



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: October 6, 2020

NEW BUSINESS

SUBJECT: PAUL NIHIPALI JR. AND MICHAEL MARTIN, OWNERS, REQUESTING A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO THE DOROTHY GOODLOE RESIDENCE, (AKA THE CASABLANCA ADOBE), A CLASS 1 HISTORIC SITE LOCATED AT 590 SOUTH INDIAN TRAIL (APN 508-142-006) (Case HSPB #68 / 3.3229 MAA)

FROM: Department of Planning Services

SUMMARY:

The applicants are proposing various site-related alterations at the Goodloe Residence involving site walkways and driveway, a new pedestrian gate in the perimeter garden wall and an outdoor firepit. No change is proposed to the residence itself.

RECOMMENDATION:

Grant the certificate of appropriateness and direct staff to record the changes in the archival file for the site.

BACKGROUND:

According to the City's archival record, the Goodloe Residence was designed and constructed in 1935 - 36 by local master builder Lee Miller in a whimsical vernacular adobe style for Dorothy Goodloe who purchased the land from Palm Springs pioneer Pearl McManus.¹ From 1946 to 1954, it was the home of legendary Hollywood screenwriter Howard Koch, who wrote "Casablanca" starring Humphrey Bogart and Ingrid Bergman which premiered in New York in 1942.²

The site is almost a third of an acre in size and is located at the northeast corner of South Indian Trail and East Camino Parocela. The house is arranged in a rambling

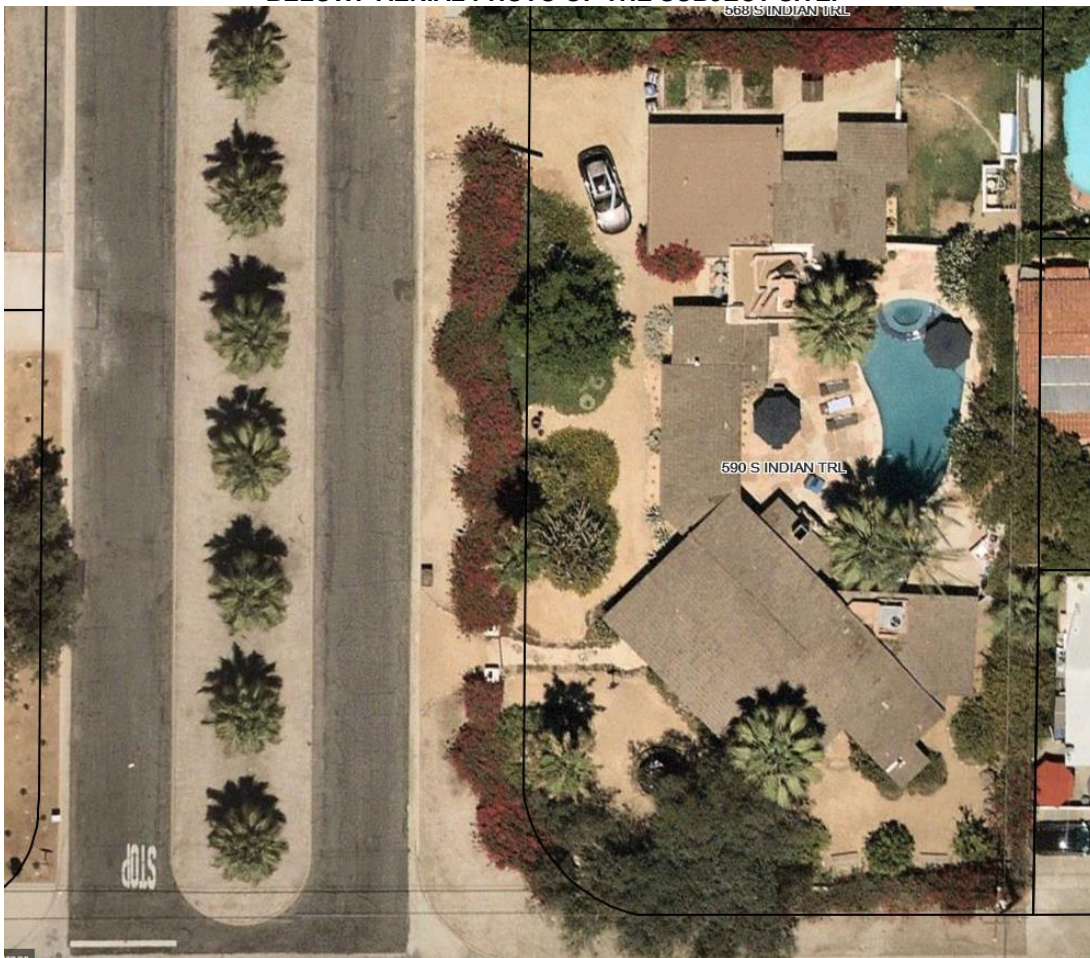
¹ Desert Sun, May 29, 1936; "Big Building Program is Underway", "Among other large homes now underway are the one for Dorothy Starr Goodloe on Indian Trail..."

² Previous owners dubbed the house "The Casablanca Adobe", however Koch did not own the subject residence during the time the movie was written or produced, thus its historic significance is not related to Koch's involvement in the movie "Casablanca".

asymmetrical plan and the site has mature desert landscaping with compacted dirt walkways and driveway. A swimming pool was added in 1954 according to building permit records and the natural stone terrace surrounding it presumably was installed about that time.

Although the site appears to possess a high degree of historic integrity, neither the historic resources report or the designating staff report assessed the factors of integrity; nor is it clear what portions of the home and site are from the 1930's and what, if anything, was modified or added later. Although the designating City Council resolution does not identify the character-defining features of the site, the historic resources report that was submitted to the City in 2008 provides some detail.

BELOW: AERIAL PHOTO OF THE SUBJECT SITE.



<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
September 13, 1954	Building permit for swimming pool.
April 16, 2008	Staff approved removal of existing roof and replacement with "Class "B" fire rated cedar wood shake roof.
June 17, 2009	City Council designated as Class 1 historic site #68.
December 3, 2018	Staff approved reconstruction of the pool and relocation of the pool equipment.

Character-defining features.

A detailed description of the home begins on page 7 of the historic resources report and the following list is taken from that report:

1. The picturesque “Old California”, vernacular aesthetic of the home.
2. Construction method using adobe brick.
3. Wood shake roof. (Not original, but replaced to match the original roof.)
4. The rough stone foundation and lower portion of the exterior walls.
5. Use of peeled logs (full diameter wood logs with the bark peeled off).
6. Hand-hewn wood lintels.
7. Projecting wood support beams at the roof.
8. Deeply recessed windows.
9. Decorative tile vignettes inset in the walls.
10. Asymmetrical rambling floor plan.
11. Multiple roof lines, breaks in the stone walls and variations in the rough adobe finish give the appearance that the home has been added onto over time.
12. The large covered front porch.
13. A stone outdoor fireplace in the back yard.
14. Inglenook fireplace (interior feature).
15. Farmhouse style wood doors.
16. The natural stone terrace around the pool in the back yard. (Note: although this was added to the site after the period of significance, it is an appropriate material typically used in terraces and outdoor patios constructed during the period when the home was constructed and relates harmoniously with the hand-made vernacular feeling of the home.) Page 18 of the Secretary of the Interior Standards for preserving historic buildings denotes, “*Changes to a property that have acquired historic significance in their own right will be retained and preserved.*” Staff asserts this guideline applies to the natural stone terrace.

