

# HISTORIC SITE PRESERVATION BOARD CITY OF PALM SPRINGS, CALIFORNIA

Large Conference Room, 3200 East Tahquitz Canyon Way, Palm Springs, California 92262  
[www.palmspringsca.gov](http://www.palmspringsca.gov)

## MINUTES

September 10, 2019



9:00 AM  
REGULAR MEETING

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

**ROLL CALL:** Chair Burkett, Vice-Chair Hough, Members Nelson, Dixon, La Voie, Kiser, Rosenow

**ABSENT:** none

### 2019 – Attendance Record for CLG

Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Dick Burkett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Katherine Hough	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill La Voie	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jade Nelson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dan Kiser	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Dixon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erik Rosenow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### ACCEPTANCE OF THE AGENDA:

M/S/C Dixon / Nelson to accept the agenda, (7-0).

### PUBLIC COMMENT:

STEVEN KEYLON, Vice-president of the Palm Springs Preservation Foundation (“PSPF”) spoke regarding the O’Donnell Golf Course nomination requesting that the application analysis be made on the entire application not just the O’Donnell Golf House.

ERIC CHIEL, representing One PS, presented the third edition of the One PS Neighborhoods magazine and noted it is a wonderful introduction to the City's many neighborhood organizations.

TOM JAKWAY, member of the O'Donnell Golf Club, and read a letter from Club President RICH COLBER spoke requesting that the application analysis on the O'Donnell Golf Course be made on the entire application not just the O'Donnell Golf House.

CHRIS BALE, realtor and preservationist spoke in support of the 2821 Livmor nomination.

1. **CONSENT CALENDAR:** Acceptance of the minutes of the HSPB meeting of July 9, 2019.

M/S/C Dixon / Hough to accept the minutes as presented. (7-0).

2. **ELECTION OF OFFICERS.**

Director Fagg conducted elections for Chair and Vice-Chair

M/S/C Dixon / La Voie to nominate Member Burkett as Chair (6-0-1, Burkett abstained).

M/S/C La Voie / Dixon to nominate Member Hough as Vice Chair (6-0-1, Hough abstained).

3. **PUBLIC HEARINGS:**

**3.A. AN APPLICATION BY TRACY CONRAD AND PAUL MARUT, OWNERS, REQUESTING CLASS 1 HISTORIC RESOURCE DESIGNATION OF 468 WEST TAHQUITZ CANYON WAY, "THE ROLAND BISHOP RESIDENCE", CASE HSPB #122, APN 513-220-036. (KL).**

(The Board took a five minute recess to allow the Powerpoint presentation to be re-loaded.)

Associate Planner Glenn Mlaker summarized the staff report.

The Chair opened the public hearing.

TRACY CONRAD, applicant explained the application and requested the board's support of the nomination.

STEVEN VAUGHT, author of the nomination application made himself available for any questions and spoke in support of the application.

Member Nelson stated it was a well written report.

Seeing no further speakers, the chair closed the public hearing.

Member La Voie requested the architectural style of the home, Spanish Colonial Revival / Andalusian Hacienda be noted as a character-defining feature. He requested the staff report be edited to revise the words "Highly detailed" to "authentically detailed". He stated he would be supporting the application.

Member Kiser expressed support for the application and noted the Bishop and adjacent Meade residences are stronger as a pair of designated parcels.

M/S/C La Voie / Dixon to accept the nomination with criteria 2,3, 4, and 5 and forward to the City Council with recommendation to designate (7-0 to approve).

**3.B. AN APPLICATION BY DIANE BUDMAN BALD ON BEHALF OF THE DIANE BUDMAN BALD FAMILY TRUST, OWNER, REQUESTING CLASS 1 HISTORIC RESOURCE DESIGNATION OF "THE KIRK DOUGLAS RESIDENCE" LOCATED AT 515 WEST VIA LOLA DRIVE, (APN# 505-252-032), CASE HSPB #118. (KL).**

Staff member Glenn Mlaker summarized the staff report.

