



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: May 13, 2014

NEW BUSINESS

SUBJECT: A CERTIFICATE OF APPROVAL REQUEST BY BANK OF AMERICA FOR ADA UPGRADES AND EXTERIOR REHABILITATION AT THE CITY NATIONAL BANK BUILDING, A CLASS 1 HISTORIC SITE LOCATED AT 588 SOUTH PALM CANYON DRIVE, ZONE C-1 (HSPB #52) (CASE 3.0899 MAA)

FROM: Department of Planning Services

SUMMARY

Bank of America is replacing the ADA ramps and railings to meet new accessibility standards. The Bank also has proposed repairs and rehabilitation of deteriorated exterior conditions in response to a code citation.

RECOMMENDATION:

Approve the proposed scope of work.

ISSUES:

In the past, numerous modifications have been made to the exterior of the City National Bank Building that diminish its historic and architectural integrity. In addition, a lack of maintenance has caused serious deterioration of certain parts of the building. The proposed project will repair and restore specific components of the exterior of the building including replacement of the ADA ramp.

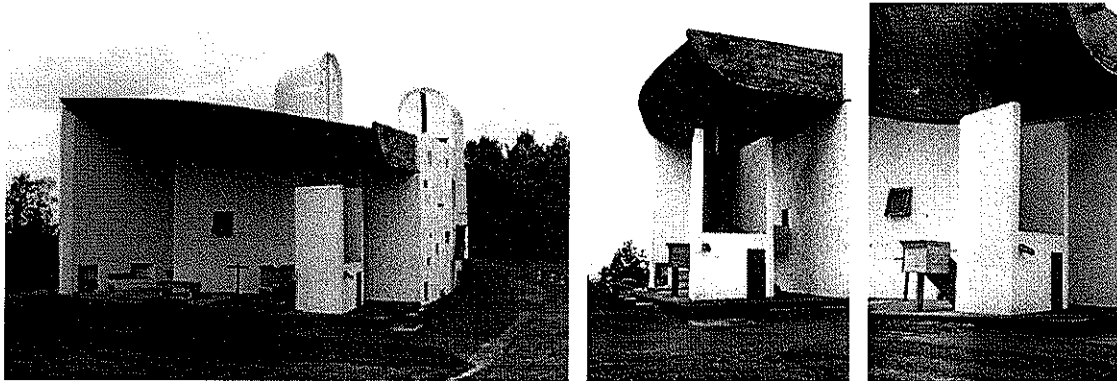
BACKGROUND:

Completed in 1959, the design of the building at 588 South Palm Canyon Drive is credited to Rudy Baumfeld (1903 – 1988) of the architectural firm Victor Gruen Associates of Beverly Hills. It was constructed as a branch office for The City National Bank of Beverly Hills. The building's designer Rudy Baumfeld is credited for designing the first two-level shopping mall in America in Southdale, Minnesota. The building's

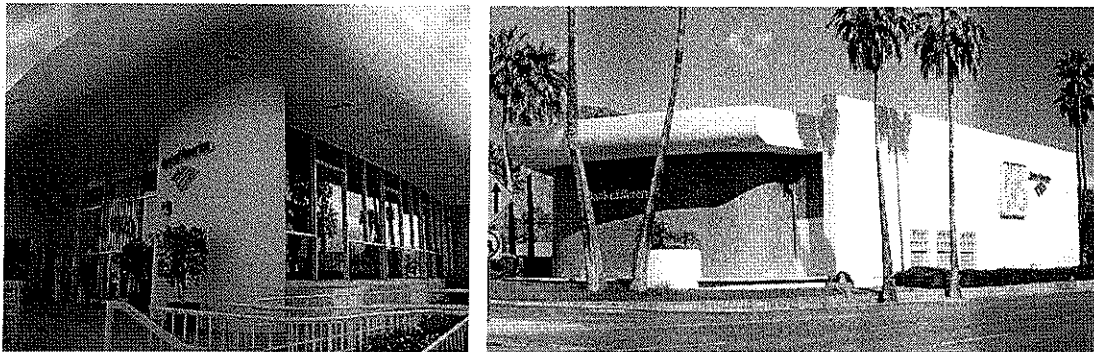
May 13, 2014

Case 3.0899 MAA / HSPB 52 City National Bank ADA Ramp & Repairs.