Non-contributing aspects of the site:

1. The swimming pool (added in 1954 according to building permit records, upgraded in 2019).
2. The fountain in the front yard (reported to have been added by previous owners in roughly the past ten years.)

Period of Significance.

According to the historic resources report, the home was built in 1936, thus its period of significance would be the period between the two World Wars (1919 – 1941).

Neighborhood Meeting/Notification	
10-1-20	Electronic notice sent to neighborhood organizations within a mile of the subject property.

PROJECT DESCRIPTION:

The applicants are proposing the following alterations to the Goodloe residence:

1. Install natural stone in the driveway and front yard walkways. The stone is similar in appearance to the stone terrace in the back yard surrounding the swimming pool. Currently the driveway and walkways are decomposed granite which becomes muddy during rains, and is a source of dust and dirt that gets tracked into the home.
2. Create a pedestrian entry feature at the street corner similar to two other entry gates at the same intersection. This would require removal of a small portion of the existing perimeter garden wall³

**BELOW: STONE GATE AT 680 INDIAN TRAIL & MASONRY GATE AT 591 INDIAN TRAIL
(THE STONE GATE APPEARS ORIGINAL, HOWEVER THE MASONRY GATE WAS ADDED IN 2018)**



3. Construct an outdoor stone clad gas firepit and seating area in the front yard, adjacent to the existing fountain.

ANALYSIS

Pursuant to Municipal Code Section 8.05.110 (“Alteration of Class 1 and Class 2 Historic Resources – Certificate of Appropriateness”), in considering a Certificate of Appropriateness request, the HSPB shall evaluate the application and make findings for conformance with the following criteria:

1. *That the proposed alteration does not significantly impact or materially impair the character-defining features of the historic resource as listed in the resolution for historic designation, or, where a character-defining feature may be impacted, the proposed alteration minimizes that impact as much as possible;*

³ The City Council staff report on the designation of the site stated that the perimeter garden wall was “original but not as well maintained as the home”, however no building permits were found to substantiate this assertion.

The resolution for historic designation does not list the character-defining features, however they are described in the historic resources report that was the basis of the designation in 2009. Those features were summarized above in this staff report. The proposed alterations do not impact or materially impair the character-defining features of the site. This finding can be affirmatively met.

2. That the proposed alteration will assist in restoring the historic resource to its original appearance where applicable, or will substantially aid its preservation or enhancement as a historic resource;

The proposed natural stone driveway and walkways will enhance the preservation of the Goodloe residence by eliminating muddy and dusty conditions caused by the existing dirt driveway and walkways. The corner entry feature and firepit are harmonious in character with the existing Goodloe residence. The Secretary of the Interior Standards discourage the addition of elements that are conjectural or whose existence from the period of significance cannot be verified. In this case, the applicants are proposing the gate to give the Goodloe residence a presence at the street corner consistent with properties at two of the other corners of the intersection (591 and 680 S. Indian Trail). The gate and firepit are proposed in a rustic vernacular style which is complementary to the style of the Goodloe residence. If approved, the addition of the gate and the firepit will be noted in the City's archival file for the site as non-original features at the site. This finding can be affirmatively met.

3. That any additions to the historic resource are consistent with the massing, proportions, materials, and finishes of the existing historic resource, and: (i) can be distinguished from the existing historic resource as may be appropriate; or (ii) are indistinguishable from the historic resource as may be appropriate, and where such alterations are clearly documented in the City's archival file for the historic resource as being non-original to the historic resource;

As noted above, proposed alterations adding natural stone to the driveway and walkways, the corner entry feature and the firepit enhance the historic site with features that would commonly be found in large residential properties constructed in the 1930's. The proposed alterations when complete will likely be visually indistinguishable from the other features on the site from the period of significance, however these features can be clearly documented in the City's archival file such that this finding can be affirmatively met.

4. In cases where Federal funds are to be utilized in financing the proposed alterations, the alterations are consistent with the Standards for the Treatment of Historic Properties, as put forth by the U.S. Secretary of the Interior.

No federal funds are involved in the proposed project.

CONCLUSION:

The proposed project will enhance the site by replacing a dirt driveway and walkways with natural stone. The corner entry feature provides a rustic, visually appropriate addition to the site that is harmonious with other properties with similar corner gates at the same intersection. The firepit adds a functional feature to the site that is also compatible in its aesthetic while not impairing the historic integrity of the site.

Staff recommends approval of a certificate of appropriateness for the proposed project.



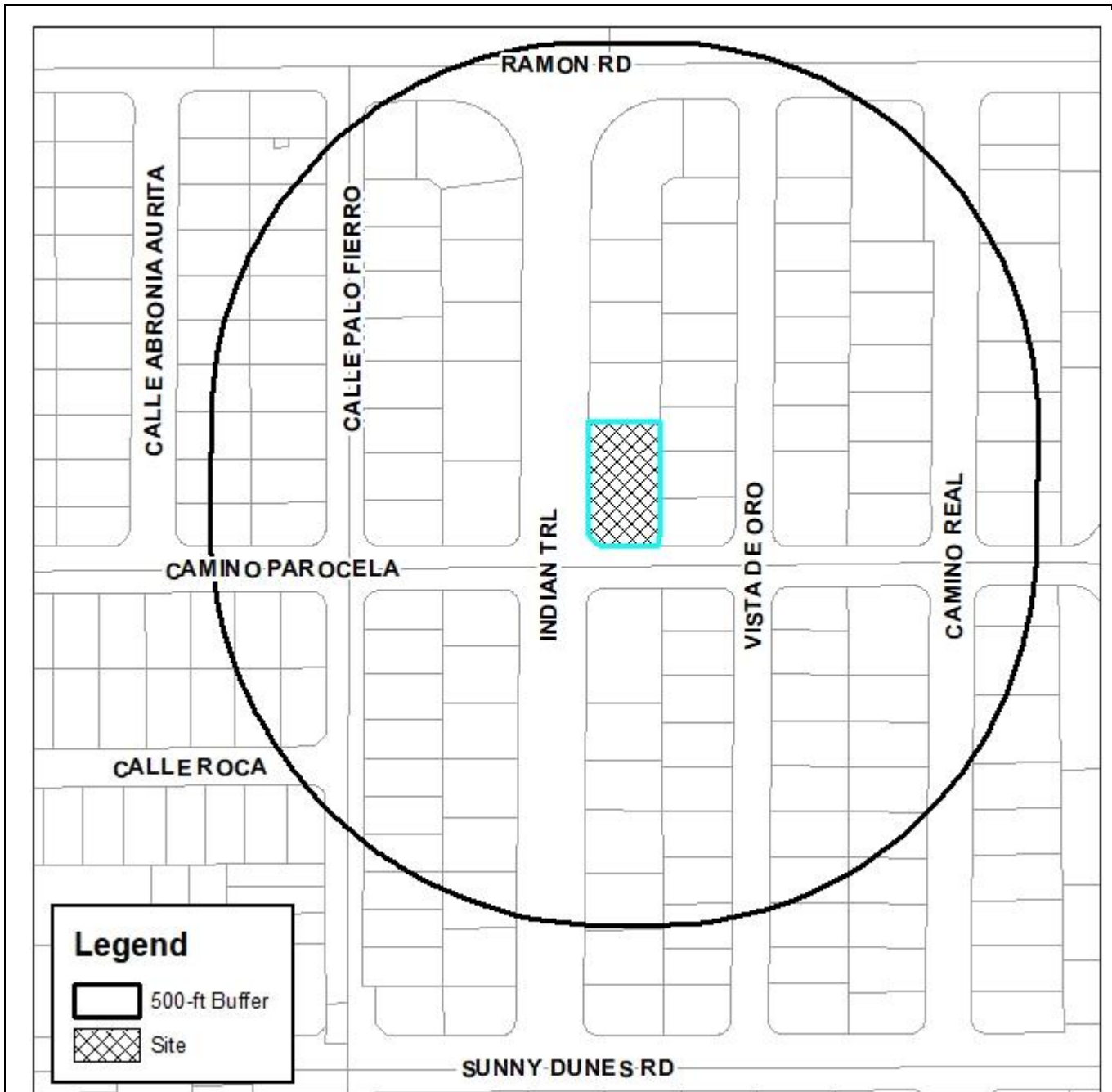
Ken Lyon, RA
Associate Planner
Historic Preservation Officer