Member Nelson pointed out Criterion 2 the period of significance should note the original owner was Robert Howard, also the owner of Howard Manor and active in civic affairs in Palm Springs.

Page 22, reference the parcel on the tennis was previously owned by Zaddie Bunker who operated one of the first automobile repair garages in Palm Springs.

Member La Voie spoke about the period of significance during Douglas' occupancy and the changes were made during his ownership, and despite that they compromise the original Wexler & Harrison design, they are part of the history of the site.

Member Kiser spoke about the modifications to the home and the current owners are working to improve the integrity of the home.

The Chair opened the public hearing.

SUSAN SECOY JENSEN, representing the owners, wrote the nomination and supports the application. She noted this is not a prime example of the work of Wexler & Harrison, but reflects the changes made during the time the Douglas family owned the site. The site is an important contributor to the community.

Secoy Jensen spoke about the individual who designed the tennis pavilion.

BARTON JENKE, architectural designer noted he has worked closely with the current owners of the Douglas Residence and spoke on behalf of the owners as being “good shepherds” of the home.

Member Nelson inquired whether the non-contributing elements such as the retractable sun shade would be removed by the current owners.

STEVE POEHLEIN, architect working with the present owners to replace aging infrastructure, spoke in support of the application and noted much of the surface mounted conduit would be removed as part of the owners improvements to the house.

TOM JAKWAY, worked with architect Donald Wexler and noted Wexler designed the tennis pavilion and there was intention that the tennis pavilion would be complementary to both the Douglas Residence and the adjacent Dinah Shore residence in its detail.

SUSAN SECOY JENSEN clarified it was permitted under designer Morrison, but would work with Mr. Jakway to correct / clarify the record.

Seeing no further speakers, the chair closed the public hearing.

Member Hough noted her support of Class 1 designation for the property.

Member Rosenow noted his support of the Class 1 designation for the property.

Member La Voie spoke about Criterion 5 needing to state that the Wexler / Harrison designed the home and tennis court and it was modified by then owner Kirk Douglas.

M/S/C La Voie / Hough to accept the findings of the staff report as amended by the comments heard today noting the original core of the main house and the tennis pavilion were designed by Wexler and Harrison and modified during the period of significance when the Douglas' owned the home, and recommend Class 1 designation to the City Council (7-0).

**3.C. AN APPLICATION BY GARTH G. GILPIN AND DR. ELIZABETH SMALLEY, OWNERS, REQUESTING CLASS 1 HISTORIC RESOURCE DESIGNATION OF 1441 NORTH KAWEAH ROAD “THE LIBERACE RESIDENCE” (APN 505-181-003) CASE HSPB #120 (KL).**

Director Fagg informed the board that the applicant may wish to continue the item to a date certain and asked that summarization of the staff report be deferred and to open the public hearing to hear from the applicant

The Chair then opened the public hearing.

STEVEN KEYLON speaking on behalf of the owner asked that the hearing be continued and to clarify the difference between Class 1 and 2.

The Chair then closed the public hearing.

Director Fagg clarified the status of Class 1 and 2, noting Class 2 does not need to meet the integrity findings under the Secretary of the Interior Standards, has the same protections of Class 1 and are eligible for Mills Act contracts. The previous Class 2 designations are not automatically eligible for Mills Act contracts but would be evaluated on a case by case basis.

Member Dixon asked if the City would send information on existing class 2 owners of the differences and eligibilities for Mills Act contracts (Director Fagg noted it was something the City's HPO can be tasked to do). The matter would be continued to the November HSPB meeting.

Member Nelson noted there were similarities between this and the Douglas residence application.

Member Kiser suggested more information could be provided to the public on the new characteristics of Class 2.

Member Rosenow opined that the residence is truly a beautiful home and is excited to consider the application.

M/S/C Rosenow / Dixon to continue to the November HSPB meeting (7-0).

