



Historic Site Preservation Board Staff Report

Date: April 12, 2011

Case No.: 3.0619 – HD #1 Las Palmas Business Historic District

Application Type: Certificate of Approval – Front Entry-Way Canopy

Location: 572 North Indian Canyon Drive

Applicant: Colony Palms Hotel

Zone: R-3 (Multi-Family Residential)

General Plan: HDR (High Density Residential)

APN: 507-195-018

From: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION

The proposed project is for a certificate of approval to place a terracotta colored fabric canopy at the front entrance to the Colony Palms Hotel a contributing structure within the Las Palmas Business Historic District located at 572 North Indian Canyon Drive.

RECOMMENDATION

That the Historic Site Preservation Board continue the item for redesign and direct the applicant to continue to work with the City Architectural Review Committee.

PRIOR ACTIONS TAKEN ON THE PROJECT

On April 20, 2009 the Architectural Advisory Committee (AAC) reviewed this case and recommended a re-study with four comments and recommendations (see attached meeting minutes).

On March 21, 2011 the Architectural Advisory Committee (AAC) reviewed this case and recommended a re-study with three comments and recommendations (see attached meeting minutes).

BACKGROUND AND SETTING

The Colony Palms Hotel located at 572 North Indian Canyon Drive is located within the Las Palmas Historic Business District which is comprised of two types of buildings; contributing and non-contributing structures. This contributing structure is located between Granvia Valmonte and Via Colusa at the southern end of the historic district, and is across the street from Frances Stevens Park.

The building was originally called the Howard Manor at 572 North Indian Canyon Drive. It was built in 1935 with elements characteristic of the Monterey Revival Style. The hotel complex is arranged in a generally rectangle-shaped plan around a central courtyard. Typical of the Monterey Style, the roofs are low-pitched, gabled, with exposed rafters, and are covered by arched red clay tiles. The second-story of the main building is clad in horizontal wood boards, with the first-story wall sheathed in white stucco. A second-story balcony covered by an extension of the principal roof, projects from the center of the façade over the main entrance with four square posts supporting the balcony. The west hotel entry is located through an archway under the balcony.

In 2005 the Colony Palms Hotel underwent a renovation project to upgrade the hotel interior / exterior and landscaping. The renovation included the addition of a restaurant and expansion of the main hotel building and casitas. The exterior renovation preserved the original style of the hotel using hand-troweled stucco and the use of reclaimed concrete tiles on the roof with new tiles mudded to match the existing tiles. A large balcony overlooking Indian Canyon Drive was preserved.

The subject property is approximately 2.2 acres and is surrounded by streets on all sides. A restaurant/spa is located in Building 2 on the east side of the courtyard. The City granted approval of a Conditional Use Permit (case 5.1093 CUP) in 2006 for the restaurant and spa use. The spa is intended for the use of hotel guests only while the restaurant is open to the public.

DESCRIPTION AND ANALYSIS

The applicant has proposed to add a dome shaped canopy structure at the front hotel entrance constructed of tubular steel covered with a terracotta fabric. The structure will be supported by two poles mounted in the ground behind the public sidewalk with the canopy overhanging several feet. The back of the canopy will be attached to the second-story balcony.

A handicap ramp was constructed on the south side of the hotel entrance resulting in the removal of half of the large front entry-way steps. This has altered the front façade sightlines and narrowed the steps. Because of this existing condition, the proposed

canopy will not line-up with the front entrance and instead create a non-symmetrical entry-way.

The Architectural Advisory Committee (AAC) has reviewed this project twice. The first proposal included the dome canopy with two side panels. The second and current submittal removed the side panels with no changes to the domed canopy. The AAC comments for the first review included the following:

1. Canopy is out of scale with existing building. It does not relate to building architecture.
2. Look for a landscape solution to provide shade cover and frame the entrance way.
3. Questioned the need for the small side panels of the canopy.
4. Layout of entry with steps, HD railing, and portal entrance to courtyard are a concern.

The AAC comments for the second and most recent review are:

1. Consider the historic building architectural in the design of the canopy.
2. Framework is inappropriate.
3. Consider a post and beam style design that will compliment the hotel balcony.

The project being presented to the HSPB is the same proposal reviewed by the AAC at its second meeting.