for

Flinn Fagg, AICP
Director of Development Services

Attachments:

- Vicinity Map
- Site Plan and related application materials.



CITY OF PALM SPRINGS

Case HSPB #68 / 3.3229 MAA
590 S. Indian Trail
"The Goodloe Residence"



PROPOSED MINOR ARCHITECTURE

"Casablanca Adobe"

PALM SPRINGS HISTORIC SITE NO. 68
CLASS ONE

CASABLANCA ADOBE

HOMEOWNERS PAUL NIHIPALI JR. & MICHAEL MARTIN

590 S. INDIAN TRAIL, PALM SPRINGS

PROPOSED WORK

- A. DRIVEWAY
- B. FIRE PIT
- C. CORNER ENTRANCE
- D. WALKWAYS



Detailed Description of Project:

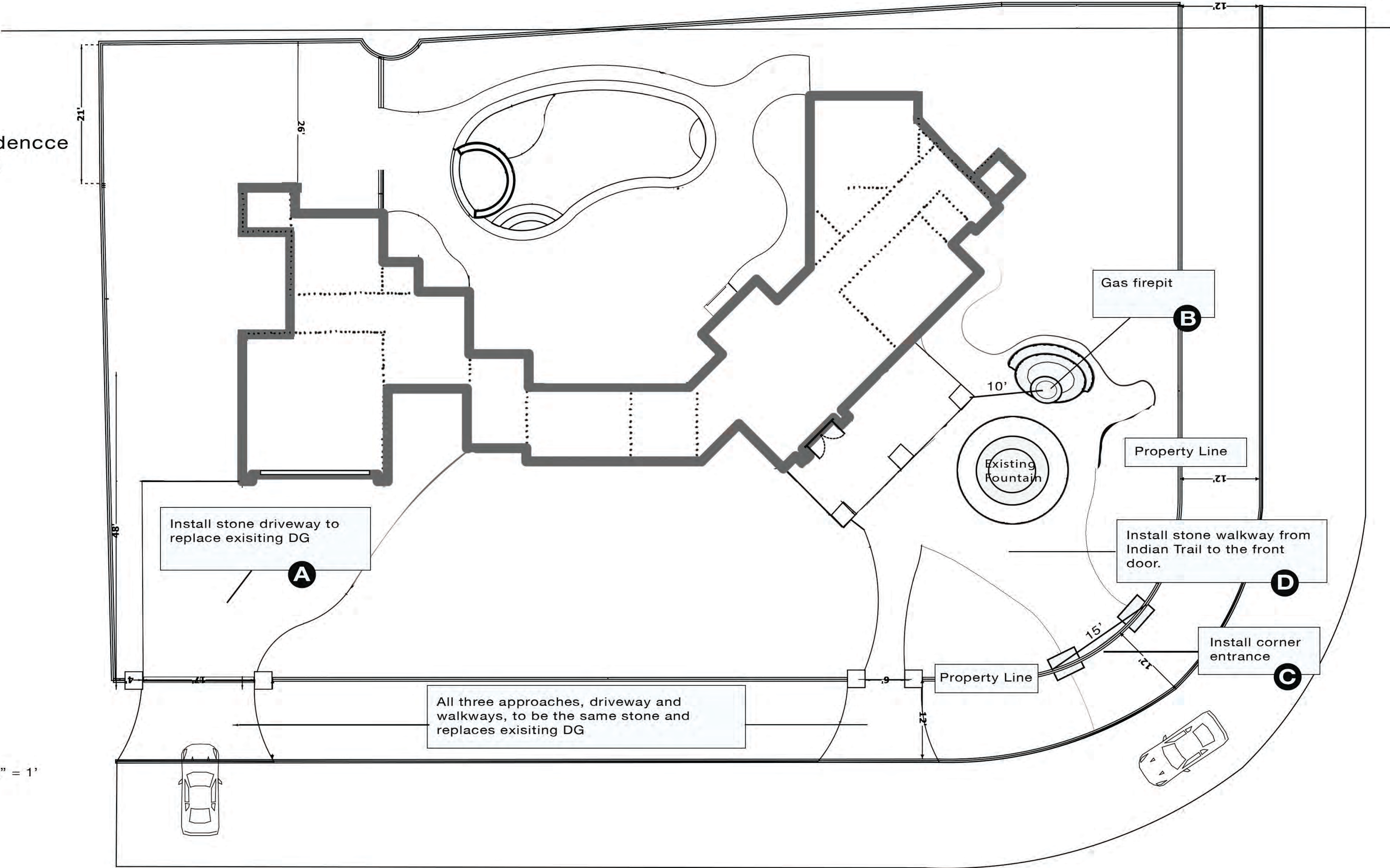
Install stone driveway to replace DG. Install gas fire pit. Install gated entrance on southwest property line wall per plan. Replace front yard walkways and install per plan to replace DG.

