

CITY OF PALM SPRINGS, CALIFORNIA
HISTORIC SITE PRESERVATION BOARD

Tuesday, September 8, 2009

Meeting Minutes

Large Conference Room, City Hall

3200 East Tahquitz Canyon Way, Palm Springs, California 92262

BOARD MEMBERS:	Present This Meeting:	Present FY Year-to-Date:	FY: 2009/2010 Excused Absences:
John Gilmer, Chair	X	3	0
Barbara Marshall, Vice Chair	X	3	0
Tom DeLeeuw	X	3	0
Sheila Grattan	X	3	0
Roxann Ploss	X	2	0
Brian Strahl	X	3	0
Sidney Williams	X	3	0

Staff Representatives:

Craig A. Ewing, AICP,
Director of Planning Services
Staff Liaison

1. CALL TO ORDER: The regularly scheduled HSPB meeting was called to order at 8:15 a.m., Tuesday, September 8, 2009, by Chair John Gilmer.
2. ROLL CALL: Present: R. Ploss, B. Strahl, S. Williams, T. DeLeeuw, S. Grattan, Vice-Chair B. Marshall, and Chair J. Gilmer.
3. POSTING OF AGENDA: The agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber), City Clerk's office, and Planning Services' counter on or before 5:00 p.m. Thursday, August 27, 2009.
4. PUBLIC COMMENTS:

Ron Marshall, Palm Springs Preservation Foundation, spoke in favor of the application for the Royal Hawaiian Estates Condominiums (Agenda Item 9A), and provided a copy of the Foundation's 2002 "Desert Polynesia" tribute journal.

Bill Lewallen, Chair, Architectural Committee, Royal Hawaiian Estates Condominiums, spoke in favor of the application for the Royal Hawaiian Estates Condominiums (Agenda Item 9A).

Sheryl Hamlin, 565 W. Santa Rosa Drive, spoke in favor of the proposed application for the Orchid Tree Inn (Agenda Item 9B).

Marshall Roath, 565 W. Santa Rosa Drive, spoke in favor of the proposed application for the Orchid Tree Inn (Agenda Item 9B) and provided information on early 20th century bungalow court housing.

Brian Wachs, Co-Chair, Historic Tennis Club Neighborhood Organization, spoke on behalf of the HTCNO in favor of the proposed application for the Orchid Tree Inn (Agenda Item 9B).
5. APPROVAL OF THE MINUTES: Minutes of August 11, 2009 Meeting - A total of two corrections on page 2.

M/S/C (Ploss / Strahl, 7-0) to approve the minutes of August 11, 2009, as amended.

6. REPORT FROM THE CHAIR:

Chair Gilmer noted the City Council's action to uphold the appeal of Marvin's letter on the Stay of Demolition at 823 N. Avenida Palos Verdes. The Board discussed ways to improve how the City addresses Class 3 properties.

7. PUBLIC HEARINGS

(There were no public hearings.)

8. CERTIFICATE OF APPROVAL REQUEST(S):

(There were no Certificates of Approval.)

9. OTHER BUSINESS:

9.A Application for Historic District – Royal Hawaiian Estates Condominiums, 1774 S. Palm Canyon Drive

Craig A. Ewing, AICP, Director of Planning Services presented the staff report and recommended that the Board direct staff regarding any processing options. The Board discussed the application and confirmed with the applicant, Bill Lewallen, how the exteriors of the buildings are managed.

M/S/C (Grattan / DeLeeuw, 7-0) to direct staff to process as a potential historic site the application for Royal Hawaiian Estates Condominiums at 1774 S. Palm Canyon Drive.

9.B Application for Historic Designation – Orchid Tree Inn, 261 S. Belardo Road

Craig A. Ewing, AICP, Director of Planning Services presented the staff report and recommended that the Board initiate an investigation and study of the site, based on the proposed application. The Board discussed the proposed application and received comments from the property owners' representative, Matt Fisher, who opposed the application.

M/S/C (Williams / Ploss, 7-0) to initiate an investigation and study of the proposed application for the Orchid Tree Inn, 261 S. Belardo Road.

9.C Old Las Palmas Business Historic District – Orientation and Discussion

Craig A. Ewing, AICP, Director of Planning Services presented the staff report. The Board discussed the implementation of the District and:

1. Formed a District subcommittee of DeLeeuw, Ploss and Strahl.
2. Directed the subcommittee to conduct a photo and informational survey of all properties in the District.
3. Directed the subcommittee to develop letters for notification and outreach to owners of property within the District.
4. Directed the subcommittee to identify potential amendments to the District for consideration by the Board.
5. Requested staff to conduct a Study Session on the District with the Architectural Advisory Committee.

10. COMMITTEE REPORTS AND SPECIAL PROJECTS:

- 10.A P.S. Preservation Foundation (www.pspreservationfoundation.org) – Board member Strahl indicated that a letter had been forwarded to the Mayor seeking HSPB review of the City Hall parking lot plan.
- 10.B P.S. Modern Committee (www.psmodcom.com) – Board member Marshall reported that the Committee's Awards Luncheon would be held October 3, 2009.
- 10.D P.S. Historical Society (www.pshistoricalsociety.org) – Board member Grattan noted that the Historical Society will hold its annual picnic on November 15, 2009.
- 10.E Architecture & Design Council (www.psmuseum.org) – Board member Williams reported that the Council will hold its first lecture of the 2009-10 season on October 24, 2009, with architect Jim Jennings.

11. STAFF & OTHER REPORTS:

Staff noted that Study Sessions will be scheduled on the Historic Resources Ordinance (Municipal Code Section 8.05) and on the issue of visiting properties subject to Board review.

12. BOARD MEMBER COMMENTS:

Boardmember Grattan asked staff for information and clarification on the benefits and impacts of the Mills Act on historic properties and on City property tax revenue.

Boardmember Ploss reported that a tenant in the La Plaza shopping center has had difficulty with the building's insufficient wiring, and inquired as to the City's role in the condition of historic buildings. Staff noted that the issue appeared to be a landlord-tenant dispute and that the HSPB was limited to reviewing building exteriors.

Vice-Chair Marshall sought clarification on the use of Committee Reports (Agenda Items 10.A through D) and the Board determined that such reports can be provided during Public Comments or via written communications. Staff stated that these would no longer be specifically listed on the Board's Agenda.

Vice-Chair Marshall indicated that a historic preservation workshop is being developed with the California Preservation Foundation to be held in Palm Springs, and reiterated her request that a 2007 memo on community outreach be scheduled for the next Board meeting.

Vice-Chair Marshall presented the printer's proof of the tri-fold brochure on historic districts and suggested the Mills Act as a topic for a third brochure. The Board discussed and agreed that the third topic will be Class 3 buildings and the fourth brochure would address the Mills Act.

Boardmember Williams confirmed that a site visit for the Casino House, 982 North Avenida Palmas, is scheduled for Friday, September 11, 2009 at 5:30 p.m. She reiterated a request that background information be provided to the appointed subcommittee (Williams, Marshall), which staff confirmed. The Board agreed to add Boardmember Grattan to the subcommittee.

13. ADJOURNMENT: (M/S/C Grattan / DeLeeuw, 7-0) The Historic Site Preservation Board adjourned at 10:40 a.m. to its regularly scheduled meeting on Tuesday, October 13, 2009 at 8:15 a.m., in the Large Conference Room at City Hall.