

## 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.

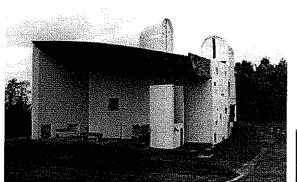
#### **ISSUES:**

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

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





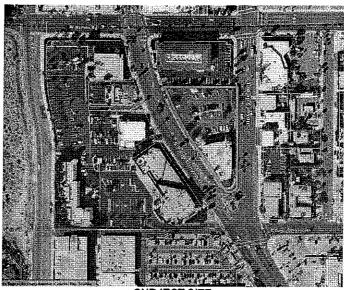


The Chapel Notre Dame du Haut in Ronchamp, France by Le Corbusier - 1954





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 vintages 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.

Related Relevant C	City Actions by Planning, Fire, Building, etc
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:
	Remove security lights and conduit from the surface of the
	building.
	<ul> <li>Minimize the number of pickets in the hand railing to the extent possible by code and consider making the pickets horizontal instead of vertical.</li> </ul>
	<ul> <li>Fix the caulking on the planter boxes on the west façade.</li> </ul>
	<ul> <li>Show cut sheets of proposed security light fixtures.</li> </ul>
	<ul> <li>Show an alternative landscape plan for the entire site.</li> </ul>
	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.

Neighbori	nood Meeting
None	
Ownershi	
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

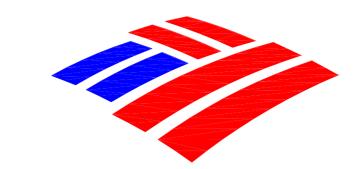
M. Margo Wheeler, FAICP Director of Planning Services

MM) kushin

#### Attachments:

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

# Bank of America



Palm Springs Main - Exterior Repairs Schematic Design Documents Date: April 24, 2014

Description Sheets

T-1A Title Sheet: Index of Drawings

SP(E)-1Site Plan: Existing For Reference

SP(E)-1.1 Partial Site Plan: Existing For Reference

Site Plan: Proposed Scheme #1 SP-1.1

Site Plan: Conceptual Landscape Plan Scheme #1 L-1

Exterior Elevations: Existing For Reference EL(E)-1

EL-1 Exterior Elevations: Proposed - Scheme #1

PB-1 Photographs: Existing Conditions

588 S. Palm Canyon Dr. Palm Springs, California 92264

# Jones Lang LaSalle

Project Management 275 South Valencia Avenue Brea, California 92823 Attn: Ruth Newell, Senior Project Manager Tel.: (626) 423-4091

# L.A. ARCHITECTS

Architect 3113 W. Burbank Boulevard Burbank, California 91505 Attn: Steve Hamilton, Principal, AIA Tel.: (818) 955-8353

