



Historic Site Preservation Board Staff Report

Date: July 10, 2012
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

PROJECT DESCRIPTION

The proposed project is for the refabrication and reinstallation of vertical decorative tiki trim pieces on roof ends plus the extension of fascia of the gables at Royal Hawaiian Estates – Historic District # 2.

RECOMMENDATION

That Historic Site Preservation Board approve a Minor Architectural (MAA) certificate of approval for the refabrication and reinstallation of vertical decorative tiki trim pieces on roof ends plus the extension of fascia of the gables, 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.

On July 12, 2011, HSPB approved a certificate of approval for the repair of the "Flying Sevens" 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.

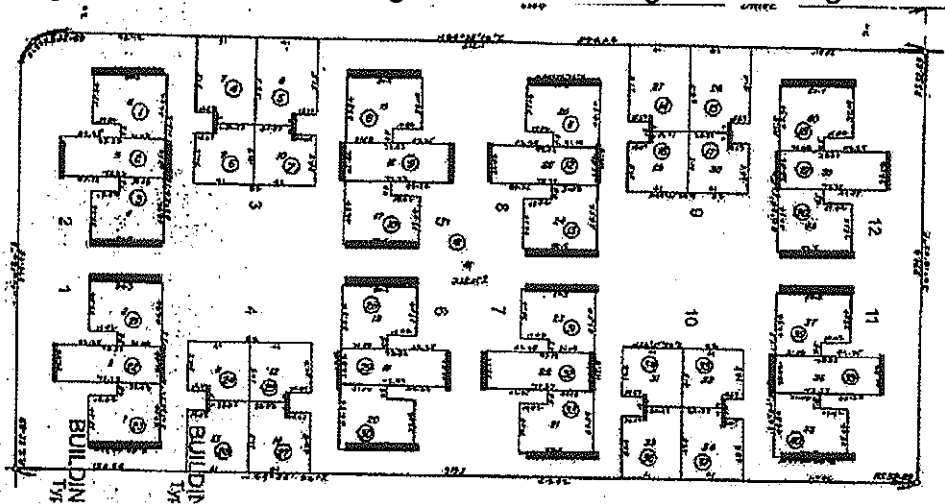
The one-story buildings are heavily influenced by the idealized Polynesian architecture style characterized by a distinctive roofline that combines flat and gabled roof forms with sloping ridgelines and projecting ridge beams that add visual interest. The whimsical "Tiki" design which is prevalent throughout 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 the refabrication and reinstallation of vertical decorative tiki trim pieces on roof gable ends plus the extension of fascia of the gables. The proposal includes the following items:

- Installation of approximately 12 inch tall by 2 inch wide wood trim pieces painted to match existing gable.
- Vertical decorative trim pieces to be spaced according to visible markings on gable ends.
- Fascia of the gables to be constructed of wood framing to match existing gable ends painted to match existing.
- Spacing to be verified according to visible markings on buildings.



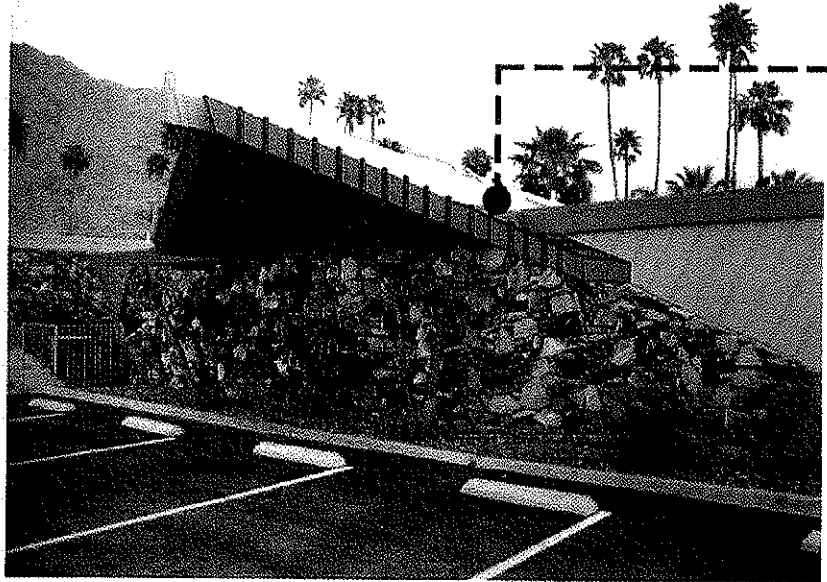
Site plan showing location of work

According to the Royal Hawaiian Estates HOA, sometime in the 1990's, the tiki trim pieces and the fascia of the gables were removed. In a continuing effort by the HOA to restore the complex to an original condition, the architectural firm of O2 Architecture was hired to design engineered construction drawings for the replacement of these elements. O2 relied heavily upon vintage 1960's photographs to capture the appropriate scale and proportions of the replacements.



