



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: July 8, 2014

NEW BUSINESS

SUBJECT: A CERTIFICATE OF APPROVAL REQUEST BY BRENT SMITH, OWNER, PROPOSING THREE NEW WINDOWS AND A SKYLIGHT IN UNIT #120, A CONTRIBUTING STRUCTURE SUBJECT TO CLASS 1 REGULATIONS WITHIN THE RACQUET CLUB COTTAGES WEST HISTORIC DISTRICT (HSPB 88 / HD-3) LOCATED AT 360 CABRILLO ROAD (UNIT #120), (ZONE: RGA-6) AND A CATEGORICAL EXEMPTION PURSUANT TO CEQA.

FROM: Department of Planning Services

SUMMARY

The owner of unit 120, a contributing structure in the Racquet Club Cottages West (RCCW) historic district is changing the interior configuration to convert two dressing rooms to a bedroom. The California Building Code (CBC) requires windows for light, ventilation and egress in this new bedroom. Two bedroom windows are proposed. The project includes a proposed new kitchen window and a skylight. All proposed windows match the style and detailing of other original windows in the complex.

RECOMMENDATION:

Approve the certificate of approval as proposed. Request the applicant to bring back photos of the finished project for the Board to consider establishing this as the standard "approved detail" within the RCCW for similar window projects.

ISSUES:

The proposed project will modify the appearance of unit 120, but the proposed windows are consistent in detail and appearance with original Cody-designed windows in the complex, and do not impact the character-defining elements of the unit or the district.

BACKGROUND:

The Racquet Club Cottages West (RCCW) complex was designed by architect William Cody and constructed in 1960 as an adjunct part of the famous Palm Springs Racquet Club, providing hotel-apartments for guests. The complex was converted to

condominiums and individual units are now privately owned. A homeowners association is responsible for overall maintenance and management of the common areas of the complex.

The RCCW is the City's third historic district. All the residential units within the complex are contributing structures subject to Class 1 regulations; as such alterations to the exterior require a Certificate of Approval by the HSPB.

ANALYSIS:

Pursuant to Municipal Code Section 8.05.180, "No person may undertake any of the following within or upon a Class 1 historic site without a certificate of approval from the historic site preservation board:

- (1) Construction of a new structure;
- (2) The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure;
- (3) A change in land use which affects the exterior appearance of a structure or the interior arrangement of public buildings;
- (4) The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure."

The project proposes an alteration to the exterior and thus a certificate of approval is required.

<i>Related Relevant City Actions by Planning, Fire, Building, etc.</i>	
November 20, 2013	City Council designated the Racquet Club Cottages West as Historic District #3 Reso #23458

<i>Neighborhood Meeting</i>	
None	

<i>Ownership Status</i>	
2006	Purchase by current owner of unit 120.

ANALYSIS:

The owner of unit 120 proposes to reconfigure two dressing rooms into a bedroom. This requires adding two operable windows adjacent to the entry doors into the unit to comply with the California Building Code for natural light, ventilation and egress from a sleeping room. Roughly one third of the units in RCCW have converted the dressing rooms to bedrooms and installed windows in the same location and size as the applicant is proposing.

The proposed windows are adjacent to the exterior entry doors. The framing and trim around the windows as well as the manner in which the window is set into the existing wall are proposed to be detailed in the same manner as the original windows designed

by Cody that are adjacent to the doors. Original operable windows in the complex are metal sash and set slightly recessed into the wall, and the proposed windows are proposed in the same manner. A unique detail at the head (top) and sill of the original windows in the complex will also be carried forward into the proposed new bedroom windows. The windows will be roughly twenty-four (24) inches in width and match original adjacent windows in height as closely as possible.

The applicant is also proposing a new window in the end wall of the kitchen. This window is proposed to match in detailing to the original windows found in the bathrooms at RCCW, except this will be clear glass whereas the bathroom windows are translucent. This window is also proposed to be twenty-four inches in width and matching in height to that of existing windows in the complex. The detailing at the existing bathroom windows is slightly different from those adjacent to the front doors. They are flush with the face of the stucco walls, and the new window proposed in the kitchen is detailed in the same manner. The kitchen window is located behind one of the existing original decorative concrete block screen walls.