SITE PLAN

590 S. Indian Trail

Residence Info:
 Name: Nihipali-Martin Residence
 Address: 590 S. Indian Trail
 City: Palm Springs
 State: CA
 Zip: 92264
 Phone: 310-766-4715

Proposed Work:
 A. Driveway
 B. Firepit
 C. Corner Entrance
 D. Walkway



3D DRAWING

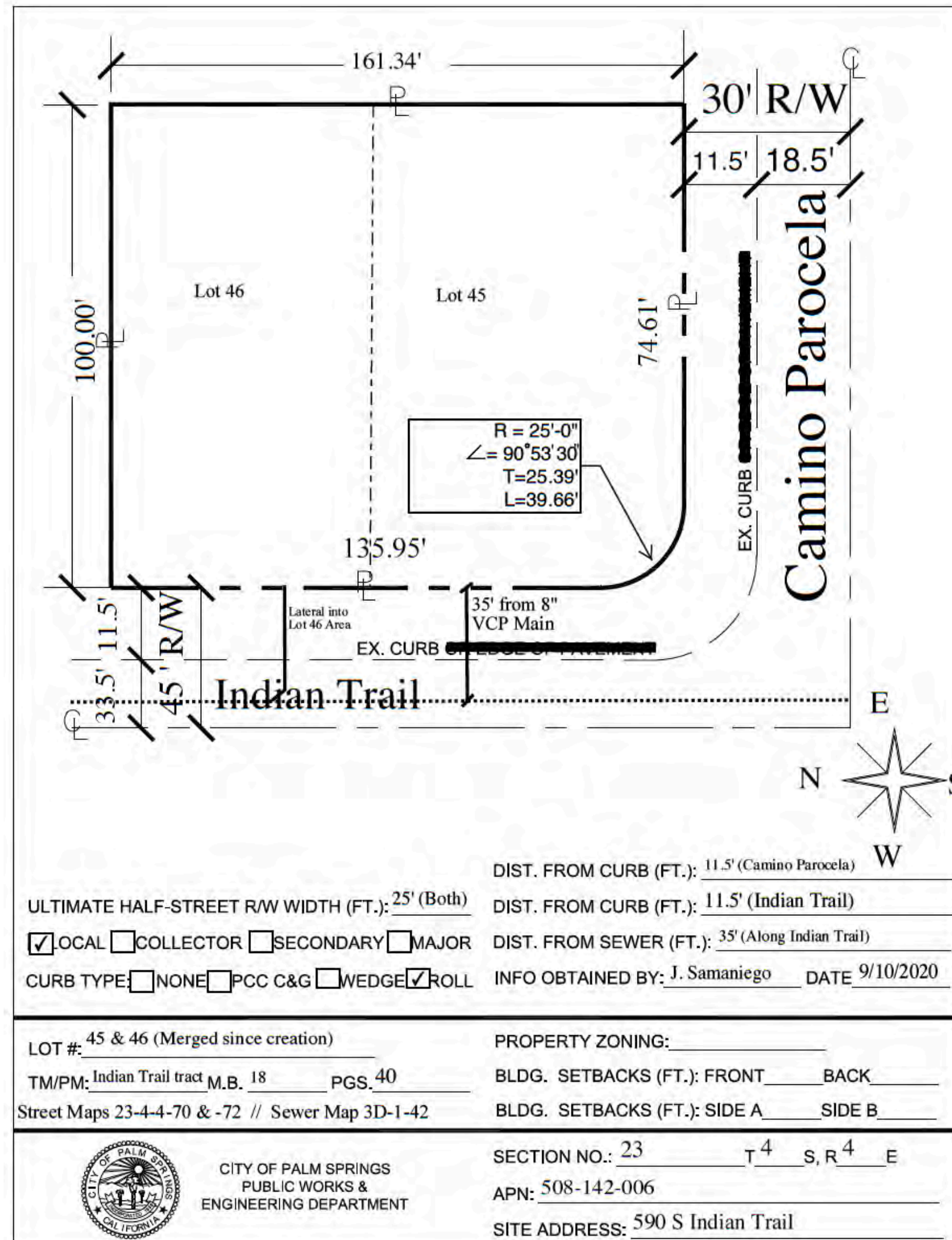


CASABLANCA ADOBE

HOMEOWNERS PAUL NIHIPALI JR. & MICHAEL MARTIN

590 S. INDIAN TRAIL, PALM SPRINGS

CONFIRMED PROPERTY LINES



DRIVEWAY

PROPOSAL

Install a stone driveway where a DG surface currently exists.

Provide foot and automobile access from the approach at 590. South Indian Trail to the garage and house entrance per plan.

DIMENSIONS

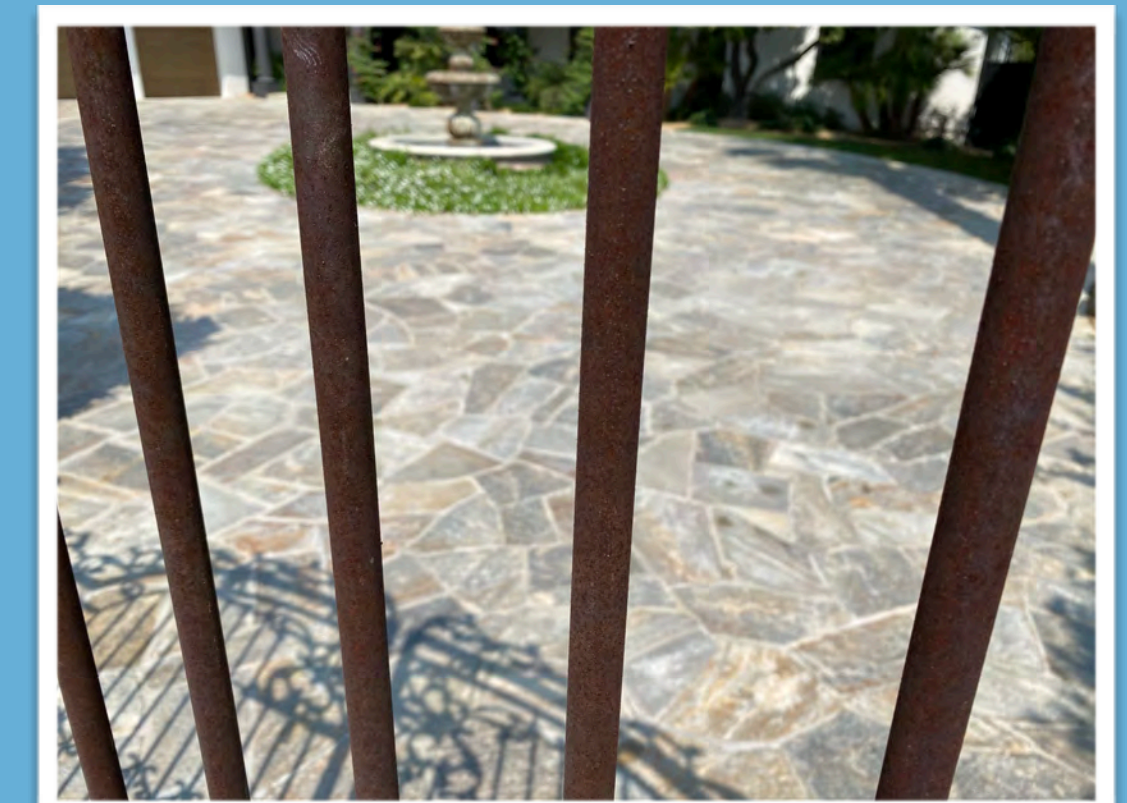
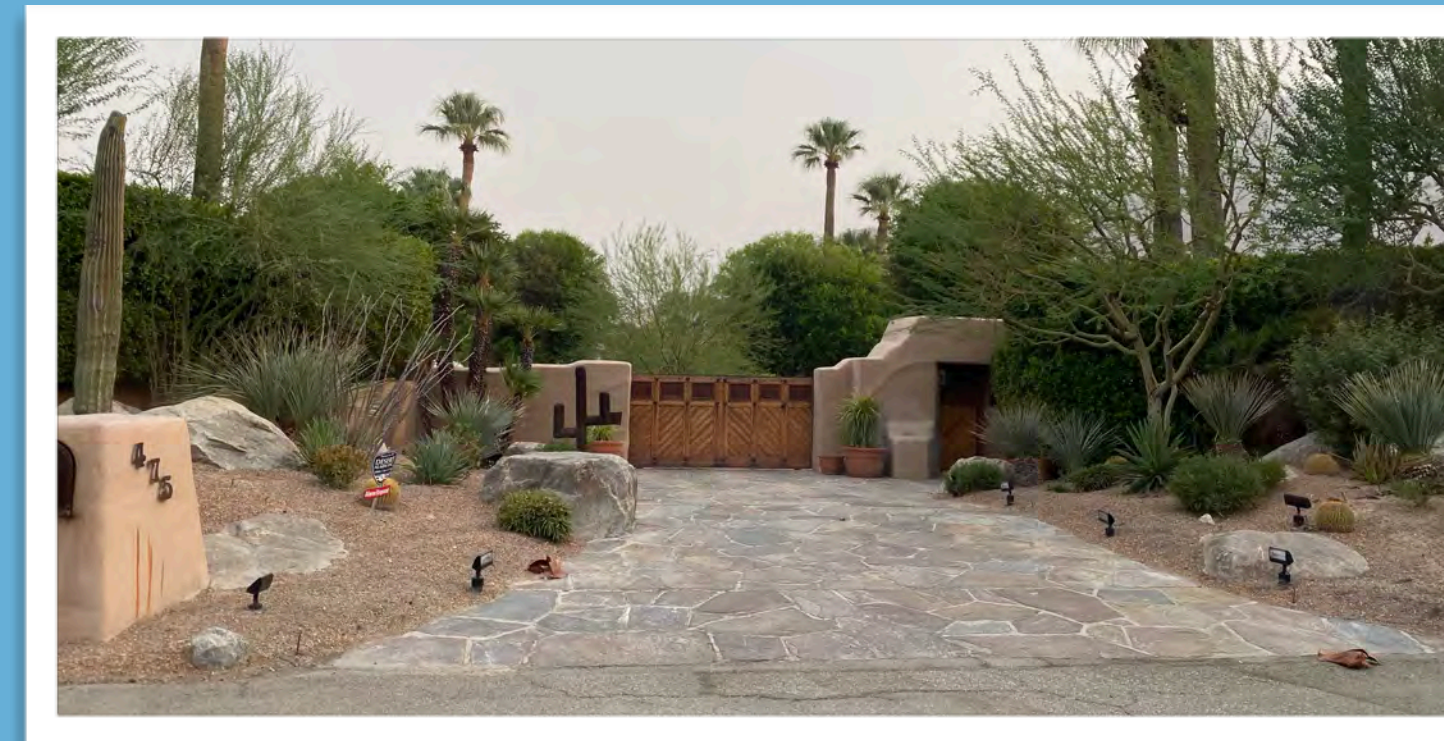
Approximately 1200 sq. ft.