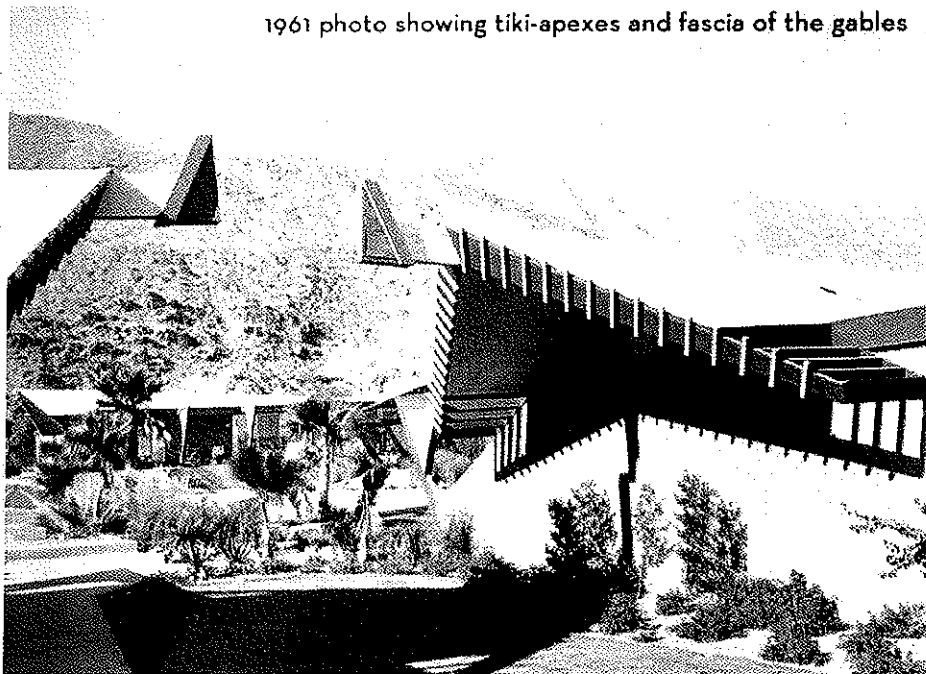
Existing conditions

The Royal Hawaiian Estates HOA has requested that the HSPB grant a blanket Minor Architectural (MAA) approval for the installation of the tiki trim pieces and the fascia of the gables for work that will be phased over several years. This action will allow the installation to occur over time and Planning Department Staff working with the Building Department will assure compliance with the action of the HSPB.



Proposed restoration

1961 photo showing tiki-apexes and fascia of the gables



Vintage photograph used to develop working drawings

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 refabrication and reinstallation of vertical decorative tiki trim pieces and the extension of fascia of the gables 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 restoration of the gable tiki trim pieces and the extension of the fascia of the gables with like materials 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 restoration of the vertical decorative tiki trim pieces and the extension of fascia of the gables 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



