

HISTORIC SITE PRESERVATION BOARD CITY OF PALM SPRINGS, CALIFORNIA

Large Conference Room, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262
www.palmspringsca.gov

MINUTES

November 14, 2017



9:00 AM
REGULAR MEETING

CALL TO ORDER: The Chair called the meeting to order at 9:00 a.m.

ROLL CALL: Chair Gary Johns, Vice-Chair Dick Burkett, Members Todd Hays, Bill La Voie, Vincent Marsh, Dan Kiser, Linda Dixon.

ABSENT: Todd Hays excused.

ACCEPTANCE OF THE AGENDA: The Board accepted the agenda with the addition of the discussion of the 2018 symposium as recommended by Director Fagg.

PUBLIC COMMENT:

JOHN ABNER, co-founder of Koffi, spoke in support of the certificate of approval request for Tahquitz Plaza.

JEANINE WHITNEY, of Master Window Solutions, presented the board with information regarding a 3M film product that could be used on historic buildings to reduce heat gain from UV and solar load. Member Dixon asked if there were any installations of the product in Palm Springs? (no). Ms. Whitney offered to provide a list of buildings in Southern California on which the film product has been used.

No other speakers so the chair closed public comment.

1. CONSENT CALENDAR:

1.A. APPROVAL OF THE MINUTES: OCTOBER 10, 2017 MEETING.

Staff advised that the minutes for the October meeting were not ready when the Board's packets went out and would be available for approval action at the December meeting.

2. PUBLIC HEARINGS:

2.A. AN APPLICATION BY PALM SPRINGS PRESERVATION FOUNDATION, APPLICANT, ON BEHALF OF MARK AND JANE GARRISON, OWNERS, FOR CLASS 1 HISTORIC DESIGNATION OF 1999 SOUTH JOSHUA TREE PLACE, "THE ABE AND MARION SCHWARTZ RESIDENCE," ZONE R-1-C (HSPB 104). (FF)

Director Fagg summarized the staff report.

Member Dixon asked if there was a film type of material on the glazing (Director Fagg stated it was not known.)

Seeing no other questions of staff, the Chair opened the public hearing.

JANE GARRISON, owner, spoke in support of the Class 1 recommendation, and clarified that there was no film on the windows, noting the window glazing was original and had a slight pink tint.

ERIK ROSENOW, President of the Palm Springs Preservation Foundation (PSPF), spoke in support of the Class 1 recommendation.

JADE NELSON, PS Modern Committee, spoke in support of the Class 1 recommendation.

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

Member La Voie spoke in support of the Class 1 recommendation and made a motion to approve.

Member Burkett commended the owners on the careful restoration of the residence and spoke in support of the Class 1 recommendation.

Director Fagg recommended the windows be added to the character-defining features listed for the site.

Member La Voie recommended the rose-tinted glazing also be noted in the description of the windows.

ACTION: M/S/C: La Voie / Dixon to recommend Class 1 historic site designation of the Schwartz Residence by the City Council with the recommended addition of the windows including the rose-tinted glazing as a character-defining feature. (6-0-1, Hays absent).

3. UNFINISHED BUSINESS: (none.)

4. NEW BUSINESS:

4.A. CERTIFICATE OF APPROVAL REQUEST BY KOFFI CORPORATION FOR ALTERATIONS TO THE ROOFTOP MECHANICAL AND SCREENING RELATED TO A TENANT IMPROVEMENT AT "TAHQUITZ PLAZA," 650 EAST TAHQUITZ CANYON WAY, A CLASS 1 HISTORIC SITE (HSPB 97 & 3.3951 MAA). (DN)

Staff member Newell summarized the staff report.

Chair Johns asked if the painting of the unit and shifting of the HVAC units location to minimize their visibility was a staff recommendation or proposal by the applicant. (Staff member Newell explained it was staff's recommendation to minimize visual impact of the larger HVAC units.)

Member Dixon asked for clarification if moving the units was to minimize visibility (yes) and for clarification on the drawings of the parapet height and location. (Mr. Newell clarified all parapets / screening would be consistent in heights.)

Chair Johns further clarified that the recommendation was to move the units, but not the parapet (yes).

Member Dixon asked for clarification on the height of the units (Mr. Newell explained the units would be roughly one foot higher than the parapet, but because of the raised grade on which the building was located, the units would not be seen from most viewing points.)

Member Marsh asked for clarification on the screen location on the roof. He noted the sign program was an earlier approval made by this board that was not listed in the staff report under "Previous City Actions".

Member La Voie asked for clarification on the orientation of the ductwork relative to the unit height.