Architect Project: 50-560A

# **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

	Issue Date	Issue Description	Ву	Chec
Seal	/Signature			

|--|

**EXTERIOR REPAIRS** PALM SPRINGS MAIN

Project Number 50-560

**CAD File Name** 

BA560A1.DWG

TITLE SHEET: SHEET INDEX

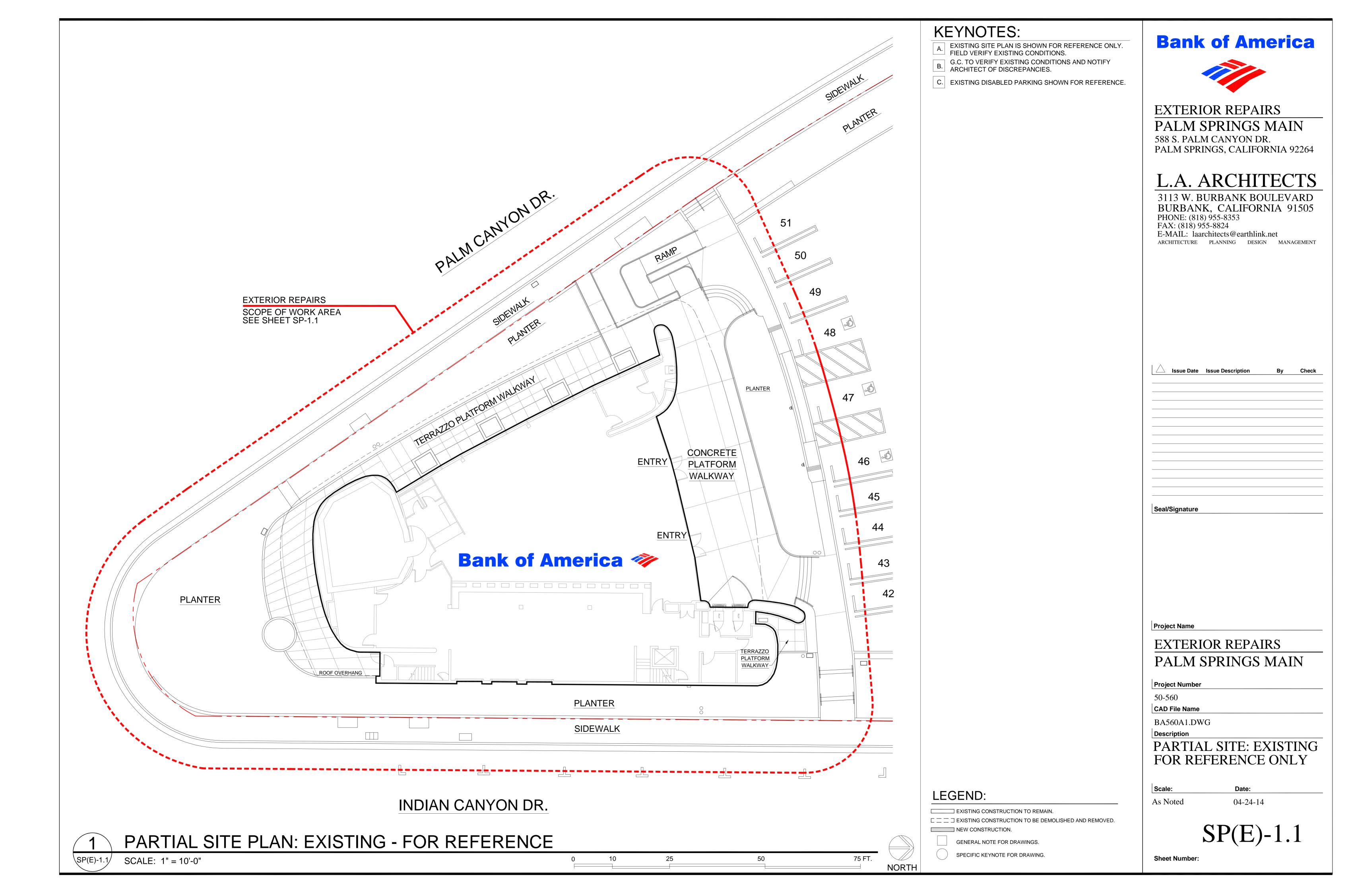
As Noted

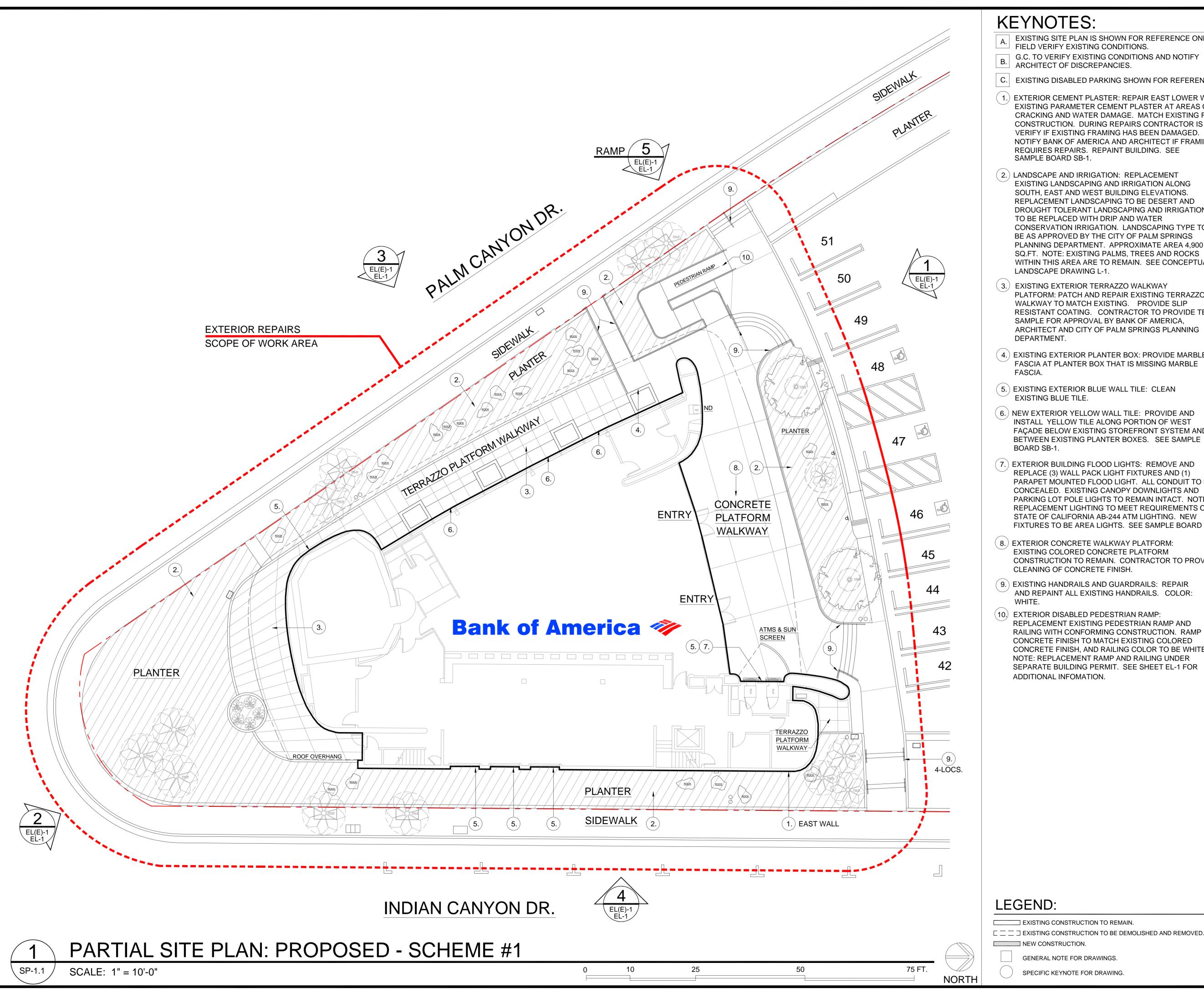
Date: 04-24-14

T-1A

Sheet Number:

# **KEYNOTES**: **Bank of America** 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. 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 $\sqrt{2}$ **PLANTER EXTERIOR REPAIRS** SCOPE OF WORK AREA SEE SHEET SP(E)-1 PARKING AREA Seal/Signature PARKING AREA CONCRETE PLATFORM **Bank of America PLANTER Project Name PLANTER** EXTERIOR REPAIRS PALM SPRINGS MAIN **Project Number** PLANTER 50-560 **CAD File Name** SIDEWALK DRIVEWAY BA560A1.DWG Description SITE PLAN: EXISTING FOR REFERENCE ONLY INDIAN CANYON DR. Date: LEGEND: 04-24-14 As Noted NEW CONSTRUCTION. SITE PLAN: EXISTING - FOR REFERENCE 150 FT. SCALE: 1" = 16'-0" SPECIFIC KEYNOTE FOR DRAWING. **Sheet Number:** NORTH





