

HISTORIC SITE PRESERVATION BOARD  
CITY OF PALM SPRINGS, CALIFORNIA

Minutes

Regular Meeting of September 3, 2024

3200 East Tahquitz Canyon Way, Palm Springs, California 92262  
Large Conference Room

**CALL TO ORDER:**

Chair Nelson called the regular meeting to order at 5:40 p.m.

**ROLL CALL:**

Present: Chair Nelson, Bachman, Hansen, Herr, Moruzzi.

Absent: Rosenow, Mischka Hitchcock.

Staff Present: David Newell, Assistant Director of Planning Services, Sarah Yoon, Historic Preservation Officer & Associate Planner

**REPORT OF THE POSTING OF AGENDA:** The Agenda was available for public access at the City Hall exterior bulletin board (west side of Council Chamber) by 6:00 pm on Thursday August 29, 2024, and posted on the City's website as required by established policies and procedures.

**ACCEPTANCE OF THE AGENDA:**

Motion by Member Hansen, seconded by Member Herr to accept the agenda.

AYES: Nelson, Bachman, Hansen, Herr, Moruzzi.

NOES: None.

ABSENT: Rosenow, Mischka Hitchcock.

**PUBLIC COMMENT:**

Resident Michelle Johnson spoke in favor of a Class 1 designation for the Merrill Lynch building.

**1. CONSENT CALENDAR:**

- 1.A. APPROVAL OF MINUTES: July 2, 2024 HSPB MEETING.**  
**RECOMMENDATION:** Approved as amended.

Motion by Member Hansen, seconded by Member Moruzzi to approve the revised minutes on the consent calendar.

AYES: Nelson, Bachman, Hansen, Herr, Moruzzi.

NOES: None.

ABSENT: Rosenow, Mischka Hitchcock.

**2. PUBLIC HEARINGS:**

**2.A. APPLICATION BY CHARLES E. BENTALL AND JULIE BENTALL FOR HISTORIC SITE DESIGNATION OF “THE BURNHAM-WELLS RESIDENCE” LOCATED AT 1850 SMOKE TREE LANE, ROCK 6, 4 LEFT (APN 510-172-001) CASE HSPB #159 (SY).**

Associate Planner and Historic Preservation Officer Yoon presented the staff report and answered questions of the Board.

Tracy Conrad, Chief Operating Officer of Smoke Tree Ranch, spoke on behalf, and in favor of, the applicant.

Motion by Member Hansen, seconded by Chair Nelson to adopt the findings and recommend that the City Council designate the “Burnham-Wells Residence” (HSPB 159) as a Class 1 historic landmark site, subject to conditions.

AYES: Nelson, Bachman, Hansen, Herr, Moruzzi.  
NOES: None.  
ABSENT: Rosenow, Mischka Hitchcock.

**2.B. APPLICATION BY SCOTT P. TIMBERLAKE AND ANNE KRIZMAN REPRESENTED BY THE PALM SPRINGS PRESERVATION FOUNDATION FOR HISTORIC SITE DESIGNATION OF “THE MERRILL LYNCH BUILDING” LOCATED AT 415 SOUTH PALM CANYON, (APN 513-213-001) CASE HSPB #160 (SY).**

Associate Planner and Historic Preservation Officer Yoon presented the staff report and answered questions of the Board.

Steven Keylon, Architectural Historian, spoke on behalf of the applicant and answered questions of the Board.

Motion by Member Hansen, seconded by Member Moruzzi to adopt the amended findings for Criterion 3 to include the building’s contribution to the financial district during the post-war era and amend the list of contributing features to include landscape features located on the parcel and remove the right-of-way palm trees along Palm Canyon from the list on contributing elements, and recommend that the City Council designate “The Merrill Lynch Building” (HSPB 160) as a Class 1 historic landmark site, subject to conditions.

AYES: Nelson, Bachman, Hansen, Herr, Moruzzi.  
NOES: None.  
ABSENT: Rosenow, Mischka Hitchcock.

**3. UNFINISHED BUSINESS: None.**

4. **NEW BUSINESS:** None.

5. **DISCUSSIONS:** None.

**BOARD MEMBER COMMENTS:**

Member Hansen requested the City’s consideration of a designation application for the Ruth Hardy Plan of the palm trees along Palm Canyon. She also requested an update on the symposium status. Member Hansen asked if there was an allocated budget for board member training.

Member Moruzzi received an update from Associate Planner and Historic Preservation Officer Yoon regarding the status of Town and Country code enforcement.

Chair Nelson agreed with Member Hansen’s recommendation on the designation of the Ruth Hardy plan. He wanted to note that he appreciates the outside help on preparing for the symposium but wants to emphasize that the Symposium is the HSPB’s event. Chair Nelson invited everyone to his lecture at the library before they close for renovation.

**STAFF COMMENTS:**

Staff reminded the board to review the public integrity ordinance and memo from city attorney related to participating in outside boards and projects before the city or Board.

Project updates regarding the Dean Martin House (1123 N. Via Monte Vista) and Invernada (657 N. Via Miraleste) were given.

Two recent publications by board members Janet Hansen and Peter Moruzzi were mentioned.

Assistant Planning Director David Newell’s departure was announced.

**ADJOURNMENT:** The Historic Site Preservation Board adjourned at 7:33 p.m. to its regularly scheduled meeting on Tuesday, October 1, 2024 at 5:30 PM, in-person in the Large Conference Room at City Hall.

Respectfully submitted,

/s/ Christopher Hadwin  
Christopher Hadwin  
Director of Planning Services