Ramon Gutierrez, representing the design consultant, clarified the orientation of the ductwork and height of the proposed units and the implication of side-discharge ductwork would not adversely impact the overall height of the units if the units were shifted in their location on the roof.

Member La Voie opined that the screening should be as high in elevation as the equipment that it is to screen and designed in the same detailing as originally proposed.

Director Fagg clarified that staff was not opposed to a taller screen.

Chair Johns clarified that a higher parapet would avoid the need to move the equipment to minimize its visual impact on the building.

Hugh Kaptur, architect of the buildings, stated he had no objection to raising the parapet 4 to 6 inches. He expressed concern about the location of the units and parapets.

Member La Voie asked for clarification on whether the screening would be constructed of corrugated metal (a sample was shown to the board). He asked Mr. Kaptur whether he had a preference of whether the corrugated metal was mounted horizontally or vertically (he noted it was his understanding the material was to be installed vertically).

Chair Johns asked for clarification of the screening material (Newell noted the corrugated screening has been on the building for some time).

Mr. Kaptur clarified that the original screening was wood and became deteriorated and previous owners introduced the metal screening material. He clarified that the screening placement should be such that it did not overpower the visual appearance of the building. He noted he still needed to review the location and placement of the proposed units and the parapets and how the parapets integrate with the overall design of the building.

Director Fagg explained the applicant was under a time deadline, that a subcommittee of the board could be formed to review the final design solution, allowing a favorable action at today's meeting if possible.

M/S/C: La Voie / Dixon to approve with raising the existing screening to align with the top of the new HVAC units, not requiring the relocation of the units and allowing roughly 18 inches clear below the bottom of the existing screening material. (6-0-1 Hays absent).

4.B. CASE HSPB #108 INITIATION OF STUDY ON "THE STEVE MCQUEEN RESIDENCE" LOCATED AT 2203 SOUTHRIDGE DRIVE FOR POSSIBLE CLASS 1 HISTORIC SITE DESIGNATION.

Staff member Lyon summarized the staff report and noted the historic resources was attached as prepared by the City's consultant.

Dave Binder, representing the property owner stated the owner is supportive of this nomination and would be amenable to having site visits scheduled with members of the board.

Chair Johns asked if renovation work had commenced at the site. (Mr. Binder noted it had, both interior and exterior, including asbestos abatement and dealing with stabilization work (roof leaks, etc.). Chair Johns asked about work that may result in the

property being different from what was described in the historic resources report. (Mr. Binder noted some work on the exterior of the casita was occurring.)

M/S/C La Voie / Dixon to direct staff to initiate site tours with the owner's rep and schedule a public hearing of the HSPB to consider the nomination. (6-0-1, Hays absent).

5. DISCUSSION:

5.A. DEBRIEF OF HSPB BOOTH AT MODERNISM WEEK SHOW.

Staff member Lyon summarized the booth had been set up and take-away materials were restocked indicating several pieces of information were picked up by interested visitors.

5.B FINALIZATION OF THE 2017/18 HSPB WORK PLAN PRIORITIES.

Staff member Lyon summarized the handouts and procedure for finishing the work plan. He requested the board submit any other sites board member would like considered and they will be submitted to the board members between now and the December meeting for finalization at the December meeting.

Chair Johns asked to add Coachella Valley Savings & Loan #1 (now "The Bank" meeting venue located at 383 South Palm Canyon Drive) be carried forward from last year's work plan and added to the list. He also requested that the Woman's Club be added.

Member Dixon asked about the City's grant writer (Harriet Baron has been hired by the City; her priorities are set by the City Manager.) Ms. Dixon suggested a grant source be found that could help fund the restoration of the Cornelia White residence. Chair Johns asked that Harriet be given time on the December agenda to further discuss such opportunities with the board.

Staff member Lyon confirmed with the board that the rest of the proposed work plan was consistent with the direction the board desired to go.

5.C. DISCUSION OF LANDSCAPE PLAN REIEW FOR CLASS 1 HISTORIC PROPERTIES (Burkett)

Member Burkett expressed that alterations to landscapes to Class 1 sites should be given the same review by the board as other alterations and the ordinances should specifically address this type of review.

Director Fagg clarified that landscape and open spaces are already part of the review of alterations to Class 1 historic sites and does not require revision to ordinance 8.05. He

noted that turf repairs at Frances Stevens School done by the City's Maintenance & Facilities Department would need to be brought before the Board possibly in December.

Chair Johns noted there is a landscape person (Steven Keylon) in the audience experienced in work on historic landscapes who was asked to join the discussion.