Lastly, a skylight is proposed to provide natural daylight into the corridor. This skylight will be a low profile unit and will not be visible from the common area walkways in the complex.

Review of the proposal against the Historic Preservation Ordinance.

There are no specific findings required for Certificates of Approval, however, pursuant to Municipal Code Section 8.05.190, the Board shall consider the following in reviewing and acting upon a certificate of approval application:

- (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;*

The proposed project is to install three (3) new windows and a roof skylight in Unit 120, a contributing structure within the RCCW Historic District. The windows are proposed to be detailed and designed consistent with original windows in the unit and found throughout the RCCW district. The historic significance of Unit 120 is not adversely impacted by the proposed new windows. The skylight is proposed to be located in roughly the center of the unit and has no visual impact to the exterior of the unit. Staff believes the historic significance of the RCCW historic district and Unit 120, as a contributing structure therein, will not be adversely impacted by the proposed project.

- (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 windows are detailed to convey the same appearance of adjacent original windows. The kitchen window is detailed similarly to original windows in the bathrooms

at RCCW. The skylight will not be visible from the surrounding common area within the RCCW. Staff believes the proposed windows are respectful of the Cody-designed window details of the original architecture and do not diminish the overall feeling or historic integrity of the historic district or unit 120.

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

As noted above, the proposed windows are compatible with the appearance, size, location and material of other similar original windows in RCCW. Staff believes the project does not adversely impact the historic defining characteristics of the RCCW.

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

The proposed project does not impact any known archaeological or ecological significance of the site.

Staff believes the proposed modifications meet the guidelines for granting a certificate of approval by the HSPB. Staff also recommends that upon completion of this project, the applicant should bring photos of the finished project to staff. It is likely that homeowners in the RCCW will continue to convert the dressing rooms to bedrooms. If the detailing of this project is acceptable, establishing this as an "approved standard" that staff can approve for other future window installations in exactly the same configuration could expedite future window projects at RCCW without requiring further HSPB review of the same thing.

ENVIRONMENTAL ASSESSMENT


The proposed site modifications are deemed a Project under the guidelines of the California Environmental Quality Act (CEQA). Pursuant to Section 15064.5 "Determining the Significance of Impacts on Historical and Unique Archeological Resources". Unit 120 is a contributing structure within the RCCW historic district and thus is subject to Class 1 historic site regulations. According to CEQA, a project with an effect that may cause a "substantial adverse change" in the significance of a historical resource is a project that may have a "significant effect" on that resource. "Substantial adverse change" includes alteration of the immediate surroundings of the historic resource such that the significance of the resource would be *materially impaired*.

The proposed project affects the appearance of the exterior of Unit 120 by adding windows, however the walls in which new windows in the bedroom and kitchen are proposed are not character-defining features.

CEQA allows for a Class 31 Categorical Exemption (*Historical Resource Restoration / Rehabilitation*) for projects involving maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation 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 ("the Standards").

The proposed project is consistent with the afore-mentioned standards and Staff therefore proposes a Class 31 Categorical Exemption for the project.



