



## Historic Site Preservation Board Staff Report

Date: July 12, 2011  
Case No: 3.0182 MAA / HD 2  
Application Type: Certificate of Approval  
Location: 1774 South Palm Canyon Drive  
Applicant: Royal Hawaiian Estates HOA  
Zone: R-2 (Medium Density Residential)  
General Plan: MDR (Medium Density Residential)  
APN: 511-070-001  
From: Glenn Mlaker, AICP, Assistant Planner

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### **PROJECT DESCRIPTION**

The proposed project is for a blanket Minor Architectural (MAA) certificate of approval for the repair and restoration of the "Flying Sevens" located in the courtyard areas at the Royal Hawaiian Estates – Historic District 2.

### **RECOMMENDATION**

That Historic Site Preservation Board approve a blanket Minor Architectural (MAA) certificate of approval for the repair and restoration of the "Flying Sevens" located in the courtyard areas subject to conditions.

### **PRIOR ACTIONS TAKEN ON THE PROJECT**

On November 10, 2009, the Historic Site Preservation Board voted 5 to 2 (Grattan and Strahl opposed) to recommend that the City Council establish a historic district for the condominium development.

On February 3, 2009 the City Council voted to establish Historic District #2 at the Royal Hawaiian Estates Condominiums.

On December 14, 2010, HSPB approved a certificate of approval for the replacement of the tiki apexes at the Royal Hawaiian Estates.

## **BACKGROUND AND SETTING**

The site is a 5 acre parcel located south of East Palm Canyon Drive at the southeast corner of E. Twin Palms Drive and S. Palm Canyon Dr. The residential condominium complex was designed by architects Donald Wexler and Richard Harrison and is comprised of forty (40) residential units in twelve (12) buildings that are sub-divided into two (2) symmetrical clusters of six (6) buildings each. The building clusters surround two recreational "oasis" courtyards containing a swimming pool and other leisure activities.

The one-story buildings are heavily influenced by the idealized Polynesian architecture style characterized by a distinctive roofline that combines flat and gabled roof forms with sloping ridgelines and projecting ridge beams that add visual interest. The whimsical "Tiki" design which is prevalent throughout the complex is easily visible in the interior-facing courtyards. The ends of each of the units include three large beams that angle out from the ground to join the horizontal roof beam which forms a spider-legged span approximating a 30 degree angle. An orange painted triangle is inserted to strengthen the beams from the decks where they meet the horizontal pieces of the roof. These structures called "outriggers" or "flying sevens" are reminiscent of the stabilizers on the outrigger canoes.

The "flying sevens" with an orange accent color emphasize the Polynesian theme. Landscaping includes neatly groomed rock beds, manicured hedges, tropical plants, lawns, palm trees and planting beds. The complex incorporates subtle Polynesian architectural references, including statuary resembling those found on Easter Island which complement the clean lines of the regional International Style that was utilized by the original architects.

## **DESCRIPTION AND ANALYSIS**

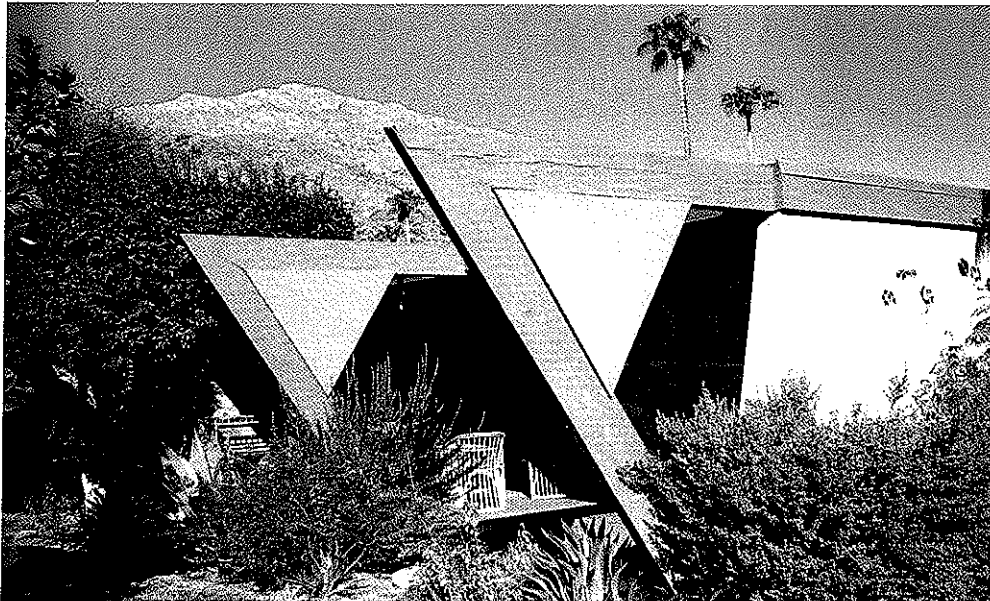
The Homeowners Association of Royal Hawaiian Estates has hired an architect to design detailed drawings for a repair and restoration of the "flying sevens" to include the following items:

- Repair of vertical outrigger beams.
- Repair of horizontal beams extending from main structure.
- Replacement or repair of orange triangle.
- Paint all new elements to match existing.