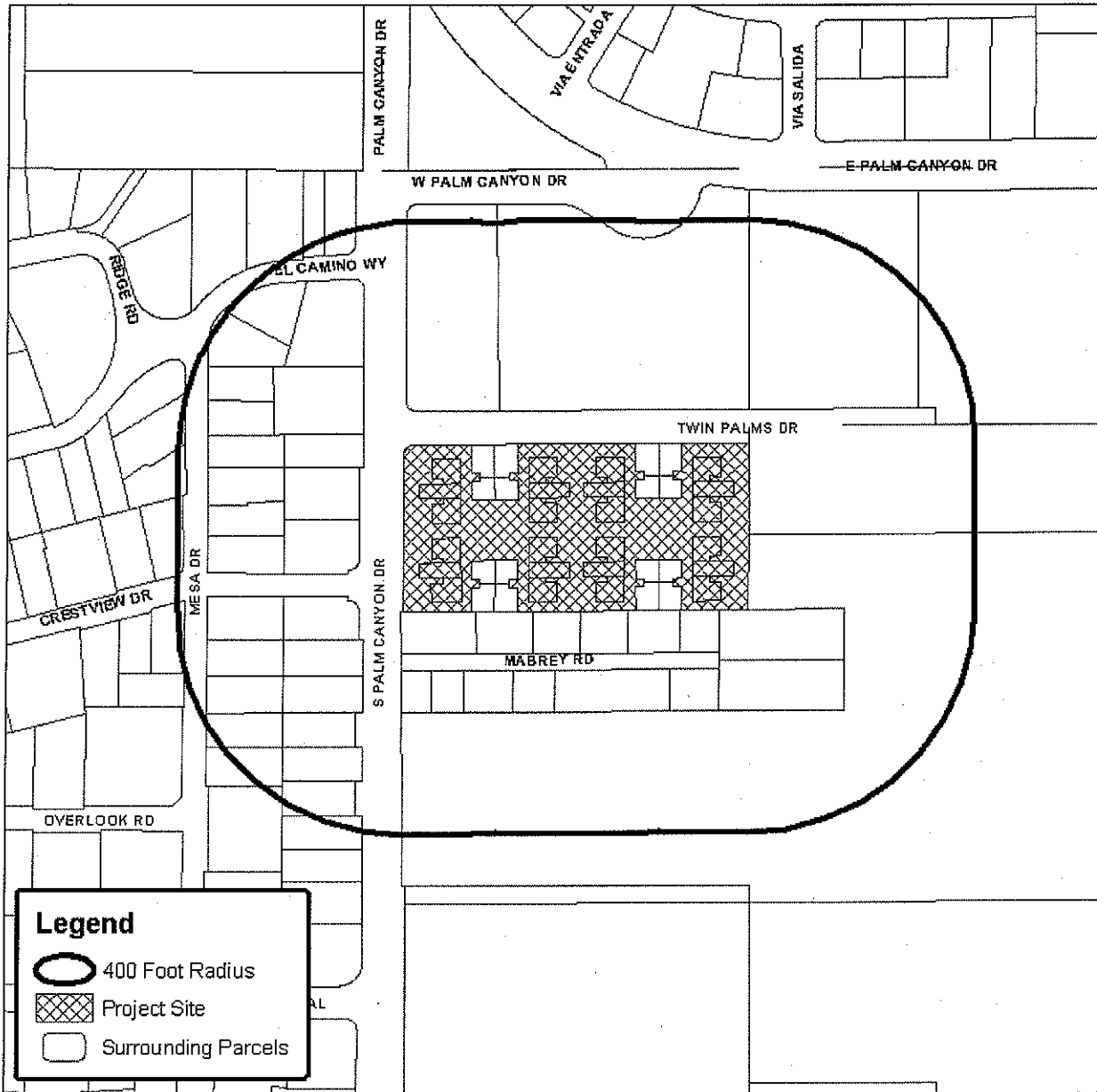
Craig A. Ewing, AICP
Director of Planning Services, AICP