FACTORS TO BE CONSIDERED

Section 8.05.185 of the Municipal Code provides for factors to be considered upon an application for new construction within a Historic District are as follows:

8.05.185 Application for permit to construct or alter structures.

A person who desires to construct (including new construction), alter, move or demolish a structure within or upon a Class 1 historic site or an historic district shall file an application upon a form prescribed by the city. The application shall include all necessary information required by the rules of the historic site preservation board. When the application is filed, it shall be referred to the historic site preservation board for review at its next meeting.

8.05.190 Factors to be considered upon application.

In reviewing and acting upon each application, the historic site preservation board shall consider:

(1) *The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;*

Staff has evaluated this application for the proposed addition of a fabric front entry-way canopy and finds that the canopy design does not enhance the unique architectural elements of the building and does not add value to the surrounding Las Palmas Historic District. The dome shaped canopy is not compatible with the Monterey Revival Style of the building.

(2) *The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;*

The distinctive and unique architectural elements of the Colony Palms Hotel do not relate to the domed shape and style of the proposed canopy. The placement of the structure off-center of the front entry, the treatment of the canopy rear, and the method of attachment to the existing building does not enhance the overall aesthetic look of the property.

(3) *The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;*

The design of the proposed structure does not compliment and is not compatible with the exterior design of the hotel building. The Colony Palms Hotel can be characterized as having elements of a Monterey Revival Style and a dome shaped tubular steel frame does not meet the intent of the finding.

CONCLUSION

Staff has concluded that the proposed fabric canopy structure is not compatible with the Monterey Revival Style of the building and the applicant should redesign the project based on the comments of the AAC and any comments from the Historic Site Preservation Board.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

NOTIFICATION

There are no public notification requirements for this application.



Glenn Mlaker, AICP
Assistant Planner



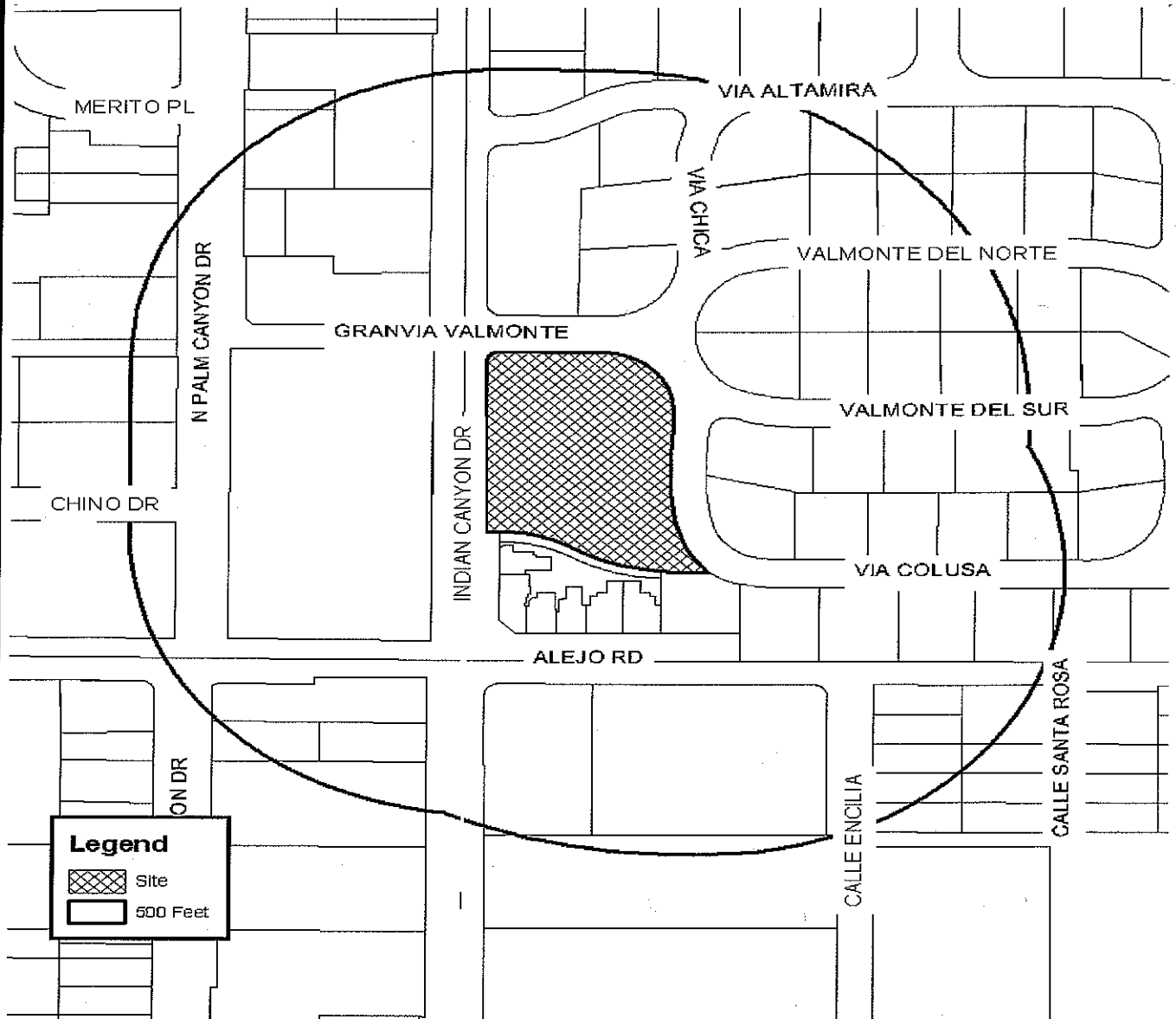
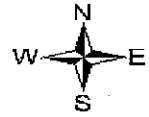
Craig A. Ewing, AICP
Director of Planning Services, AICP