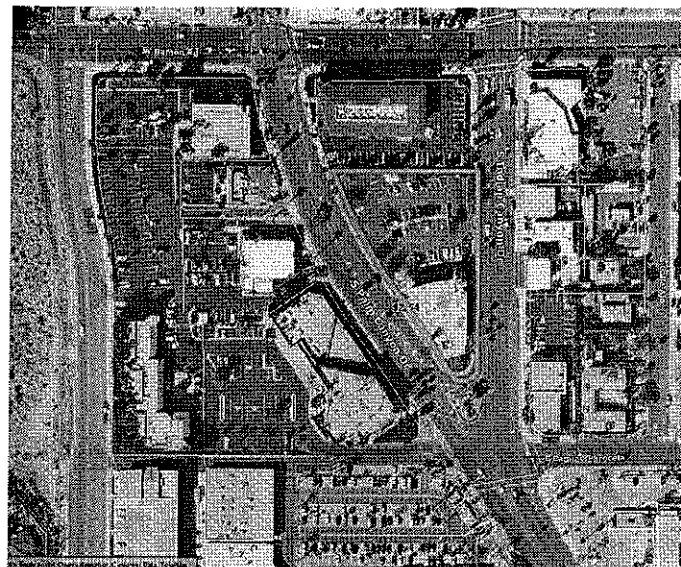
design is influenced by internationally renowned architect Le Corbusier's Ronchamp Chapel, built five years earlier in France.



The Chapel Notre Dame du Haut in Ronchamp, France by Le Corbusier – 1954



Details of the City National Bank Building – 1959



SUBJECT SITE

Several years ago, Bank of America (B of A) installed an ADA ramp at the northwest corner of the building at the main entrance. With the installation of the ramp, a major portion of the original terrazzo "plinth" and quarry tile steps were demolished and replaced with colored concrete. The current ramp replacement is required to comply with changes in regulations for accessibility.

The building was cited by City Code Enforcement in late 2013 for lack of maintenance. The maintenance items identified are denoted below with a brief description of the applicant's response to each:

1. *Deterioration of the cantilevered concrete/terrazzo "plinth" or base around the building. (loss of matrix paste, spalling, cracking, corrosion of reinforcing steel, etc.)*

The bank proposes to "patch and repair the existing terrazzo walkway platform to match existing ... and provide a slip resistant coating".

2. *Chipped paint on exterior steel handrail (numerous locations).*

Handrails will be repainted white.

3. *Deteriorated planters along the west façade; missing marble veneer, etc.)*

The bank will replace the missing marble fascia on the planter box and replanted with creeping rosemary.

4. *Re-install the yellow mosaic ceramic tile to match original that was removed from the west façade below the windows.*

The bank is proposing to replace the missing tile with a tile size, shape, pattern and color to match that which is seen in vintage photos provided courtesy of the Victor Gruen & Associates Office.

5. *Replace/replant landscaping with "desert appropriate" landscape material, including planter boxes, and adjust/modify the irrigation system away from the building to prevent future overspray and building deterioration.*

The bank is proposing a new landscape plan for the area around the building that will eliminate water overspray on the building, convert the landscape to a desert appropriate design which will also lower water consumption. The plant palette includes Yucca, Agave, yellow Lantana, Creeping Dalea, Green Carpet, and Creeping Rosemary.