ATTACHMENTS




1. Vicinity Map
2. Detail drawing of proposed restoration
3. Site Photographs
4. Letter from HOA



Department of Planning Services Vicinity Map



Legend

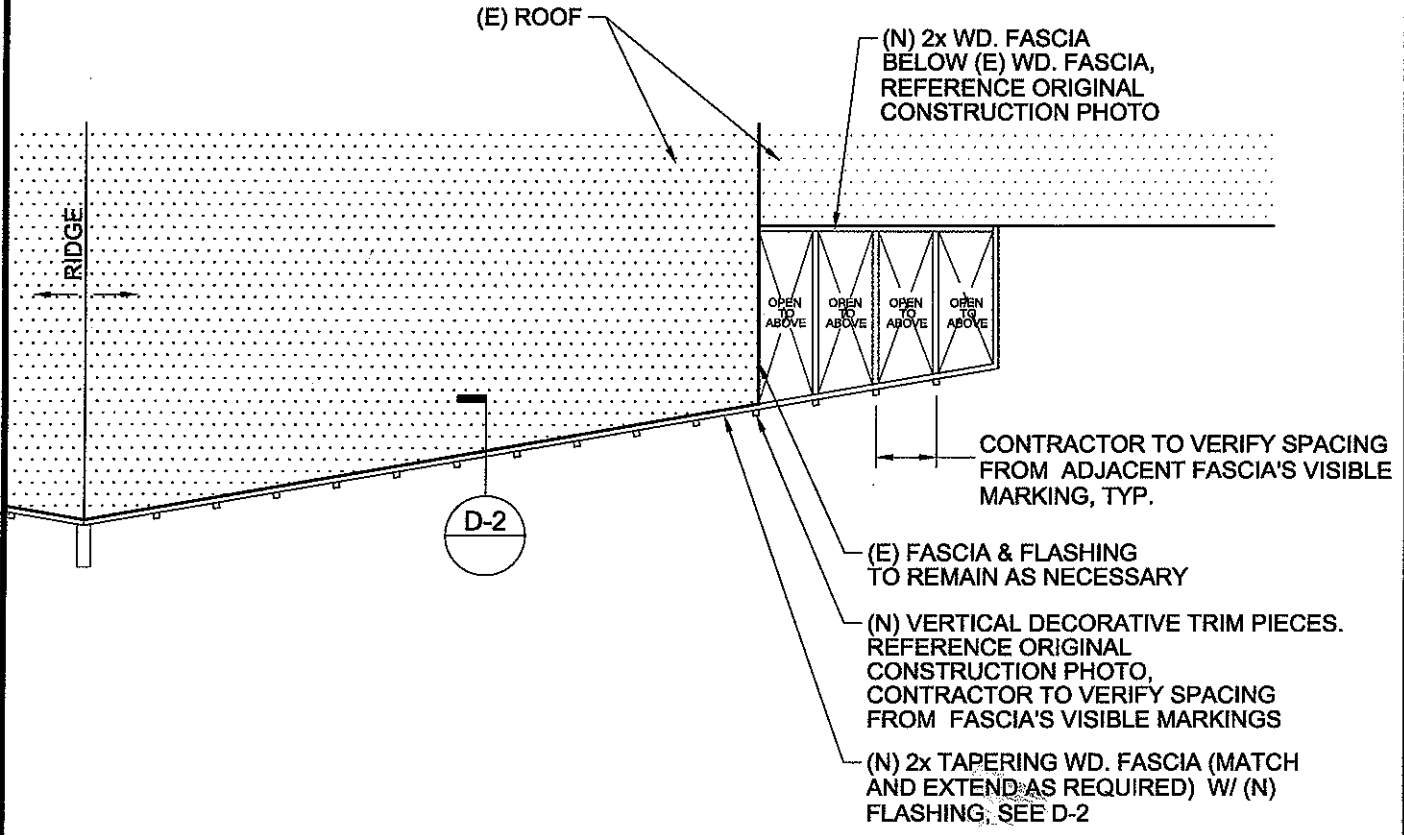
-  400 Foot Radius
-  Project Site
-  Surrounding Parcels

CITY OF PALM SPRINGS

CASE NO: 3.0182 MAA / HD 2

APPLICANT: Royal Hawaiian Estates

DESCRIPTION: Refabrication and reinstall of roof gable ends and extension of fascia of the gable previously removed from buildings at 1772 South Palm Canyon Drive, Zone R-3, Section 26, APN 511-070-001 thru 141



D-1

SHEET DESCRIPTION
TYPICAL ROOF PLAN
 SCALE: 1/4" = 1'-0"
 DATE: 06.04.12

PROJECT TITLE:
**ROYAL HAWAIIAN ESTATES
 FASCIA OF THE GABLE**
 CORNER OF S. PALM CANYON DR. & EAST TWIN PALMS DR.
 PALM SPRINGS, CA 92264

o2 Architecture
 1088 N. PALM CANYON DR., STE. B
 PALM SPRINGS, CA 92262
 TEL 760.778.5165
 FAX 760.406.7946
 EMAIL: office@o2arch.com