ATTACHMENTS

1. Vicinity Map
2. Canopy Proposal
3. Building Elevations
4. AAC Meeting Minutes of April 29, 2009
5. AAC Meeting Minutes of March 21, 2011



Department of Planning Services Vicinity Map



Legend

-  Site
-  500 Feet

CITY OF PALM SPRINGS

CASE NO: 3.0619 MAA
Historic District 1

APPLICANT: Pacifica Colony
Palms, LLC

DESCRIPTION: Request for a large terracotta colored fabric canopy at the front main entrance to the Colony Palm Hotel located at 572 North Indian Canyon Drive, Zone R-3, Section 11.





VALET



DROP-OFF
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AND
PARKING



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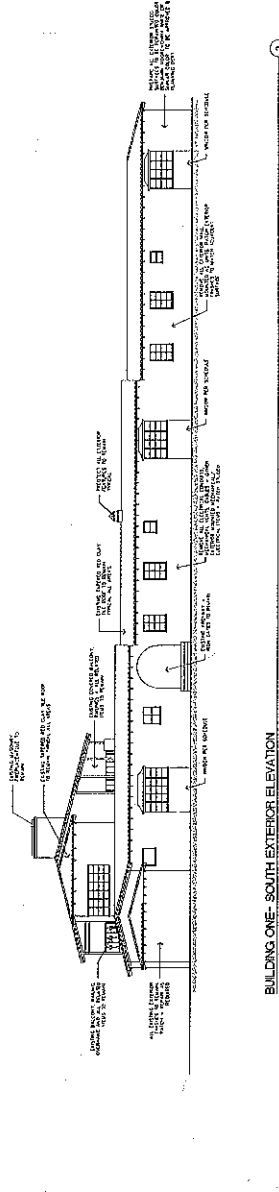
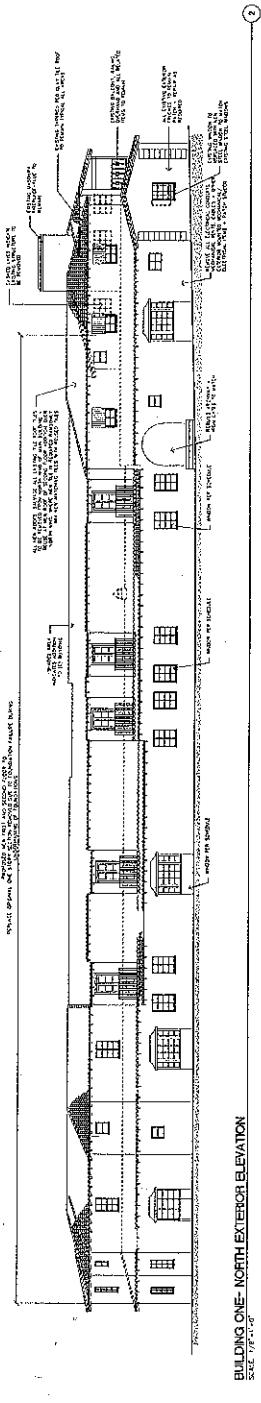
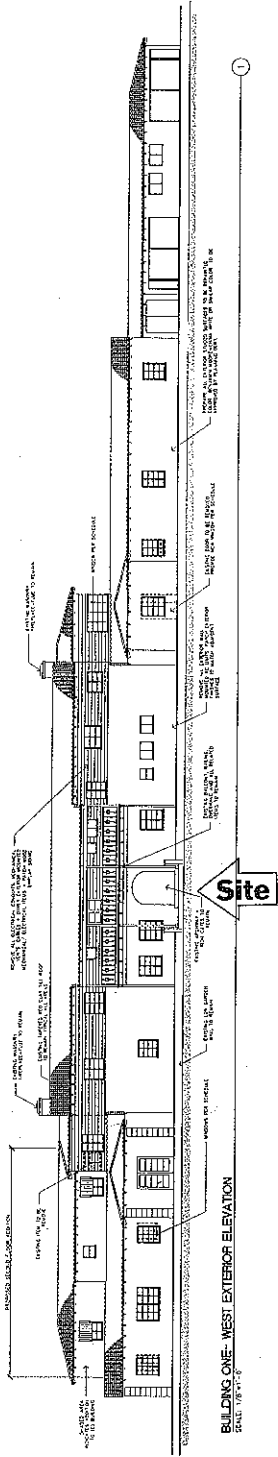
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BUILDING ONE
Colony Palms Hotel
EXTERIOR ELEVATIONS
572 North Indian Canyon Drive
Palm Springs, CA 92262