Ken Lyon, RA
Associate Planner

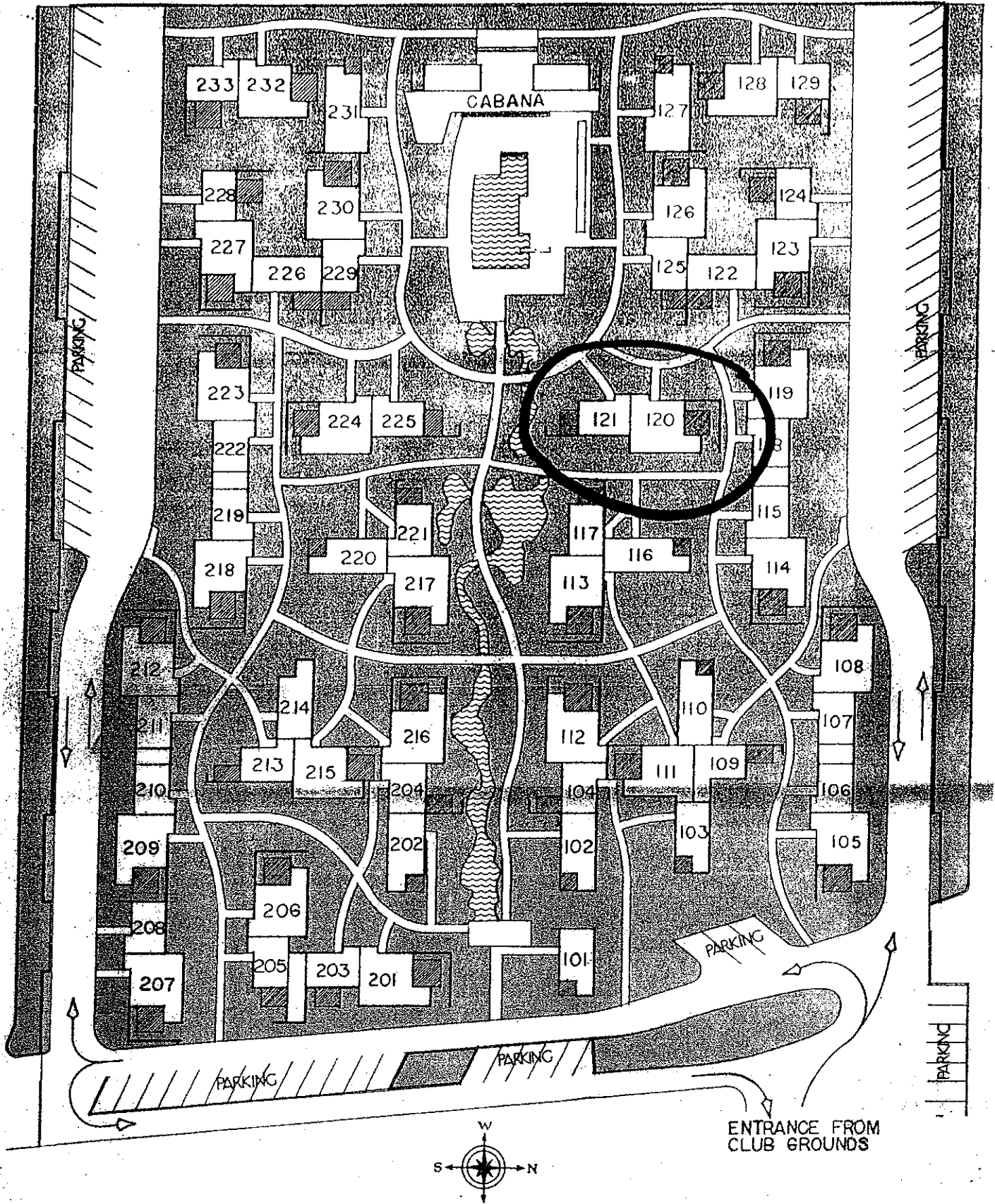


M. Margo Wheeler, FAICP