The proposed repair and restoration of the “flying sevens” will result in old material being replaced with new wood elements. The applicant has submitted paint samples to assure a cohesive transition to the restored “flying sevens”.

The Royal Hawaiian Estates HOA has requested that the HSPB grant a blanket Minor Architectural (MAA) approval for the repair work. This action will allow the restoration to occur over time and Planning Department Staff working with the Building Department will assure compliance with the action of the HSPB.



## REQUIRED FINDINGS

### Factors to be considered

Section 8.05.190 of the Municipal Code provides factors to be considered upon an application for alteration of a contributing structure located within an Historic District. The buildings that make up the Royal Hawaiian Estates Historic District are considered Class 1 structures and must be evaluated based upon the following factors:

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

The Royal Hawaiian Estates unique architectural detailing is an excellent example of its type, period, and method of construction. The complex completed in two phases in 1961 and 1962, as designed by architects Wexler and Harrison reflects one of the Desert Modern styles, as applied to multi-family development in Palm Springs in the early 1960's. The architects' successful and unique interpretation of Polynesian architectural forms in an International Style, along with their use of bold color and geometric shapes and forms adds to the importance of these buildings. The repair and restoration of the "flying sevens" will strength the overall historic significance of the District.

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

All twelve buildings and the surrounding site general retain the look of their original design and construction. The Desert Polynesia time period which took root in the early sixties was one of several modern design themes that advanced the idea of indoor/outdoor living possibilities in Palm Springs. The Desert Polynesian style was short-lived, but resulted in the unique architectural elements of the Royal Hawaiian Estates. The repair and restoration of the "flying sevens" painted to match other important elements of the structures furthers the intent of the historic district.

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

The Royal Hawaiian Estates presents the work of one of Palm Springs' (and the Coachella Valley's) most prolific and accomplished architectural team of Donald Wexler and Rick Harrison. Wexler and Harrison's skills as architects in the early 1960's are clearly reflected in the condominium development which is a good example of contemporary Polynesian-influenced design concepts. The complex is one of the few remaining Tiki-Style buildings in Palm Springs and is of importance as an example of

this architectural style as designed by a master architect and builder. The repair and restoration of the "flying sevens" will restore the structures to their originally intended state.

### **ENVIRONMENTAL ASSESSMENT**

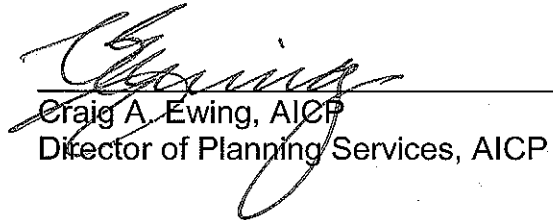
This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

### **NOTIFICATION**

There are no public notification requirements for this application.