## **KEYNOTES:**

- 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.
- ( 1.) EXTERIOR CEMENT PLASTER: REPAIR EAST LOWER WALL EXISTING PARAMETER CEMENT PLASTER AT AREAS OF CRACKING AND WATER DAMAGE. MATCH EXISTING FINISH CONSTRUCTION. DURING REPAIRS CONTRACTOR IS TO VERIFY IF EXISTING FRAMING HAS BEEN DAMAGED. NOTIFY BANK OF AMERICA AND ARCHITECT IF FRAMING REQUIRES REPAIRS. REPAINT BUILDING. SEE SAMPLE BOARD SB-1.
- 2.) LANDSCAPE AND IRRIGATION: REPLACEMENT EXISTING LANDSCAPING AND IRRIGATION ALONG SOUTH, EAST AND WEST BUILDING ELEVATIONS. REPLACEMENT LANDSCAPING TO BE DESERT AND DROUGHT TOLERANT LANDSCAPING AND IRRIGATION TO BE REPLACED WITH DRIP AND WATER CONSERVATION IRRIGATION. LANDSCAPING TYPE TO BE AS APPROVED BY THE CITY OF PALM SPRINGS PLANNING DEPARTMENT. APPROXIMATE AREA 4,900 SQ.FT. NOTE: EXISTING PALMS, TREES AND ROCKS WITHIN THIS AREA ARE TO REMAIN. SEE CONCEPTUAL LANDSCAPE DRAWING L-1.
- (3.) EXISTING EXTERIOR TERRAZZO WALKWAY PLATFORM: PATCH AND REPAIR EXISTING TERRAZZO WALKWAY TO MATCH EXISTING. PROVIDE SLIP RESISTANT COATING. CONTRACTOR TO PROVIDE TEST SAMPLE FOR APPROVAL BY BANK OF AMERICA, ARCHITECT AND CITY OF PALM SPRINGS PLANNING DEPARTMENT.
- (4.) EXISTING EXTERIOR PLANTER BOX: PROVIDE MARBLE FASCIA AT PLANTER BOX THAT IS MISSING MARBLE
- (5.) EXISTING EXTERIOR BLUE WALL TILE: CLEAN EXISTING BLUE TILE.
- (6.) NEW EXTERIOR YELLOW WALL TILE: PROVIDE AND INSTALL YELLOW TILE ALONG PORTION OF WEST FAÇADE BELOW EXISTING STOREFRONT SYSTEM AND BETWEEN EXISTING PLANTER BOXES. SEE SAMPLE BOARD SB-1.
- (7.) EXTERIOR BUILDING FLOOD LIGHTS: REMOVE AND REPLACE (3) WALL PACK LIGHT FIXTURES AND (1) PARAPET MOUNTED FLOOD LIGHT. ALL CONDUIT TO BE CONCEALED. EXISTING CANOPY DOWNLIGHTS AND PARKING LOT POLE LIGHTS TO REMAIN INTACT. NOTE: REPLACEMENT LIGHTING TO MEET REQUIREMENTS OF STATE OF CALIFORNIA AB-244 ATM LIGHTING. NEW FIXTURES TO BE AREA LIGHTS. SEE SAMPLE BOARD SB-2.
- (8.) EXTERIOR CONCRETE WALKWAY PLATFORM: CONSTRUCTION TO REMAIN. CONTRACTOR TO PROVIDE CLEANING OF CONCRETE FINISH.
- (9.) EXISTING HANDRAILS AND GUARDRAILS: REPAIR AND REPAINT ALL EXISTING HANDRAILS. COLOR:
- (10.) EXTERIOR DISABLED PEDESTRIAN RAMP SEPARATE BUILDING PERMIT. SEE SHEET EL-1 FOR ADDITIONAL INFOMATION.