MATERIALS

Natural stone (flagstone), sunset gold quartzite and/or silver gray quartzite. Product pics on next page.



*Above: existing driveway
Below: Example stone driveways*



DRIVEWAY - CONTINUED

VIDEO OF DRIVEWAY APPROACH

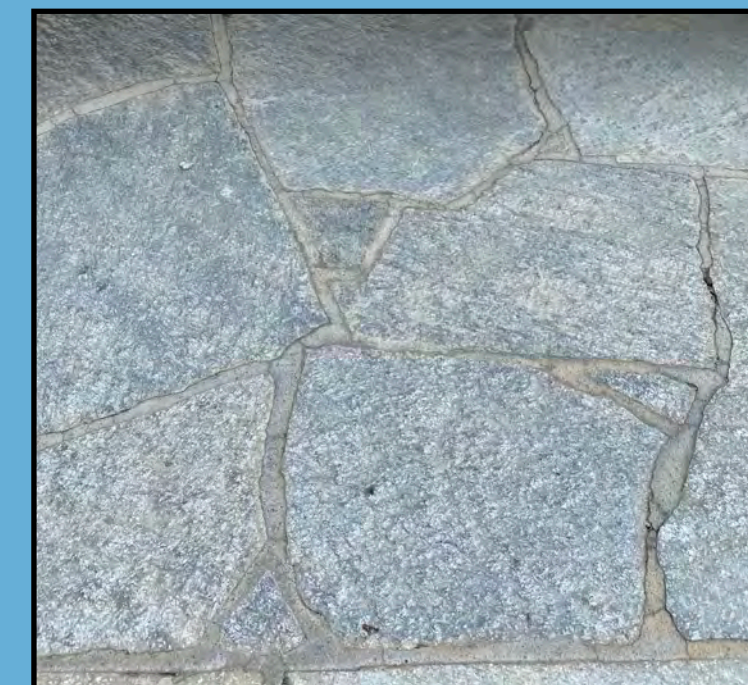


<https://vimeo.com/458895911>

PRODUCT EXAMPLES

Natural stone (flagstone). Sunset gold quartzite and/or silver gray quartzite. Product pics on right.

*Below: Example quartzite flagstone
(sunset gold on left, silver gray on right)
Right: Quartzite flagstone sunset gold
driveway example*



FIRE PIT

PROPOSAL

Install an electronic ignition natural gas fire pit on the south end of the property.



Above: (L) Existing site, (R) Example semicircle fire pit
Below: Examples of exact colors and materials - already found on the property - to be matched.

MATERIALS

The fire pit and bench seating will be a mix of smooth adobe plaster finish - color Adobe White - and stone (to exactly match the color and materials of the home and the existing nearby water fountain. Pics of product and color included to the right.