(E) ROOF FOAM

(E) ROOF FOAM REMOVED
TO REPLACE FLASHING

(N) ROOF FOAM
TO MATCH EXISTING
RE-COAT FOAM SURFACE
AS REQUIRED

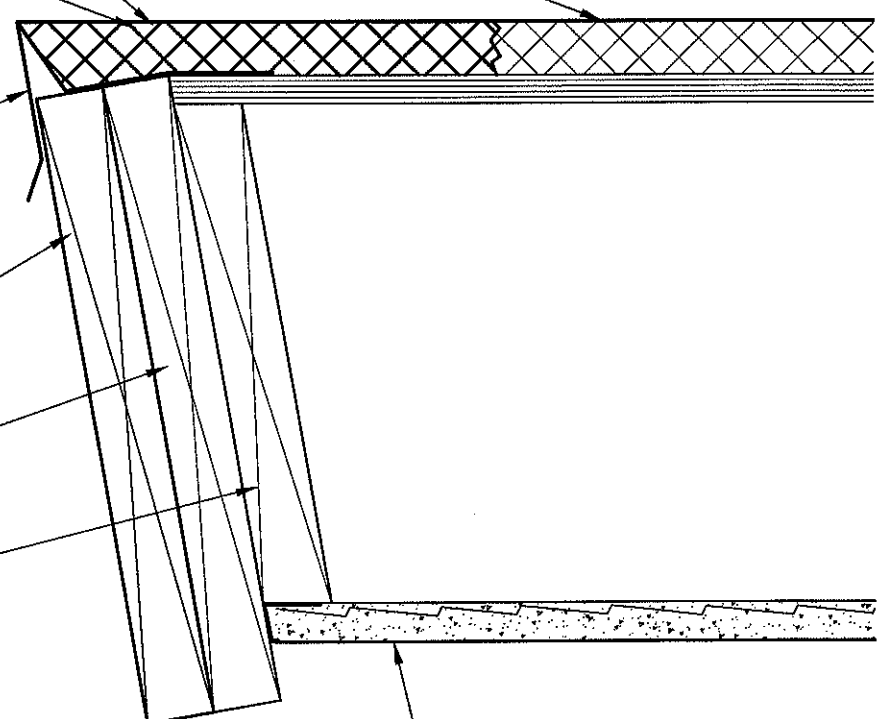
(N) MTL. FLASHING

(N) 2x WD. FASCIA
TO MATCH EXISTING

(E) 2x WD. FASCIA
TO REMAIN

ASSUMED 2x FRAMING