Mr. Keylon discussed historic landscapes and the relationship between architects and landscape architects.

Member Burkett suggested Mr. Keylon might be considered by staff for inclusion in some of our meetings to give some information to the board members.

Staff member Lyon explained how changes in landscapes are routinely reviewed by the City via the Minor Architectural Application (MAA) process.

5.D. DISCUSSION OF FORMATION OF SUBCOMMITTEE FOR REVIEW ECONOMIC INCENTIVES FOR HISTORIC PROPERTIES. (Burkett).

Member Burkett discussed possible formation of a subcommittee of the board to consider a program similar to the hotel incentives that the City created for hotel upgrades, perhaps a similar program could be considered to assist developers to preserve a property rather than opt for demolition.

Member La Voie discussed the manner in which the City of Santa Barbara uses Mills Act agreements to require property owners to establish a work plan for maintenance and improvement of their historic property.

Member Burkett suggested the City initiate a way of providing education to property owners on resources that might be available for owners of historic properties (such as specialty contractors, material supply sources, etc.).

Director Fagg suggested a subcommittee could review what other cities are doing with respect to incentives and report back to the board.

Staff member Lyon suggested this could be possibly something to involve the City's Director of Economic Development.

Director Fagg noted that staff will facilitate a meeting with Member Burkett and the director of Economic Development to discuss incentive opportunities.

Member Marsh told the board about a comprehensive approach that Sacramento did with respect to incentives for historic preservation.

5.E. UPDATE ON THE 2018 NATIONAL PRESERVATION MONTH SYMPOSIUM (APRIL 15, 2018). (Burkett)

Member Burkett passed out update information on the event planning.

A separate discussion ensued regarding the Ingleside Inn. The board discussed work done at the Ingleside Inn that may be of a scope and nature that would require review and approval by the HSPB. Staff Lyon will follow up with from the inquiry made to the Building Department.

Director Fagg noted the importance of citizens contacting code enforcement if they observe work on properties that may be occurring without permits or prior approvals.

Member Burkett further discussed the planning on the symposium and noted the addition of a module on historic landscape may be possible.

The dates for the OHP workshop would likely need to be Friday, not Saturday before the Sunday symposium.

Staff member Lyon suggested not only architecture be the emphasis of the symposium, but also history in general. (Member Dixon suggested the title be "history and architecture" which adequately covers both.)

The board discussed the list of potential honorees for achievement awards at the symposium. (Haymond, Desert Star, and O'Donnell / Willows as a "legacy award".)

Tours including La Plaza and/or La Plaza Theater were considered. Staff member Lyon noted liability issues may make the theater inaccessible for tours.

BOARD MEMBER COMMENTS:

Chair Johns noted the early 20's and 30's buildings are an integral part of the community and shouldn't be overlooked as we focus on our mid-century building stock. He requested an update on Cornelia White, Welwood Murray, La Plaza Theater and Ingleside Inn at the December meeting.

Member Burkett asked about historic markers. Orbit In asked about their marker. Director Fagg noted getting markers installed was a factor of limited resources of time and budget. Staff Lyon explained many markers are in process, several are ready to install but are awaiting input from the owners. Member Dixon inquired about doing a presentation of the marker to the property owner at upcoming HSPB meetings as a means of awareness and recognition to the property owners.

Member Burkett inquired whether it might be valuable for the Board to have a representative to do a presentation on some topic relating to historic preservation during February Modernism Week? (Example: the Powerpoint presentation on Lapham that is tentatively planned for the 2018 symposium).

Chair Johns opined that some items on the symposium program were more “entertainment than education”, and perhaps more educational segments be considered.

Member Marsh noted an article in the Desert Sun on the Racquet Club and asked staff about why the public hearing for the City Council hearing was so delayed. Director Fagg noted it was an effort to schedule the hearing when the property owners could attend and to find a particular Council meeting on which there was space on the agenda for it to be heard.

STAFF COMMENTS:

Director Fagg passed out the schedule for 2018 for board and commission meetings, noting typically August is dark, and the board should determine in the coming months whether to meet in August or not.

Director Fagg noted on Item 2a on the Schwartz Residence a letter from the Twenty-nine Palms Band of Mission Indians had been received noting that they would not require consultation on the possible designation.

ADJOURNMENT: The Historic Site Preservation Board will adjourn to its regularly scheduled meeting on Tuesday, December 12, 2017, at 9:00 A.M, in the Large Conference Room at City Hall.

Flinn Fagg, AICP
Director of Planning Services