03.31.06

B1-A5.0
OF SHEETS



DESIGNER AND DESIGNERS	TWC
DATE PREPARED	12.2004
DATE REVISION	12.2004
SCALE	1/8"=1'-0"
SHEET	

AGENDA ITEM # 4: CASE NO 3.0619: Ed Randall for Colony Palms Hotel to install a fabric awning at the main entrance of hotel at 572 N. Indian Canyon Dr., Zone R-3, Section 11. (GM).

Staff presentation was made by Glenn Mlaker who briefly described the placement of an entry way canopy in the front of the hotel. The canopy will be fabric with a terracotta color to match interior colors located within the courtyard of the hotel. Staff requested that the support poles for the canopy be placed out of the public sidewalk and locate them within the planter beds.

Ed Randell of Bob Edwards construction, the contractor for the job, made a brief presentation directing the attention of the AAC to a newly submitted plan which showed the support poles for the canopy located within the planter beds, and he was available to answer questions.

AAC members offered the following comments and recommendations:

- 4.a Canopy is out of scale with existing building. It does not relate to building architecture.
- 4.b Look for a landscape solution to provide shade cover and frame the entrance way.
- 4.c Questioned the need for the small side panels of the canopy.
- 4.d Layout of entry with steps, HD railing, and portal entrance to courtyard are a concern.

ACTION: M/S/C: (O'Donnell/ King) 5-0-1 (Parker absent) to recommend a re-study of the case.

AGENDA ITEM # 5: CASE NO 3.1613 – Re-Study: Von's Grocery store for an exterior remodel to include a new tower element and repaint at the Rimrock Shopping Center, 4733 East Palm Canyon Drive, Zone CDN, Section 30. (GM)

ACTION: This item will be continued to a future meeting.

AGENDA ITEM # 6: CASE NO 3.3323 SFR, 6.512 VAR & 7.1235 AMM – Harold J. Meyerman to construct a new single family residence on a vacant hillside lot at 581 Palisades Drive, Section 15, Zone R-1-A, Section 15. (DN)

Staff presentation was made by David A. Newell, Associate Planner, who described the proposed single family residence. He noted that the applicant has requested a Variance application to reduce the north property line setback to zero feet and an Administrative Minor Modification application to increase the building height to twenty-three feet and eight inches.

Jim Cioffi, architect and owner's representative, described the proposed residence and answered various questions. Frank Tysen of 175 South Cahuilla Road spoke of his concerns on the proposed residence and requested further review time for neighborhood involvement. Dennis Cunningham, owner of an adjacent property, spoke in favor of the proposed residence.

