held and the work plan will be discussed.

Lastly, an open house was held to address any questions of concerns about the district boundary adjustments for the Las Palmas Historic Business District. This change will be taken to the City Council for review and approval and the next available meeting.

Member Rosenow requested a copy of the last year's work plan for review.

Staff member Yoon asked the board if they wished to continue meeting virtually or if they would like to return to in-person meetings.

The board decided to meet virtually for the September meeting.

ADJOURNMENT: The Historic Site Preservation Board adjourned at 7:00 p.m. to its regularly scheduled meeting on Wednesday, September 5, 2023 at 5:30 p.m., virtual meeting on Zoom.

Respectfully submitted,

/s/ Christopher Hadwin

Christopher Hadwin
Director of Planning Services