# **Bank of America**



**EXTERIOR REPAIRS** PALM SPRINGS MAIN 588 S. PALM CANYON DR.

# L.A. ARCHITECTS

PALM SPRINGS, CALIFORNIA 92264

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	Ву	Ch

1 Toject Haine	
	DEDATE
HXIHRIUR	RHDAIR

# PALM SPRINGS MAIN

50-560 **CAD File Name** BA560A1.DWG Description PARTIAL SITE: PROPOSED SCHEME #1

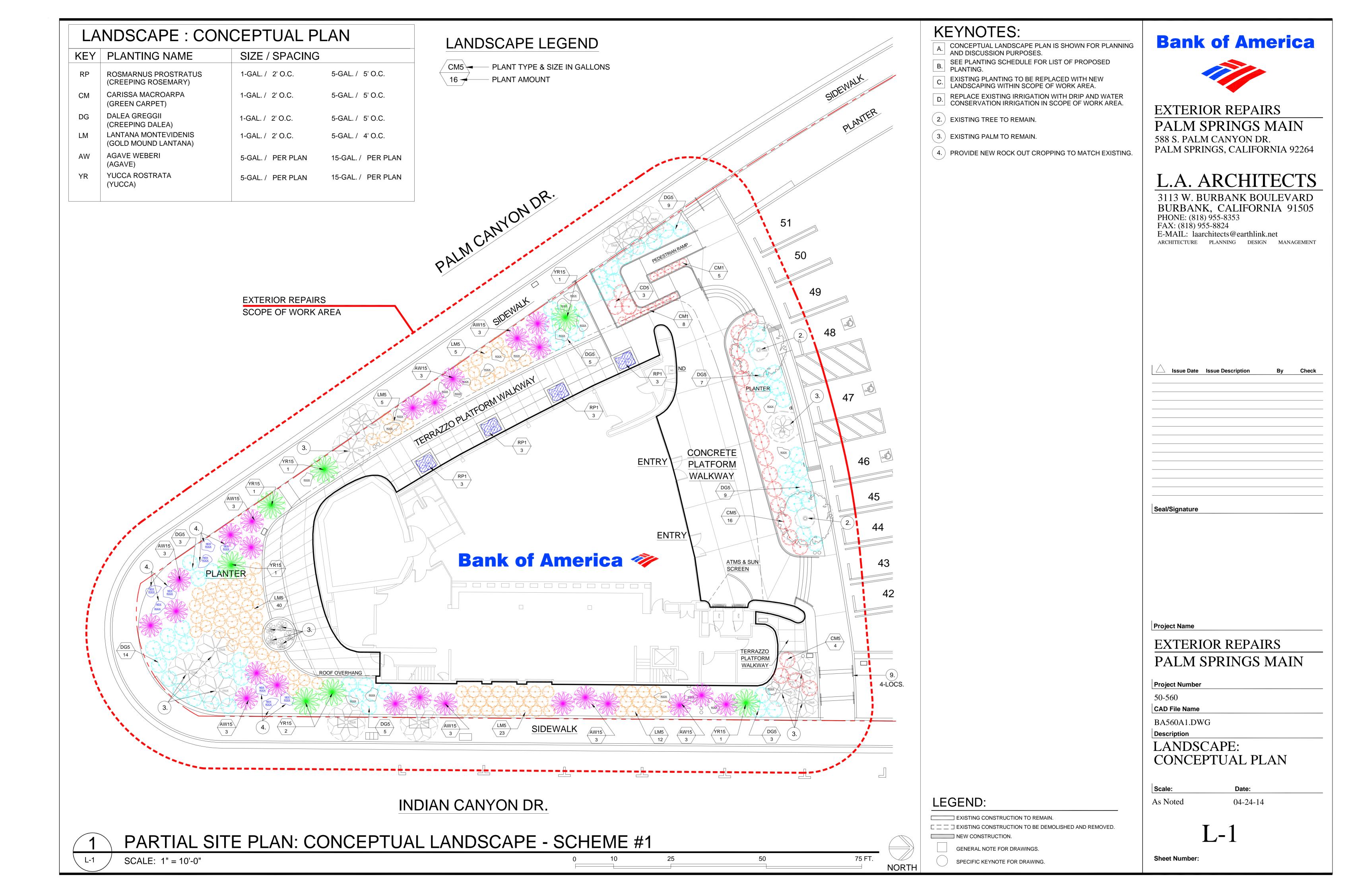
Date:

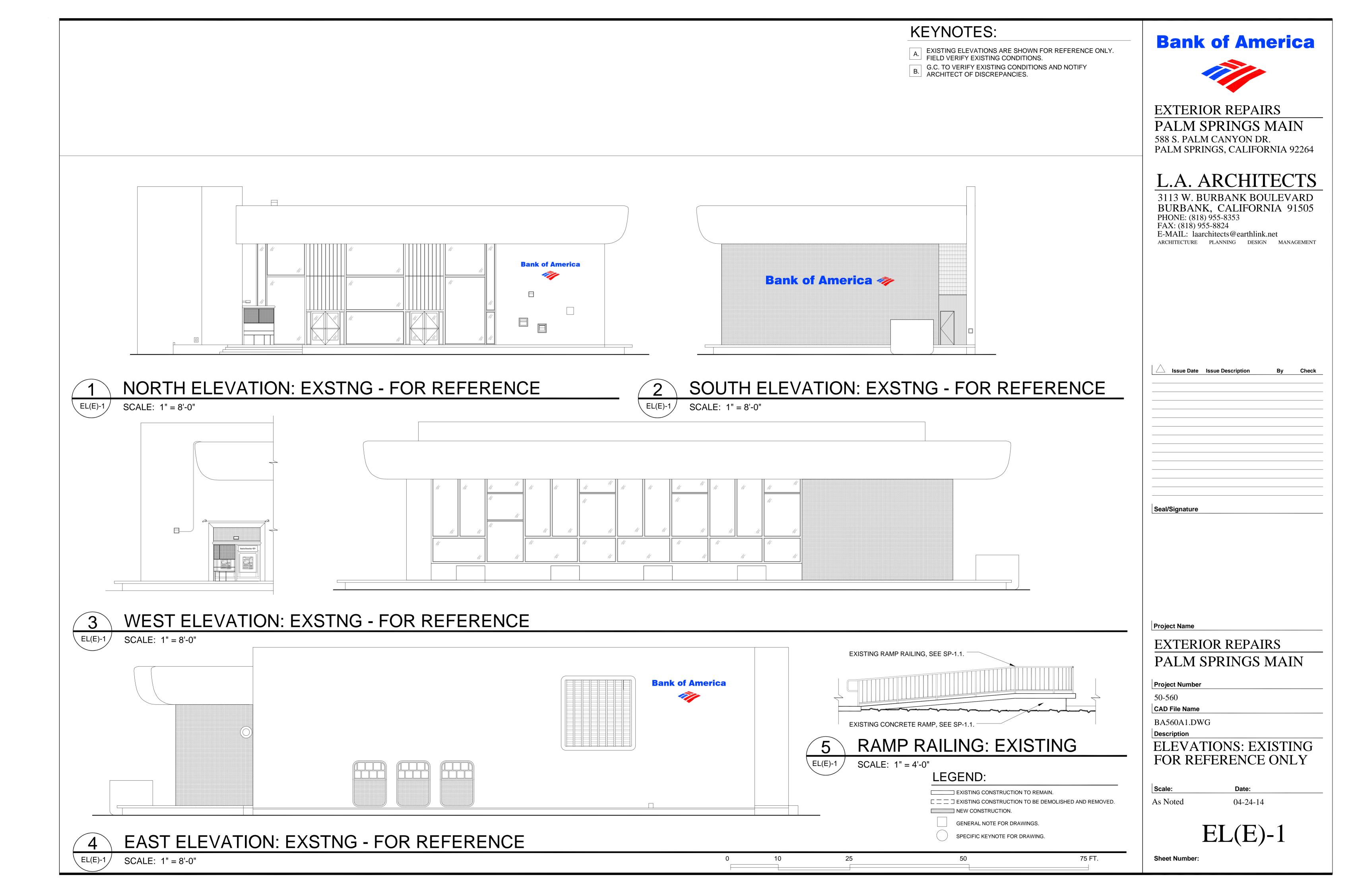
04-24-14 As Noted