Tru-Tone
Adobe White



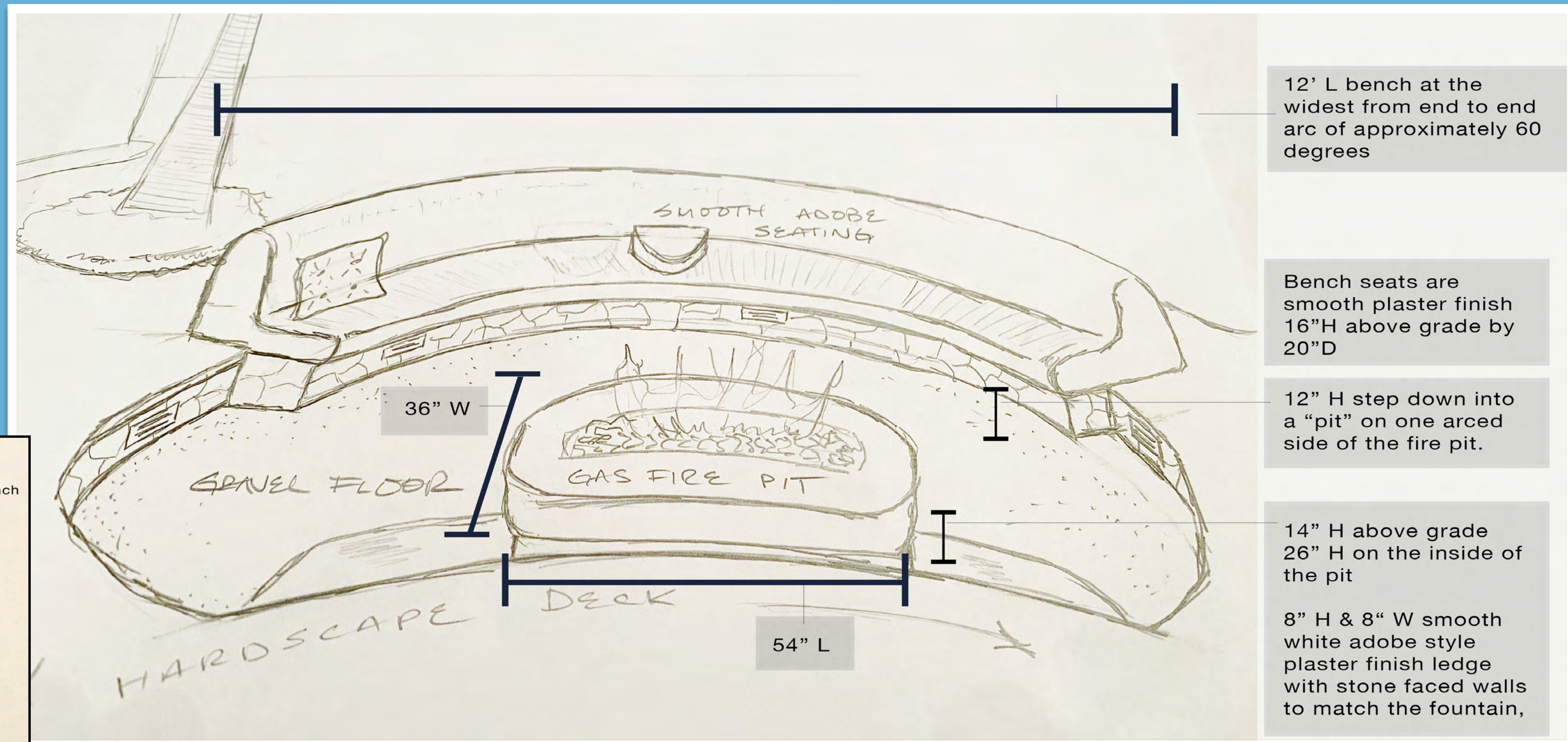
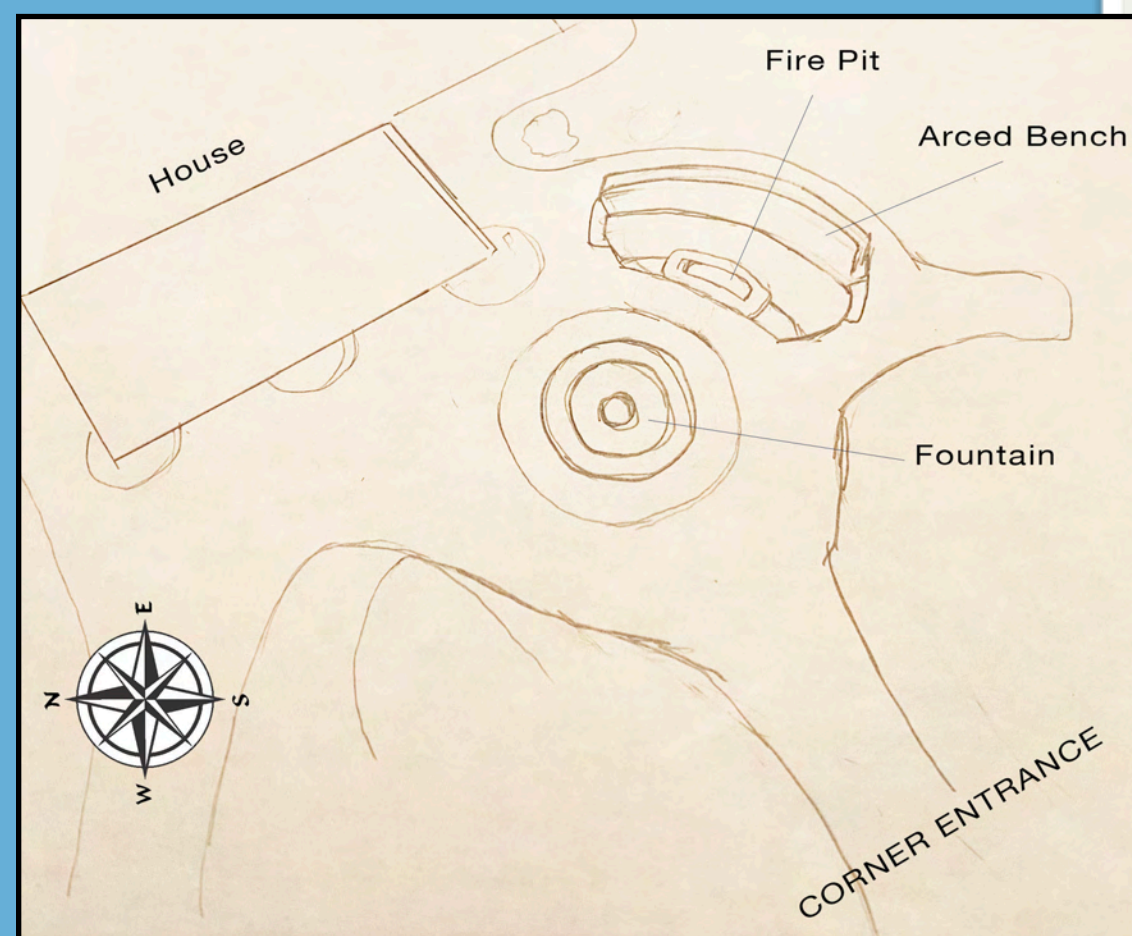
FIRE PIT - CONTINUED

DIMENSIONS

Custom oblong gas fire pit:

- 54" long and 36" wide'
- 14" above grade on the fountain side.
- 26" tall on the inside of the pit

