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CITY OF PALM SPRINGS, CALIFORNIA  
**HISTORIC SITE PRESERVATION BOARD**

**Meeting Minutes**

Tuesday, March 8, 2011

Large Conference Room, City Hall

3200 East Tahquitz Canyon Way, Palm Springs, California 92262

<b>BOARD MEMBERS:</b>	<b>Present This Meeting:</b>	<b>Present FY Year-to-Date:</b>	<b>FY: 2010/2011 Excused Absences:</b>
John Gilmer, Chair	X	8	
Barbara Marshall, Vice Chair	X	8	
Thomas DeLeeuw	X	8	
Sheila Grattan	X	8	
Roxann Ploss	X	8	
Brian Strahl	X	8	
Leo Cohen	X	7	1

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Staff Representatives:

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

Glenn Mlaker,  
Assistant Planner

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1. CALL TO ORDER: Chair Gilmer called the meeting to order at 8:15 a.m.
  
2. ROLL CALL: Present: Strahl, Ploss, Grattan, DeLeeuw, Cohen, Marshall, and Gilmer  
Absent: None.
  
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 4:00 p.m. on Tuesday, March 1, 2011.
  
- Board member Cohen arrived.
  
4. PUBLIC COMMENTS: None.
  
5. CONSENT CALENDAR: Minutes from the February 8, 2011 meeting were not presented and continued to the meeting of April 12, 2011.
  
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6. PUBLIC HEARING: None.

7. CERTIFICATE OF APPROVAL REQUEST(S):

7.A HSPB 12 / Case SI 08-168 (*El Mirador Garage*) – Review of Certificate of Approval, granted January 2009 for exterior signs at Michael Lord Gallery on the El Mirador Garage building at 1090 North Palm Canyon Drive, Zone C-1, Section 10.

Director Ewing presented the staff report. The Board asked to see clearer photos of the earlier lighting installation. The applicant, Michael Lord, commented on the application:

- Respects the historic value of the building, including interiors and exteriors; and
- Existing exterior electrical conduit needed to be replaced.

The Board confirmed with the applicant the existing conduit and junction boxes. The Board discussed:

- The quality of the building and the existing sign;
- The existence of lighting and conduit from the building's earliest years;
- The need for lighting on the building's exterior and signage; and
- The design of the new lighting fixtures.

**ACTION:** To approve a Certificate of Approval to amend the sign approval to include exterior lighting, as proposed. **Motion Sheila Grattan, seconded by Roxann Ploss and carried on a voice vote:**

**AYES:** Leo Cohen, Tom DeLeeuw, Sheila Grattan, Roxann Ploss, Brian Strahl, and Chair Gilmer.

**NOES:** Vice-Chair Marshall

**ABSENT:** none

**ABSTAIN:** none

7.B Case 3.1018 / HD #1 (*Las Palmas Historic Business District*) – Carol Blum, partner of Pepper Tree Inn, for partial review of landscape plan as a previous condition of approval at 645 N. Indian Canyon Drive, Zone R-3, Section 10.

Glenn Mlaker summarized the staff report, including the following comments from the Architectural Advisory Committee, which reviewed the project on March 7, 2011:

- Replace the King Palms with more appropriate species;
- Replace the morning light grass with more desert-tolerant species;

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- Provide landscape screening of a backflow preventer standpipe;
- Provide pedestrian paving to Gran via Valmonte in alignment with the building entry, next to the existing sign; and
- The AAC voted 7 to 0 in support of the project, as commented.

The Board confirmed that the site and landscaping is within its authority. The applicant, Carol Blum commented on the application:

- The landscape architect, Janet Lohman, noted the changes on the landscape plans;
- Replace King palms with date palms;
- Replace the *miscanthus* with *pittosporum*; and
- The walkway to Gran via Valmonte is already in place.

The Board confirmed:

- The replacement date palms be either date-free or bagged to prevent dates from littering the sidewalk;
- The ground cover will include a crushed sand;
- The landscape plan is designed to link with the landscaping at Cheeky's and Colony Palm Hotel, as well as screen the cars and provide shade;
- The *dodonaea* will be an open, lacy plant, and will be limited in height; and
- The Birba is not part of this project; and
- The hotel entry door could not be centered under the canopy do to underlying structure issues

**ACTION:** To approve a Certificate of Approval to approve a partial landscape plan, as proposed, including:

- Replace King palms with date palms;
- Replace the *miscanthus* with *pittosporum*;
- Provide landscape screening of a backflow preventer standpipe; and
- Return with landscape plans for the remainder of the site.

**Motion Brian Strahl, seconded by Leo Cohen and carried on a voice vote:**

**AYES:** Leo Cohen, Tom DeLeeuw, Sheila Grattan, Roxann Ploss, Brian Strahl, Vice-Chair Marshall and Chair Gilmer.

**NOES:** none

**ABSENT:** none

**ABSTAIN:** none

## 8. OTHER BUSINESS:

### 8.A Review of Draft Historic Marker Policy

Director Ewing summarized staff's revisions to the draft policy developed by the Board sub-committee, and noted that the question of which fonts to use remains for the Board's consideration.