6. *Deterioration of the cement-plaster stucco along the lower edge of the east façade due to overspray from the irrigation system.*

The bank proposes to repair and replace the deteriorating cement plaster stucco to match existing. The entire building will then be repainted to match the original color palette as shown in the vintage photos provided by the Victor Gruen & Associates office. Exterior surface-mounted conduit and security lighting will be removed. New security lights will be installed with conduit concealed in the walls.

7. *Remove mineral buildup from ceramic tile and other surfaces caused by irrigation overspray.*

The bank proposes to clean the existing blue mosaic tile of mineral build-up.

Lastly, the bank will remove and replace the existing ADA ramp at the northwest corner of the building with a new ADA ramp to comply with updated regulations. When the current ADA ramp was installed the bank replaced the terrazzo on the entry porch with pigmented concrete which is not in keeping with the original materials or appearance. Staff discussed with representatives of the bank the possible removal of pigmented concrete and restoration of the terrazzo, but at this time, it is not economically feasible and continued concerns about slipping on this surface led to the bank's decision to retain the concrete. This decision diminishes somewhat the architectural integrity of the site, however the concrete porch existed at the time of historic designation and retaining it does not diminish the integrity any further than it was at the time of designation. Staff believes this is a reasonable decision, given the circumstances.

ANALYSIS:

Modifications to commercial buildings require architectural approval pursuant to Zoning Code Section 94.04.00 (E) and as a Class 1 historic site, require a Certificate of Approval from the Historic Site Preservation Board pursuant to Municipal Code Section 8.05.180.

<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
July 18, 2007	City Council designated Class 1 historic site
November 12, 2013	HSPB approval of mechanical equipment replacement on the roof.
April 21, 2014	The Architectural Advisory Committee reviewed the proposed project and voted to table it with comments as summarized below: <ul style="list-style-type: none"> • Remove security lights and conduit from the surface of the building. • Minimize the number of pickets in the hand railing to the extent possible by code and consider making the pickets horizontal instead of vertical. • Fix the caulking on the planter boxes on the west façade. • Show cut sheets of proposed security light fixtures. • Show an alternative landscape plan for the entire site. • Provide paint samples.

The applicant has taken into consideration the AAC's comments and will address the caulking on the planter boxes, surface mounted conduit on the building will be removed, paint samples and lighting fixture cut sheets will be submitted for HSPB review to confirm consistency and compatibility with the archival photos, and the number of pickets on the ADA railing will be reduced as much as allowed by code and have already been redesigned to a horizontal appearance. The AAC asked about the possibility of re-landscaping the entire site, but that is not the scope or intent of the code enforcement action. The landscaping immediately around the building will be improved to conform to the State's Water Efficient Landscape Ordinance and more importantly, to eliminate continued damage and deterioration to the building caused by irrigation overspray. Staff believes the applicant has made considerable effort to address as many of the AAC's suggestions as possible.

Neighborhood Meeting	
None	

Ownership	
1996	Purchase by Bank of America.

FINDINGS

Although there are no specific Findings for Certificates of Approval, pursuant to Municipal Code Section 8.05.180, 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;*

As noted above, the historic value and significance of the City National Bank building is in its unique architectural form, that its design was inspired by the world-renowned Chapel at Ronchamp, the importance of the architect (Rudy Baumfeld), its open, glassy, non-conventional bank form, and that it stands as part of an important group of branch bank buildings that once formed a sort of "financial district" in Palm Springs.

The proposed repairs and ADA improvements address deteriorated conditions at the bank in a manner that is respectful of the architectural significance of the building and thus conforms to this guideline.

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

The proposed repairs, landscape revisions and ADA upgrades relate to the exterior architectural features of the bank in an appropriate way by (1) repairing deteriorated conditions (2) restoring the exterior colors of the bank to the original palette, (3) replacing overgrown, water-intensive landscaping with a landscape design appropriate for the desert and designed to eliminate irrigation overspray on the building and continued deterioration of the structure. The historic significance and architectural value of the City National Bank building is not impacted by the proposed project scope and thus the project conforms to this guideline.