4. **UNFINISHED BUSINESS:** (None)

5. **NEW BUSINESS:**

5.A. **AN APPLICATION BY CATHERINE BODZINER, OWNER, FOR CLASS 1 HISTORIC RESOURCE DESIGNATION OF 2821 LIVMOR AVENUE, "THE SUNMOR MODEL HOME", HSPB #124 (APN 505-141-006). (KL)**

M/S/C Hough / Dixon to accept the report and direct staff to schedule site visits and a public hearing for the board to consider the application (7-0).

5.B. **AN APPLICATION BY THE MERITO MANOR COMMUNITY ASSOCIATION FOR HISTORIC DISTRICT DESIGNATION OF "MERITO MANOR" LOCATED AT 197 WEST MERITO PLACE (VARIOUS APN'S), CASE HSPB #121 / HD-8. (KL).**

M/S/C Dixon / Rosenow to accept the report and direct staff to schedule site visits and a public hearing for the board to consider the application (7-0).

Member La Voie noted a correction in the historic resource report page 4, that Mr. Berkus did not design the maritime museum in Santa Barbara, it was designed by Mr. Hunt. He did design the Santa Barbara Children's Museum.

**5.C. AN APPLICATION BY THE CITY OF PALM SPRINGS FOR HISTORIC DESIGNATION OF THE THOMAS O'DONNELL GOLF HOUSE LOCATED AT 301 NORTH BELARDO ROAD, (HSPB #123) (KL)**

M/S/C La Voie / Hough, to accept the report and direct staff to schedule site visits and a public hearing for the board to consider the application (7-0).

Director Fagg clarified the direction from the Mayor was for analysis of the Golf House only. The City Council may want to see the entire golf course, but Director Fagg recommended PSPF follow up with the Mayor and City Council for that clarification and that staff would also do so.

**6. DISCUSSIONS.**

**6.A. 2020 Symposium.**

Chair Burkett noted the convention center is available Saturday April 18<sup>th</sup> 2020 for the main event and workshops would be Sunday April 19, 2020 in the afternoon (half day of workshops).

Theme would be emphasis on renovation, restoration and repurposing and hidden Palm Springs treasures. Two projects under consideration to feature. Presentation on "What does preservation mean to Palm Springs". "HSPB year in review". Workshop venues possibly the Convention Center, the Camelot Theater, Palm Canyon Theater, and include the various preservation organizations in the City and to sponsor tours. Possible presentation on Smoke Tree Ranch, Cornelia White Residence, adaptive re-use and other case study restorations are under consideration.

**6.B. October 2019 Modernism Week Show - HSPB booth.**

Director Fagg noted a City booth will again be up at the Modernism Show at the Convention Center.

**BOARD MEMBER COMMENTS**

Member Rosenow noted the work plan and expressed concern about the Gas Company building on Sunrise Way.

Member Nelson would like to see more advocacy efforts and mentioned the following addresses 299 W Vereda Norte, 535 Camino Sur, 777 Patencio, Ed Fickett designed home, 423 W. Merito Place, 695 Warm Sands Drive.

Chair Burkett asked about 423 W. Merito Place.

Member La Voie expressed interest in seeing the Racquet Club application advanced to City Council for determination. (Director Fagg noted the historic resource report on the Racquet Club will be provided again to the HSPB members prior to the October Study Session on the site.)

Chair Burkett asked about the Orchid Tree Inn status. (Director Fagg noted a new application was submitted to include multi family units on the north side of the site.) Current entitlements expire in November, 2019. As a new application, the new application would need to be reviewed by the HSPB for a certificate of appropriateness.

Member Dixon inquired about fines for violations of the ordinances.

Member Nelson inquired whether there are time limit provisions for redevelopment of Class 1 sites. (Director Fagg noted the 2-year limit on entitlements.)

**STAFF COMMENTS:** (none).

Site visits will be scheduled on new business items noted in today's meeting.

**ADJOURNMENT:** The Historic Site Preservation Board adjourned at 10:46 am to its regularly scheduled meeting on Tuesday, October 8, 2019, at 9:00 A.M, in the Large Conference Room at City Hall.

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Flinn Fagg, AICP  
Director of Planning Services