(E) PLASTER TO REMAIN



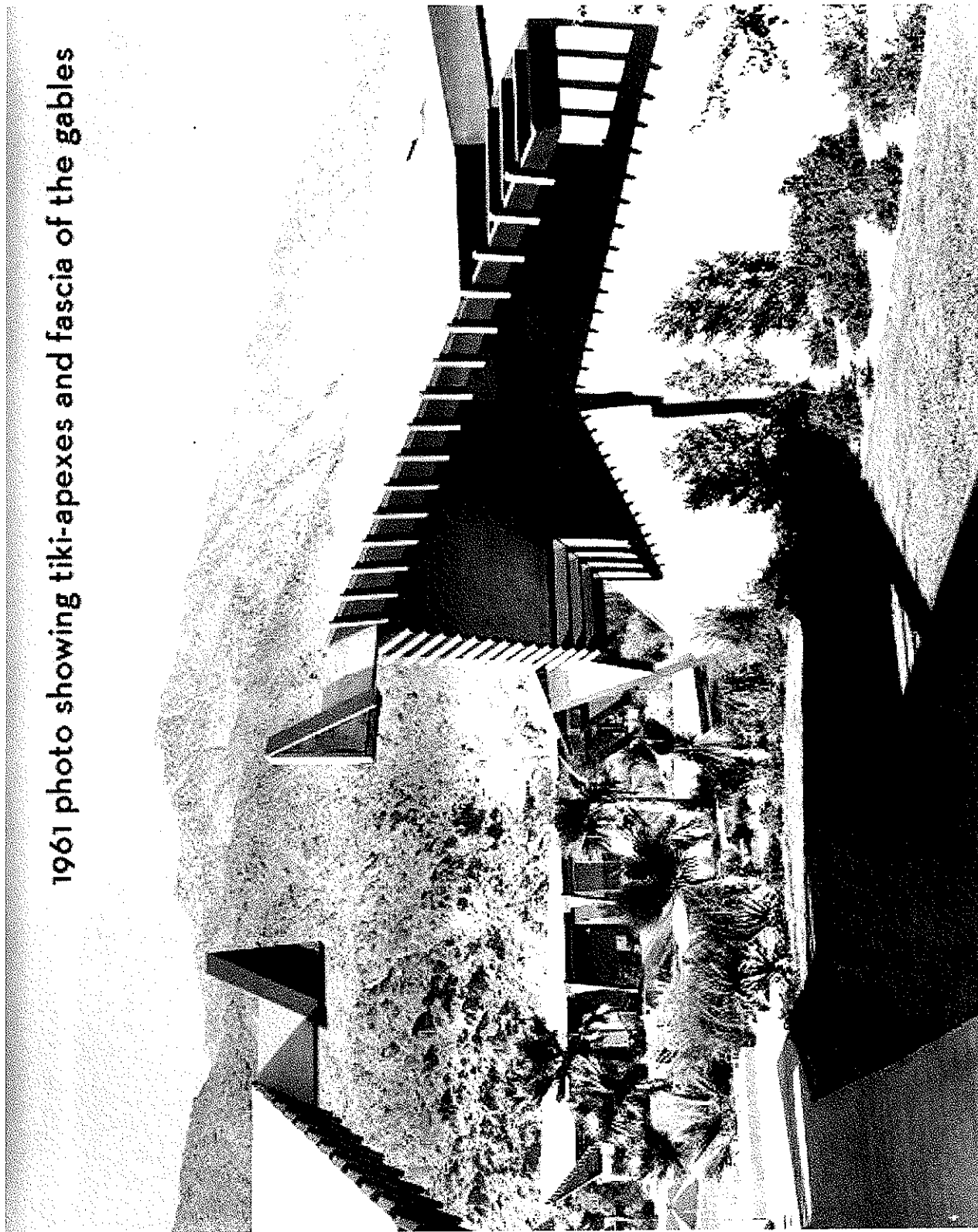
D-2

SHEET DESCRIPTION
DETAIL
SCALE: 3/4" = 1'-0"
DATE: 06.04.12

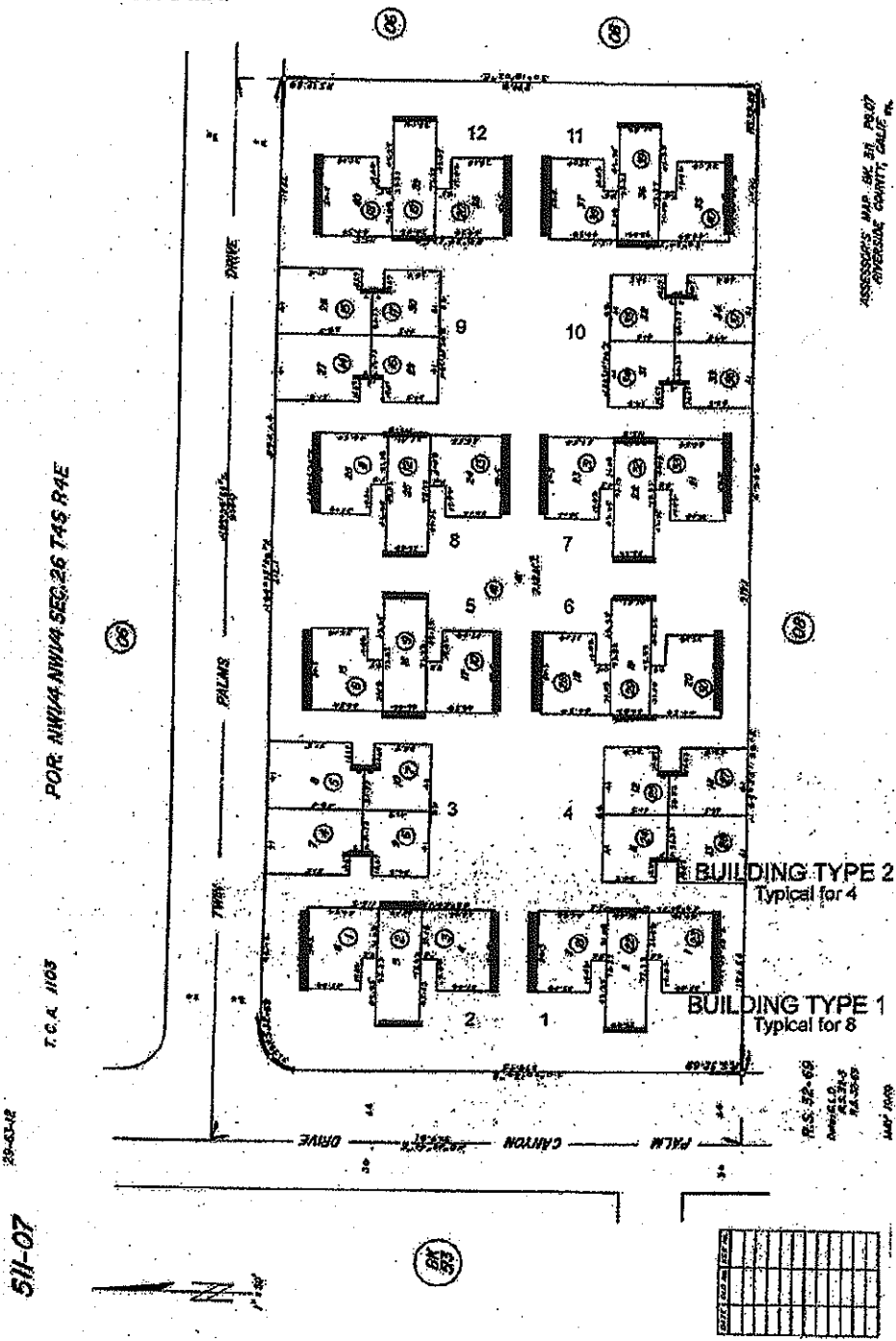
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1961 photo showing tiki-apexes and fascia of the gables