Aerial Layout

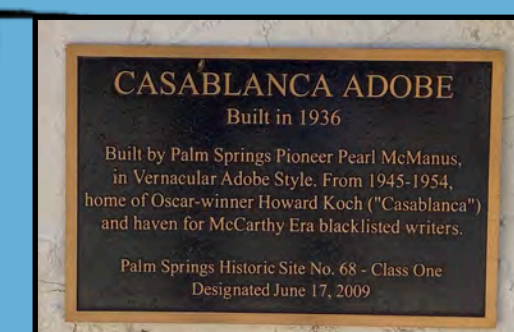
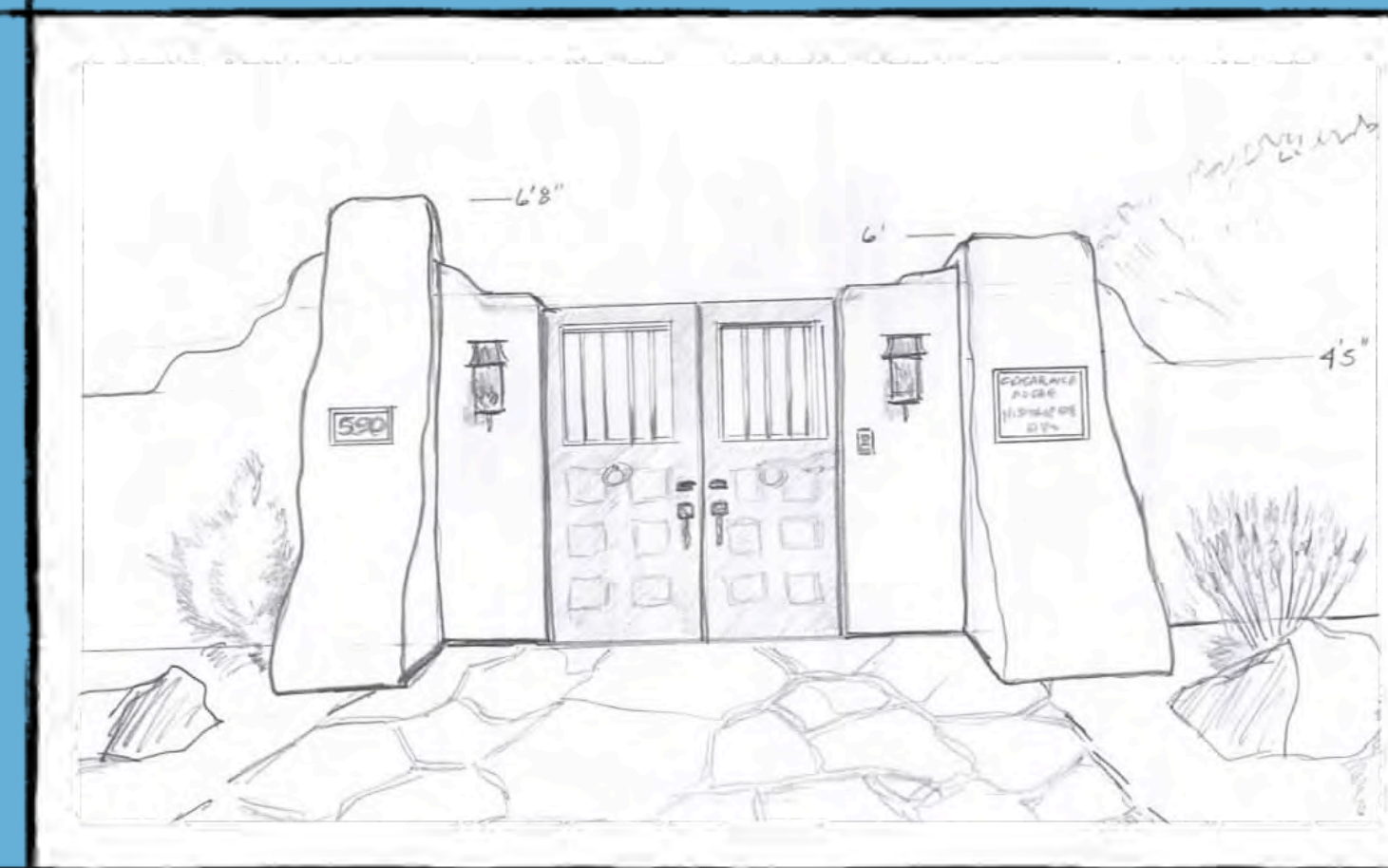


The bench seat and back and the ledge of the fire pit are smooth adobe style plaster. The faces of the bench below the seat and the fire pit walls are stone.

CORNER ENTRANCE

PROPOSAL

Install an adobe style, two-door entrance along the existing, perimeter-wall on the SW corner of S. Indian Trail and Camino Parocela. The entrance will include rustic wood doors, metal wall sconces, street address, and the Class 1 historic marker and will face into the palm-lined bridal path same as the adjacent corner properties at this historic cross street.



Tru-Tone
Adobe White

VIDEO OF CORNER(S)



<https://vimeo.com/458895676>

Above: example wood gate, example metal sconce, example sketch, historic marker, adobe wall paint color to match house

Below: Existing S. Indian Trail corners at (L to R) 590, 591 and 680 Casablanca Adobe (left) will now match neighboring corner entrances



Casablanca Adobe - 590



591



680

CORNER ENTRANCE - CONTINUED

DIMENSIONS

- 15' from left to right column
- 2.5' width per column (L),
- 2' sconce support wall (L)
- 3' gate (L)
- 3' gate (R)
- 2' sconce support wall (R)
- 2.5' width per column (R)

COLUMNS

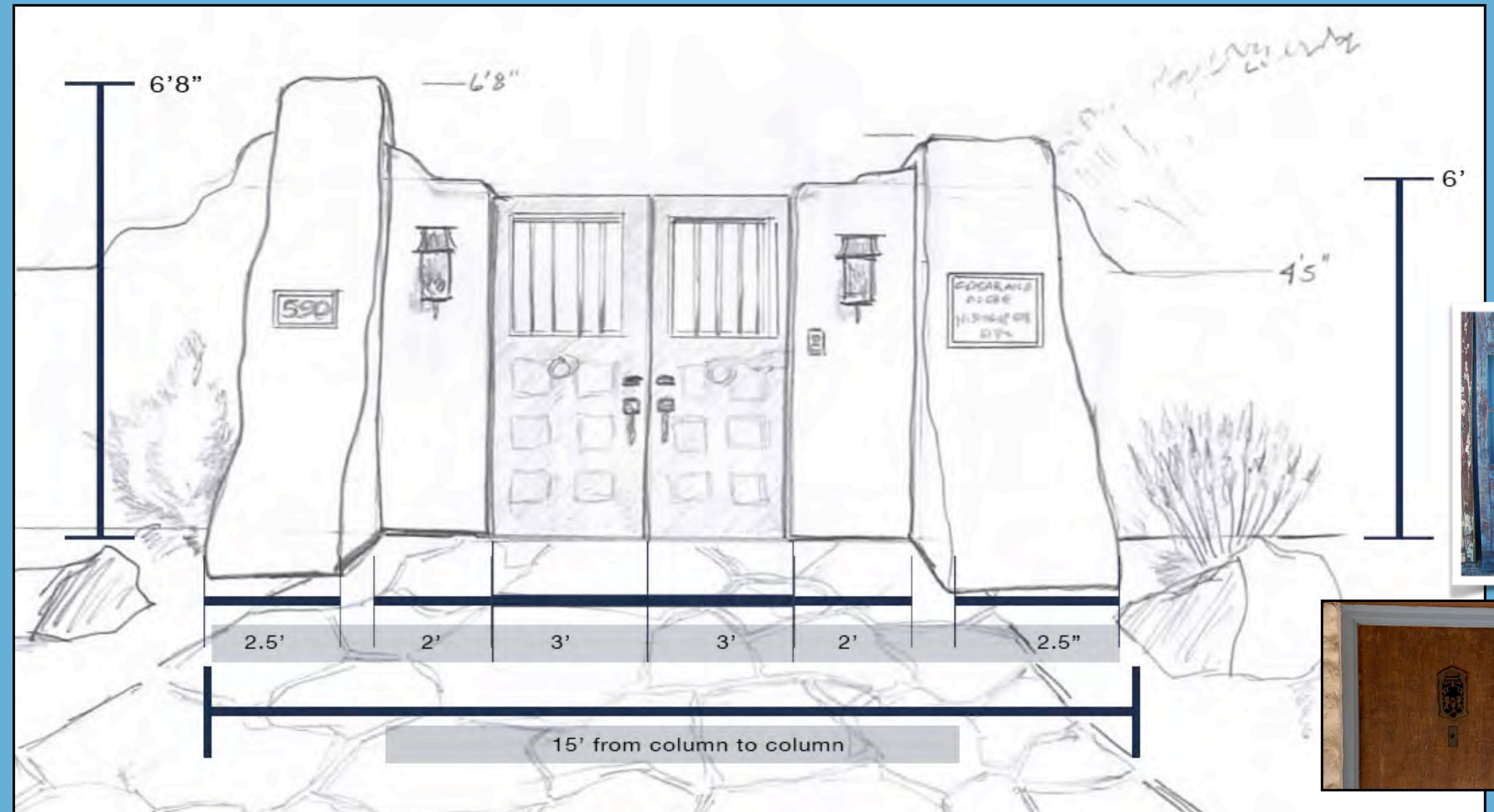
2.5' width matches existing columns already along the property line wall.