The Committee discussed the project further and requested clarification of notification requirements. Staff explained the notification requirements of the Zoning Code and notification that is provided to the neighborhood organizations. Discussion proceeded and the Committee offered the following comments:

- 6.a Upper roof could be even stronger.
- 6.b Setback variance and recess in hill helps minimize view impacts.

ACTION: M/S/C (King/Hudson) 5-0-1 (Parker absent) to recommend approval as submitted.

CITY OF PALM SPRINGS

ARCHITECTURAL ADVISORY COMMITTEE

Council Chamber, City Hall
3200 East Tahquitz Canyon Way, Palm Springs, CA 92262

MINUTES OF MARCH 21, 2011

CALL TO ORDER: Chair Kleindienst called the meeting to order at 3:00 p.m.

ATTENDANCE - YTD	Present:	#	Absent:	#	Total
William Kleindienst, Chair	X	2	0	2	
James Harlan, Vice Chair	X	2	0	2	
William Fauber	X	2	0	2	
Gary Fredricks	X	1	1	2	
Susan Secoy Jensen	X	2	0	2	
Randy Purnel	X	2	0	2	
Pierre-Andre Monney	X	2	0	2	
Donald Wexler		0		N/A	
Paul Ortega		0		N/A	

(The attendance record is from March 2011 through the meeting of March 21, 2011)

Planning Commission Members Present: Commissioner Donnerfeld

APPROVAL OF MINUTES: Approval of Minutes for meeting of March 7, 2011 with one correction to agenda item # 4, Case SP-11-001, YESCO Sign Program: AAC recommendation # 4 d. Sign conduit not to be visible or exposed.

ACTION: M/S/C (Fauber / Monney, 6-0) To approve the minutes of the March 7, 2011 meeting.

REVISIONS TO AGENDA: None

PUBLIC COMMENTS: Three (3) minute time limit per person on matters within the jurisdiction of the Architectural Advisory Committee.

There were no public comments.

AGENDA ITEM #2: Case 3.0619 MAA – Colony Palms Hotel

Pacifica Colony Palms, LLC to construct an awning at the entry to the existing hotel located at 572 North Indian Canyon Drive, Zone R-3, Section 11. (GM)

Assistant Planner Mlaker stated that this project was originally reviewed by the AAC on April 20, 2009 and four recommendations were made. The revised resubmital includes the removal of the two side canopy panels with the front dome canopy extension remaining.

Britten Shuford from the Colony Palms Hotel stated that guests have trouble finding the front

entrance and the canopy will signal the door and achieve this goal.

Member Jensen asked the applicant for clarification on the difference in this submittal versus the previous design. She stated that other options should be explored.

Member Purnel asked how the canopy structure will be secured to the building. How is the structure finished in the rear and how does the "dome" relate to the front façade balcony.

Member Fauber stated that the canopy design does not relate in architectural style to the hotel. Has the applicant considered an alternative design – square canopy.

Vice-Chair Harlan stated that the present application has not complied with previous AAC recommendations. The existing canopies located within the hotel courtyard could be used as an example. There may be other ways to create an identity for the front entrance.

Member Monney said that a landscaping solution may not achieve the goal of the applicant.

Chair Kleindienst stated that the shape and method of canopy attachment is not appropriate and to seek another solution that compliments the building.

AAC members offered the following comments and recommendations:

- 2.a Consider the historic building architecture in the design of the canopy.
- 2.b Framework is inappropriate.
- 2.c Consider a post and beam style design that will compliment the hotel balcony.

ACTION: M/S/C (Jensen / Kleindienst, 6-0) To recommend a restudy.

AGENDA ITEM #3: Case SP 10-006 – Eisenhower Medical Center Sign Program

Best Signs, Inc requests an amendment to a previously approved sign program for a commercial center located at 111 South Sunrise Way, Zone RA (Section 14 Master Plan), Section 14. (DN)

AAC members offered the following comments and recommendations:

- 2.a
- 2.b

ACTION: M/S/C () For re-study of front planter bed landscape plan.

AGENDA ITEM #4: Case SP 11-001 – YESCO for 7-11 Sign Program - Restudy

A re-study of a previously approved sign program by YESCO for a sign program for a multi-tenant commercial building located at 1790 North Sunrise Way, Zone C-1, Section 1. (DN)

AAC members offered the following comments and recommendations:

- 3.a
- 3.b
- 3.c