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

The repairs, repainting, re-designed landscape, and ADA upgrades enhance and restore the exterior appearance of this historic site and address significant decay and deterioration problems caused by years of deferred maintenance. Surfaces to be repaired, replaced, restored, repainted are being addressed in a manner respectful of the historic significance of the site. Materials are patched and restored where possible avoiding removal or alteration of the original fabric of the building. Where new materials are proposed to replace missing or deteriorated elements, they are being selected and specified based on archival photos to assure a close match to the original. Therefore, staff believes the proposed project conforms to this guideline.

(4) *Archaeological or ecological significance of the area.*

There is no known archaeological or ecological significance to the site or the surrounding area.

Staff believes the proposed scope of work is sympathetic and respectful of the historic significance of the site. The bank has not only addressed deteriorated conditions that were identified, it has also worked with staff to address restoration and replacement of tile, marble surfaces that were lost or removed. The bank has also agreed to return the building to its original paint color. The landscape revisions address the issue of irrigation overspray onto the building and replaces water-intensive and overgrown plant material with more desert-appropriate choices. Replacement of more costly elements such as the aluminum bris soliel on the west façade and the blue mosaic tile fountain were discussed and information was provided to the bank for possible future consideration of their replacement, but at this time it is not economically feasible for the bank to incorporate these items. Staff recommends the HSPB move to approve a Certificate of Approval.

ENVIRONMENTAL ASSESSMENT

The proposed ADA upgrades and exterior rehabilitation are defined as a project under the guidelines of the California Environmental Quality Act (CEQA). Staff has evaluated

the project and recommends a Class 31 Categorical Exemption from further analysis under CEQA. This class of exemption includes repair, stabilization, rehabilitation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995, Weeks and Grimmer).