Glenn Mlaker, AICP  
Assistant Planner



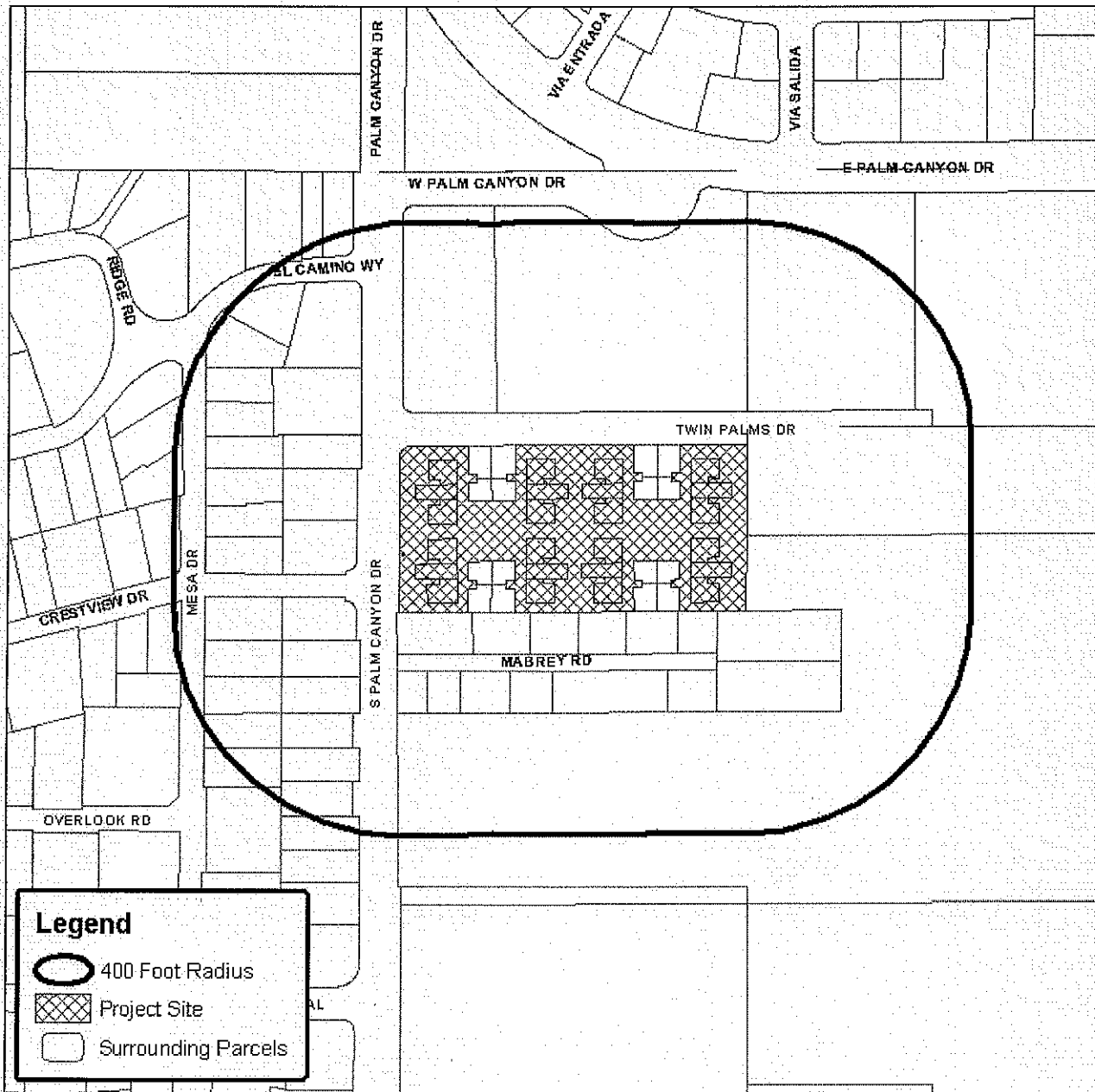
Craig A. Ewing, AICP  
Director of Planning Services, AICP

### **ATTACHMENTS**

1. Vicinity Map
2. Detail drawing of proposed restoration
3. Site Photographs
4. Paint Color Sample



# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** 3.0182 MAA / HD 2

**APPLICANT:** Royal Hawaiian Estates

**DESCRIPTION:** Blanket approve for the repair and restoration of the "flying sevens" located at 1772 South Palm Canyon Drive, Zone R-3, Section 26, APN 511-070-001 thru 141



Unit 1a1



Other units at Royal Hawaiian





Unit 121



Unit 121



# BENJAMIN MORE

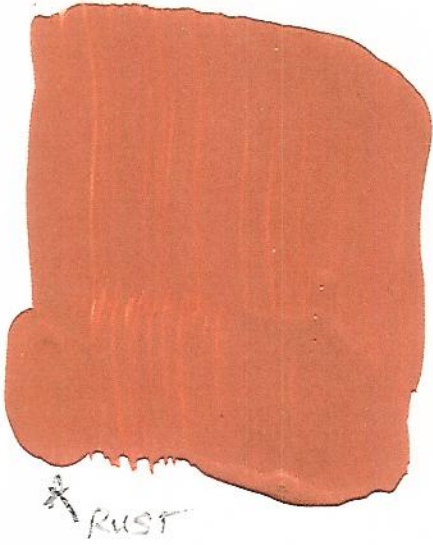
DE

76 3B  
LOSS

True Value Hardware Palm Springs  
(760)322-1951  
HC-69 (Whitall Brown)  
Benjamin Moore & Co. Rev: 7/11/2007  
Mixed On: 08/28/2010

## W096 - 3X (Quart)

Y3	0x	24.7500
S1	0x	26.0000
W1	0x	7.7500
R3	0x	8.0000



# BENJAMIN MORE

WIT 96 4B

quart

True Value Hardware Palm Springs  
(760)322-1951  
2175-30 (Rust)  
Benjamin Moore & Co. Rev: 9/13/2007  
Mixed On: 08/28/2010

## W096 - 3X (Quart)

S1	0x	0.7500
R3	0x	28.5000
Y1	1x	19.5000

T.

WH



# BENJAMINE MOORE

BI

AC-2

5 GL. FOR MUL A

True Value Hardware Palm Springs  
(760)322-1951  
AC-2 (Berkshire Beige)  
Benjamin Moore & Co. Rev: 7/11/2007  
Mixed On: 08/28/2010

## W105 - 2X (5-Gallon)

Y3	7x	26.0000
S1	4x	27.0000
R3	0x	25.0000

2X FLAT FINISH

S

R3 ON 25.0000