Left column is 6'8" (Paul's height)

Right column is 6' (Michael's height)

GATES

6'H x 3'W x 2"D each



Wood gates are Tru-Tone Rebel Blue (to match house trim seen to the right) and natural wood with a rustic, distressed, hacienda appearance and iron bars in cutouts on the upper half of each door, allowing for additional visibility of the home.

WALKWAYS

PROPOSAL

Add and replace existing, damaged concrete walkways and front terrace with natural stone walkways that allow full access from the street approaches on S. Indian Trail to the home's front yard entrance.

DIMENSIONS

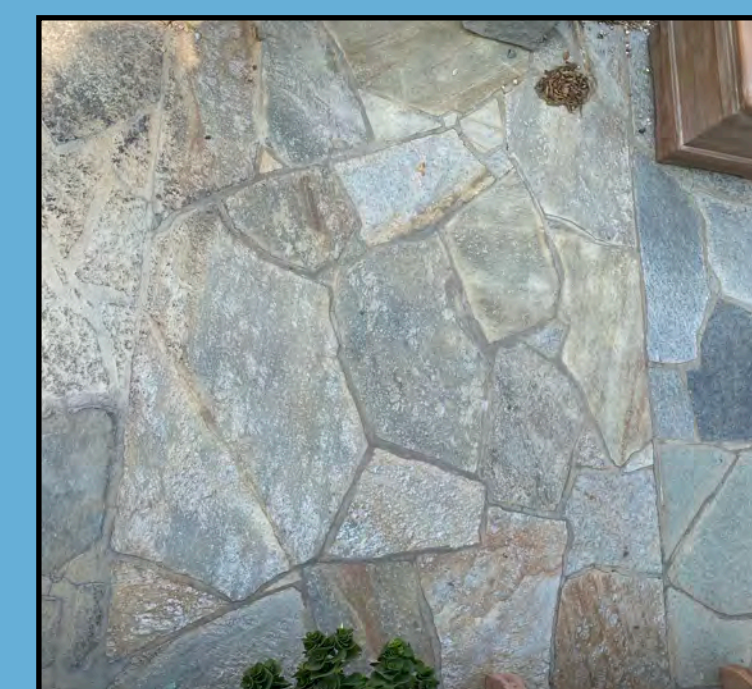
Approximately 800 sq. ft. of hardscape walkways that flow naturally amongst the existing DG, gravel and flowerbeds per plan.

MATERIALS

Same materials as the proposed driveway, a quartzite flagstone (sunset gold and/or silver grey quartzite).



*Above: Existing front yard corner, site of new walkways
Below: (L) Existing, damaged concrete terrace and walkways
(Center and R) Example proposed quartzite (sunset gold and silver grey)*



WALKWAYS - CONTINUED

FLAGSTONE

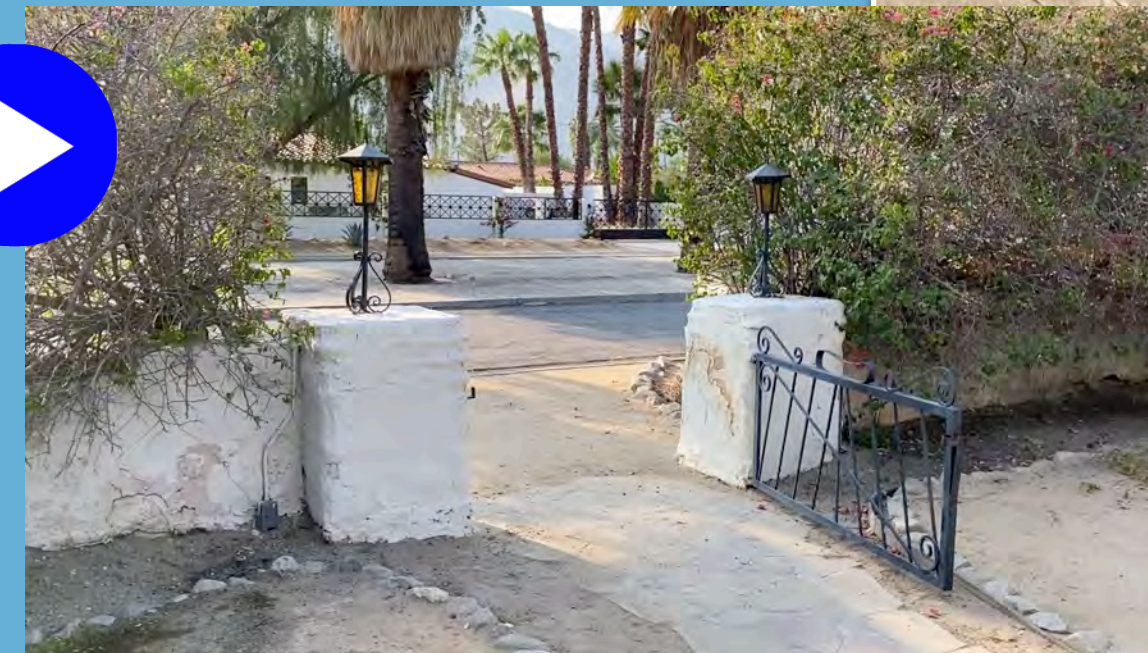
Our goal is to replace and install the driveway, terrace and walkways in the front yard with quartzite flagstone (as opposed to sandstone flagstone or limestone flagstone). It's more durable than the others and is the best available material to match the existing aesthetic of the front terrace and home. We are not attempting to restore elements that were there historically. Plus our research suggests the existing concrete terrace is not historic to the home as it was built in the 1930's.



VIDEOS OF APPROACH



<https://vimeo.com/458895432>



<https://vimeo.com/458896045>

Above: Existing front yard concrete terrace with proposed quartzite flagstone samples (silver grey and two sunset gold) resting on top for comparison. Sunset gold has color variation within a palette as seen above.

WALKWAYS - CONTINUED

VIDEOS OF APPROACH FROM PROPOSED CORNER ENTRANCE



<https://vimeo.com/458895807>



*"Casablanca
Adobe"*

THANK YOU FOR YOUR CONSIDERATION

CASABLANCA ADOBE

HOMEOWNERS PAUL NIHIPALI JR. & MICHAEL MARTIN

590 S. INDIAN TRAIL, PALM SPRINGS