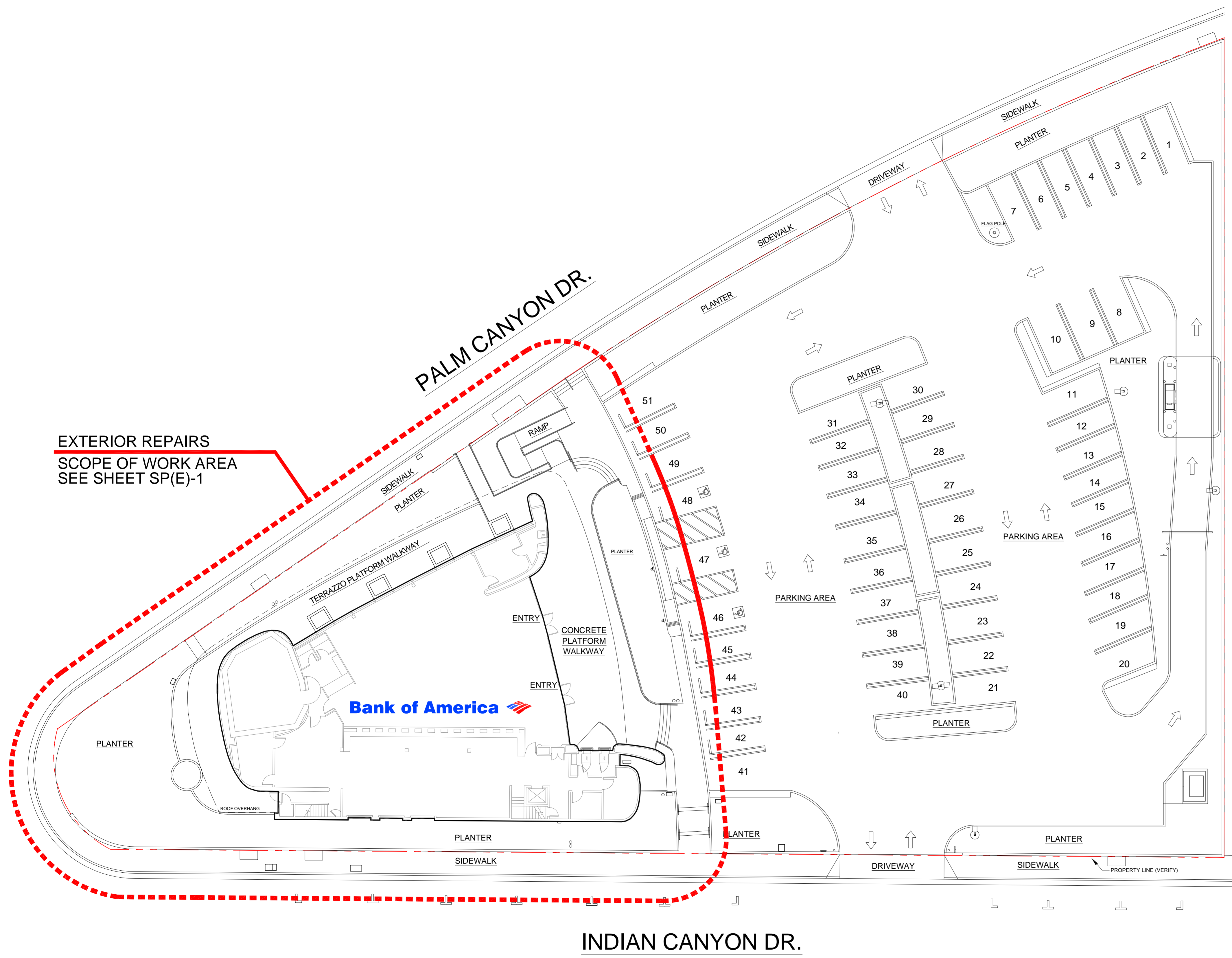
Ken Lyon, RA
Associate Planner



M. Margo Wheeler, FAICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Plans, elevations, color cut sheet,
3. Minutes of AAC April 21, 2014 meeting.



EXTERIOR REPAIRS
SCOPE OF WORK AREA
SEE SHEET SP(E)-1

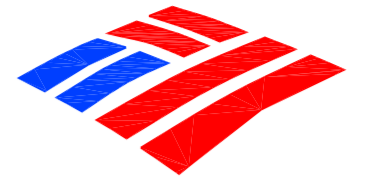
KEYNOTES:

- A. EXISTING SITE PLAN IS SHOWN FOR REFERENCE ONLY. FIELD VERIFY EXISTING CONDITIONS.
- B. G.C. TO VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.
- C. EXISTING DISABLED PARKING SHOWN FOR REFERENCE.

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE DEMOLISHED AND REMOVED.
- NEW CONSTRUCTION.
- GENERAL NOTE FOR DRAWINGS.
- SPECIFIC KEYNOTE FOR DRAWING.

Bank of America



EXTERIOR REPAIRS
PALM SPRINGS MAIN
588 S. PALM CANYON DR.
PALM SPRINGS, CALIFORNIA 92264

L.A. ARCHITECTS

3113 W. BURBANK BOULEVARD
BURBANK, CALIFORNIA 91505
PHONE: (818) 955-8353
FAX: (818) 955-8824
E-MAIL: laarchitects@earthlink.net
ARCHITECTURE PLANNING DESIGN MANAGEMENT

Issue Date	Issue Description	By	Check

Seal/Signature

Project Name

EXTERIOR REPAIRS
PALM SPRINGS MAIN

Project Number

50-560

CAD File Name

BA560A1.DWG

Description

SITE PLAN: EXISTING
FOR REFERENCE ONLY

Scale: Date:

As Noted 04-24-14

SP(E)-1

Sheet Number:

1 SITE PLAN: EXISTING - FOR REFERENCE

SP(E)-1 SCALE: 1" = 16'-0"