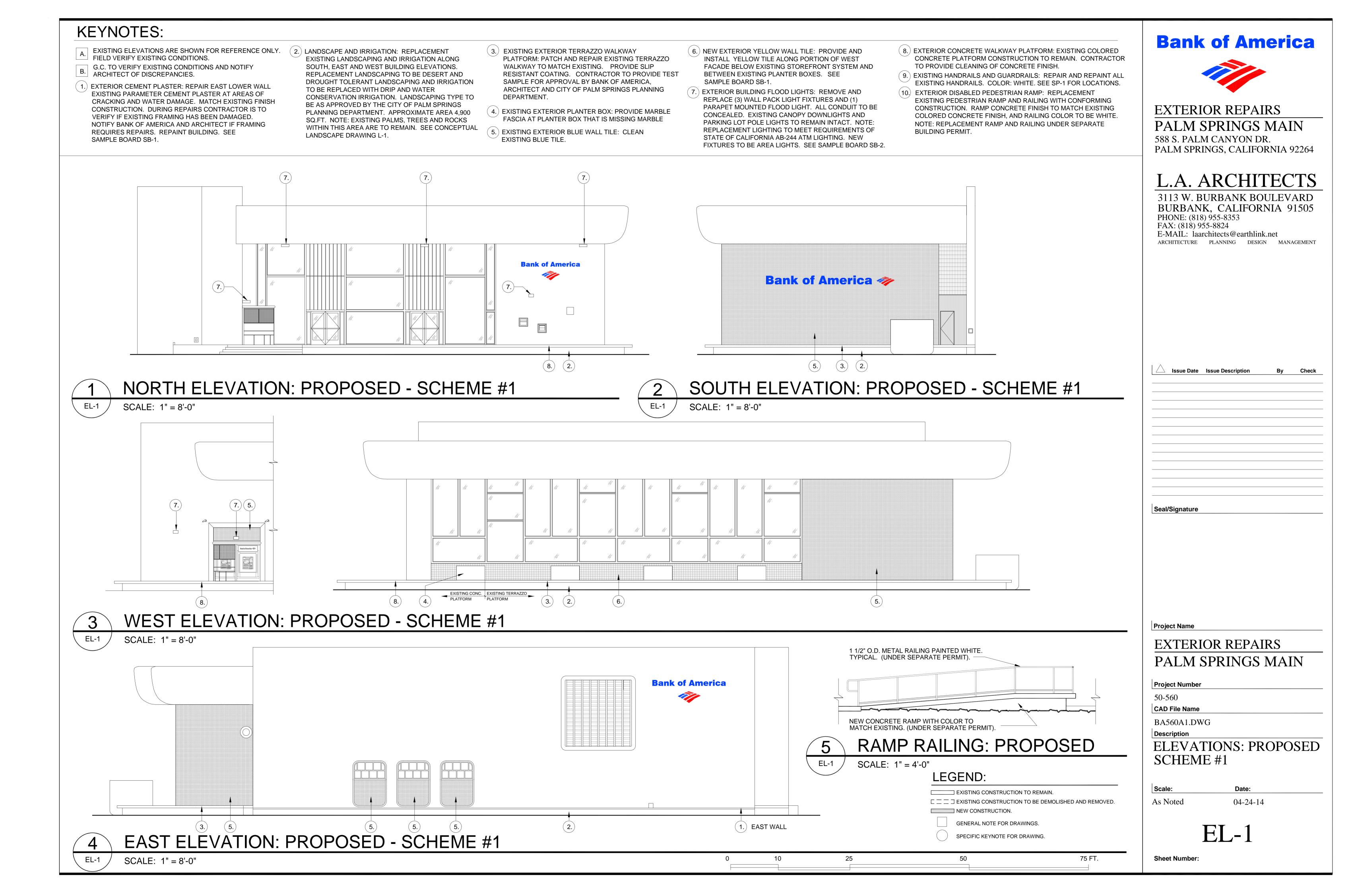
SP-1.1

Sheet Number:

**Project Number** 





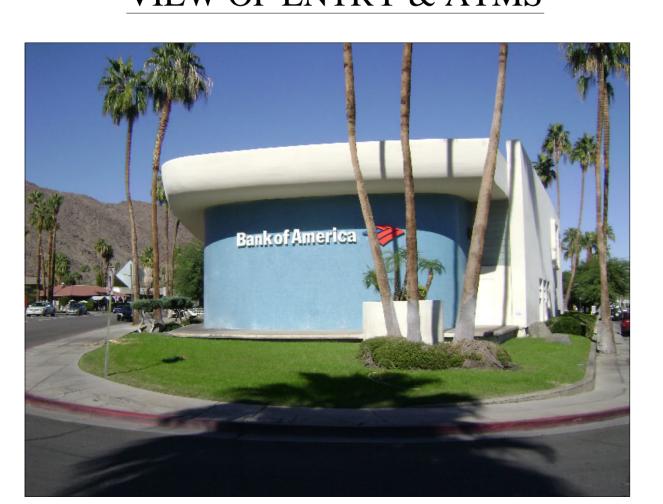




VIEW NORTH-EAST OF BANKING CENTER



VIEW OF ENTRY & ATMS



VIEW OF NORTH OF BANK



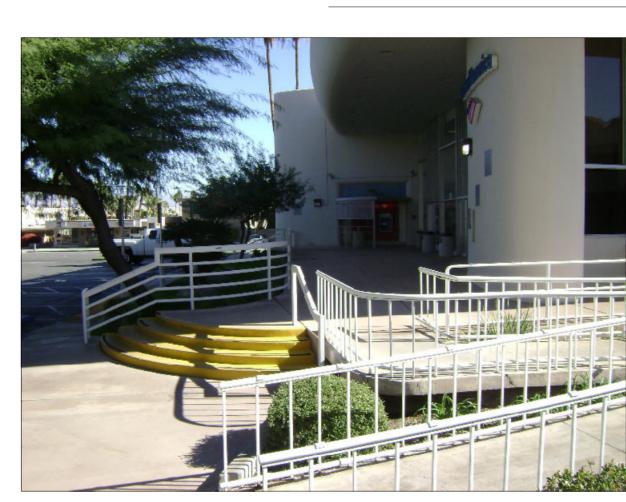
VIEW OF SOFFIT



VIEW OF WEST OF BANK



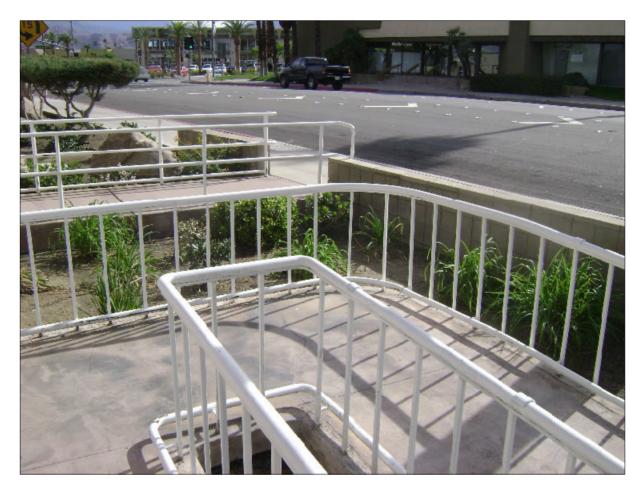
VIEW SOUTH-WEST OF BANKING CENTER



VIEW OF EXISTING RAMP



VIEW OF DISABLED PARKING



VIEW OF EXISTING RAMP



VIEW OF PLANTER BOXES

# **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

$\triangle$	Issue Date	Issue Description	Ву	Check
,				
seal/	Signature			

## **Project Name**

## EXTERIOR REPAIRS PALM SPRINGS MAIN

Р	Project Number
5	60-560
C	CAD File Name
E	BA560A1.DWG
D	Description
F	PHOTOGRAPHS:
F	<b>EXISTING CONDITIONS</b>

As Noted 04-24-14

PB-1

**Sheet Number:**