The Board discussed:

- Adding the architect, when known, on residential markers;
- Fonts for the markers;
- Identifying the date a building or structure was completed; and
- Guidelines for the preparation of descriptive marker text.

The Board acknowledged Board member Grattan's work on the draft policy and directed staff to prepare a final version of the policy for adoption at the April meeting with the following changes:

- Identify that the description shall be based on the most significant historic attributes of the property, as taken from the historic record;
- Add "approximately" to the required number of characters (both types);
- Use the word "Completed" instead of "Built" in the examples and text;
- Identify the number of characters for a residential marker at approximately 290;
- Use the Kaufman House as an example for a residential marker;
- Identify that the architect (or builder) will be indicated, if known and as appropriate;
- Revise the statement regarding "commercial companies" to identify that no third parties associated with the designation or current tenants are to be identified on the marker.

## 9. COMMITTEE REPORTS AND SPECIAL PROJECTS:

### 9.A Las Palmas Business Historic District Committee – Property Survey

Board member DeLeeuw reported that work on the survey continues.

### 9.B Marker Text Committee – Draft Marker Policy / Draft Text for Three Markers

Board member Grattan presented the draft marker text for three properties (El Paseo Building, DeBrabant House, and the Menrad House) The Board discussed:

- The point size for the name of the architect and the descriptive information;
- The layout of the text on the marker in actual size by font
- The layout for architect should read: "Architect – (Name)";
- Cleaning the first marker for the El Paseo Building;
- Revisions to the descriptive copy for the new El Paseo Building marker, using phrases from the first marker;
- Revisions to the descriptive copy for the DeBrabant House marker, based on the designation;
- Revisions to the descriptive copy for the Menrad House marker, including using the address as the name of the property.

Board member Grattan agreed to make revisions based on the discussion and return to the Board in April.

9.C Public Outreach Committee – Ordinance Review

Chair Gilmer summarized the work of the sub-committee and asked for continued discussion of the ordinance. Vice Chair Marshall asked for a “clean” copy of the ordinance. Staff will forward a draft ordinance without edits for the Board’s review in April.

9.D Candidate Prioritization Committee – Draft Work Plan

Chair Gilmer summarized the work to date based on Vice Chair Marshall’s proposed framework, including criteria for prioritizing site / building / object designation, and goals for creating and designating historic districts. Public outreach and education opportunities were also described. The Board discussed:

- The effect of an application from a property owner on the Board’s priority list;
- Using the fiscal, not calendar year for creating the plan;
- The need for a review of the previous year’s accomplishments;
- The intent of the historic districts and the associated criteria;
- Examples of public outreach and education; and
- Other minor revisions to the framework.

Board member Ploss moved to approve the framework, but the Board with the changes discussed, including Fiscal year, and

**ACTION:** To approve the framework for preparing an annual priority plan:

- Replace annual year with fiscal year;
- Add a review of last year’s work program, including completed and unfinished items, as Item A
- Make Item 3B, Item 4.
- Use the word “areas” for districts, as appropriate;
- Exclude the words, “In order of priority”; and
- Renumber the remainder items

**Motion Board member Marshall, seconded by Tom DeLeeuw and carried on a voice vote:**

**AYES:** Leo Cohen, Tom DeLeeuw, Roxann Ploss, Brian Strahl, Vice-Chair Marshall and Chair Gilmer.

**NOES:** Sheila Grattan

**ABSENT:** none

**ABSTAIN:** none

10. STAFF & OTHER REPORTS:

Director Ewing noted that the Board's recommendation to designate the Frank Sinatra House will be reviewed by the City Council on March 16, 2011

11. BOARD MEMBER COMMENTS:

Board member Strahl asked about the El Paseo building sign program and recent tenant changes.

Board member DeLeeuw asked about the dumping of waste water at the Welwood Murray Memorial Library.

Board member Grattan thanked Vice Chair Marshall for the annual work plan framework.

Chair Gilmer noted:

- Modernism Week was a big success;
- The Wexler Exhibition is still on display at the Palm Springs Art Museum;
- The floral exhibit at the Art Museum is showing today and tomorrow only.

12. ADJOURNMENT

**ACTION:** To adjourn the meeting to the next regularly scheduled meeting of the HSPB.

**Motion Tom DeLeeuw, seconded by Sheila Grattan and unanimously carried on a voice vote:**

**AYES:** Tom DeLeeuw, Sheila Grattan, Roxann Ploss, Brian Strahl, Vice-Chair Marshall, and Chair Gilmer.

**NOES:** none

**ABSENT:** none

**ABSTAIN:** none

The Historic Site Preservation Board adjourned at 10:51 a.m. to its regularly scheduled meeting on Tuesday, April 12, at 8:15 a.m., in the Large Conference Room at City Hall.

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Craig A. Ewing, AICP  
Director of Planning Services