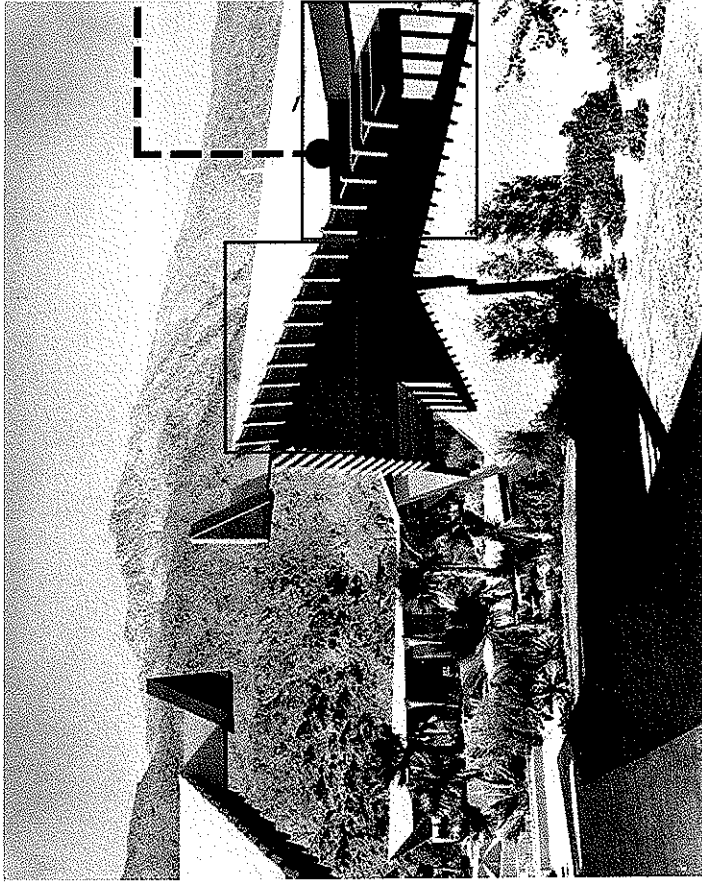


ASSESSOR'S MAP



The red rectangles represent the original location of the fascia of the gables.

Figure 5 Plot Plan showing layout of buildings, May 1968



Original Fascia of the Gable



Existing without Fascia of the Gable



New Fascia of the Gable



Existing without Fascia of the Gable



Royal Hawaiian estates

PALM SPRINGS, CALIFORNIA

June 14, 2012

Palm Springs Planning Commission
3200 East Tahquitz Canyon Way
Palm Springs, California 92262

Attention Mr. Craig Ewing, Director

Re: Fascia of the Gables

Dear Mr. Ewing,

The Royal Hawaiian Estates Architectural Committee is seeking a blanket approval to re-fabricate the Fascia of the Gables. These significant decorative tiki- or Polynesian-modern architectural elements were removed from the outrigger beams in the 1990s. Having successfully restored/replaced the Flying Seven's and the Tiki-apexes, this project will complete the missing link.

o2 Architecture relied heavily on vintage 1960s photographs to capture the appropriate scale and proportions. The project drawings are included with the MAA.

I respectfully encourage you to allow us to proceed with this opportunity to continue demonstrating our commitment to historic preservation and restoration.

Sincerely,

Bill Lewallen

President, Royal Hawaiian Estates Board of Directors