Director of Planning Services

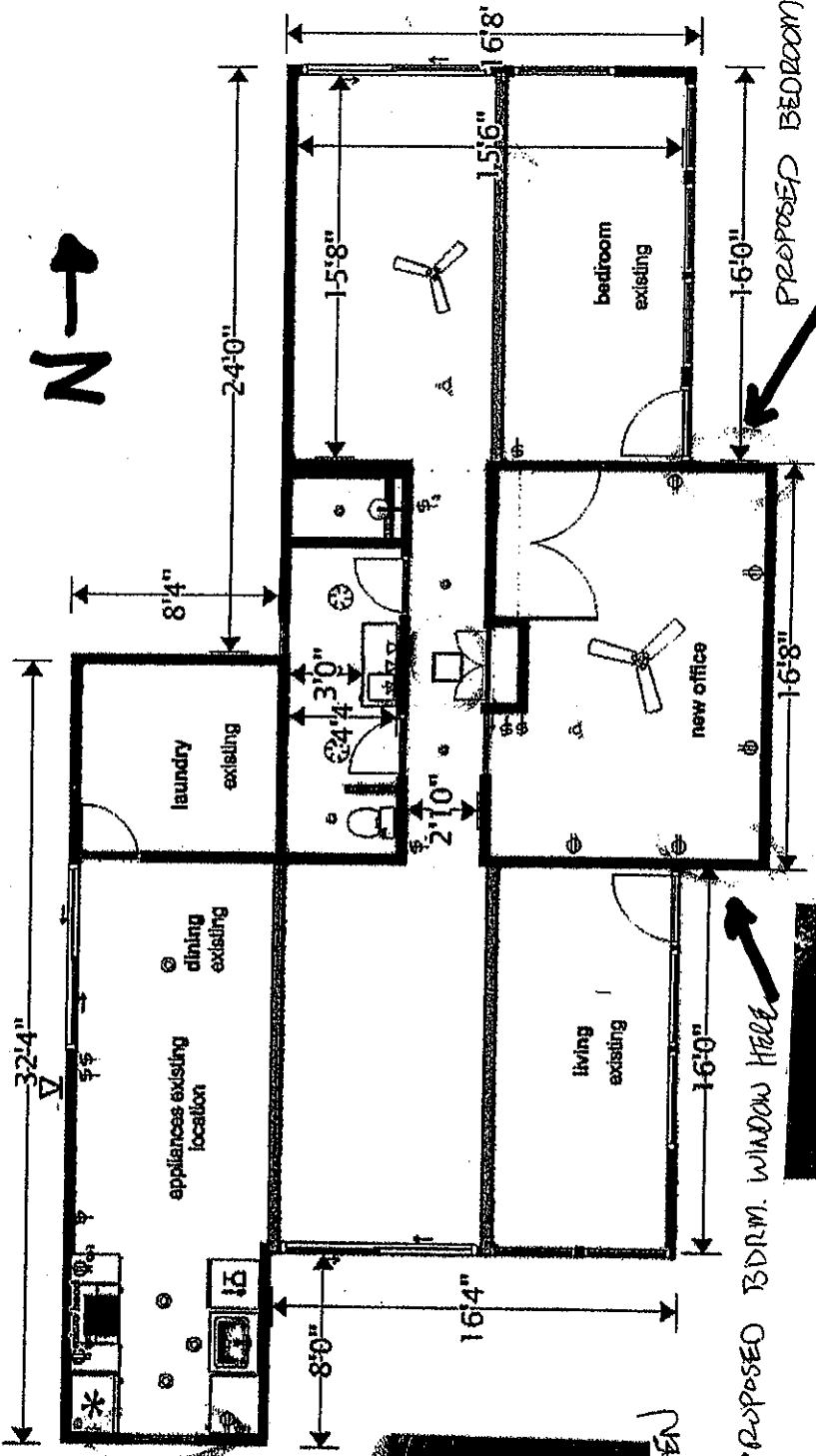
Attachments:

1. Vicinity Map.
2. Exhibits showing proposed modifications to Unit 120.

Racquet Club Cottages West



EXIST'G CONX. SCREEN WALL



N →



PROPOSED KITCHEN WINDOW HERE



PROPOSED BDRM. WINDOW HERE

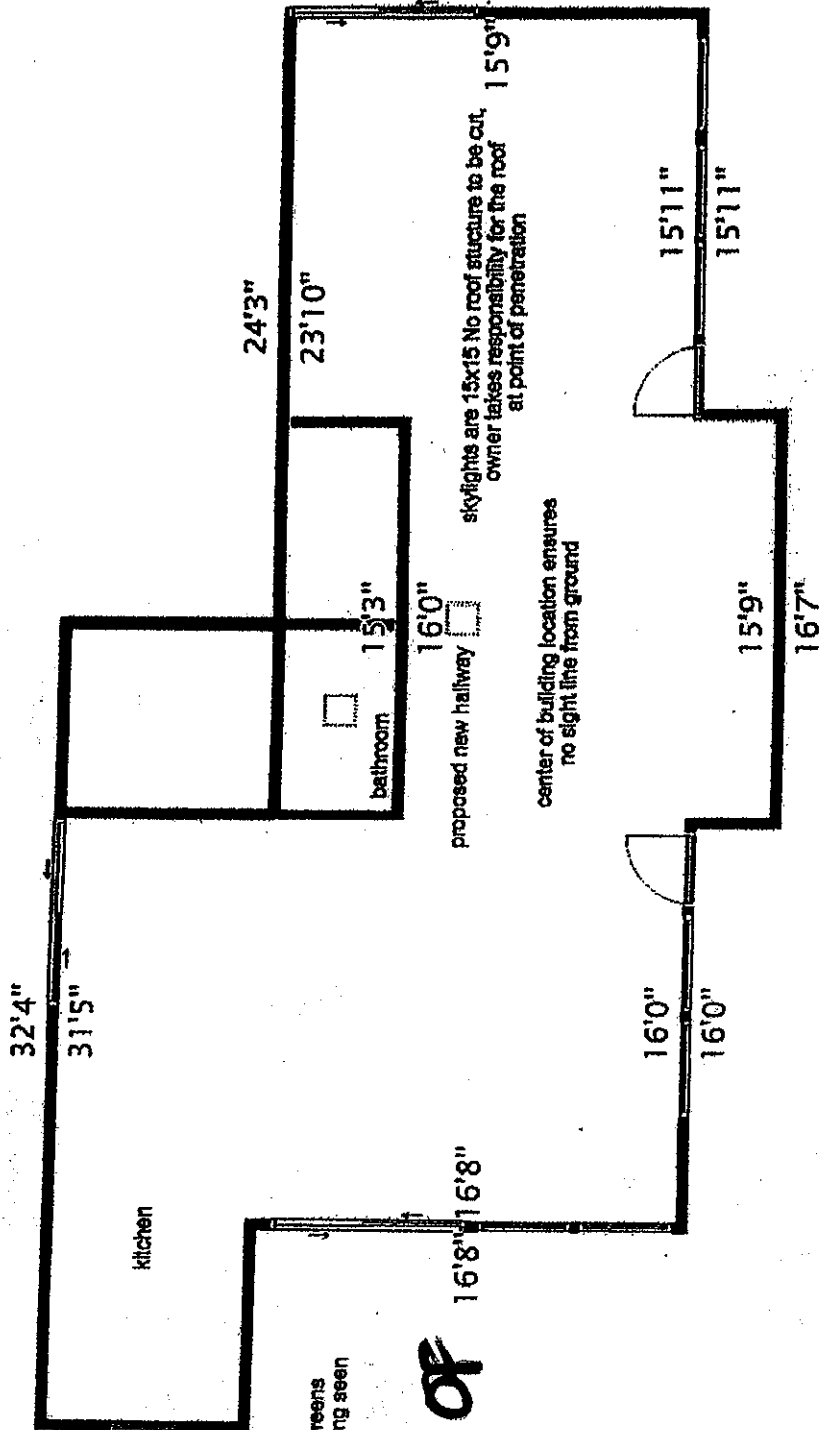


PROPOSED BDRM WINDOW HERE



**EXISTING CONCRETE
BLOCK SCREEN WALL**

A



existing block wall screens
new glass wall from being seen

**LOCATION OF
PROPOSED
KITCHEN
WINDOW**

skyflights are 15x15 No roof structure to be cut,
owner takes responsibility for the roof
at point of penetration

center of building location ensures
no sight line from ground





Associa®
Desert Resort Management

May 28, 2014

Brent Swift
360 Cabrillo Rd. #120
Palm Springs, CA 92262

RE: ARCHITECTURAL APPLICATION APPROVED FOR: 360 Cabrillo Rd. #120

The Architectural Review Committee reviewed and APPROVED your application for the following modification:

Your Architectural request for a new kitchen window and skylight installation at the residence listed above has been approved by the Board of Directors as submitted.

Please be aware the ARC approval does not supersede City Building Codes. You should contact the City Planning Department to determine what, if any, permits may be required. A copy of this approval should be kept in your files for future reference should the need arise.

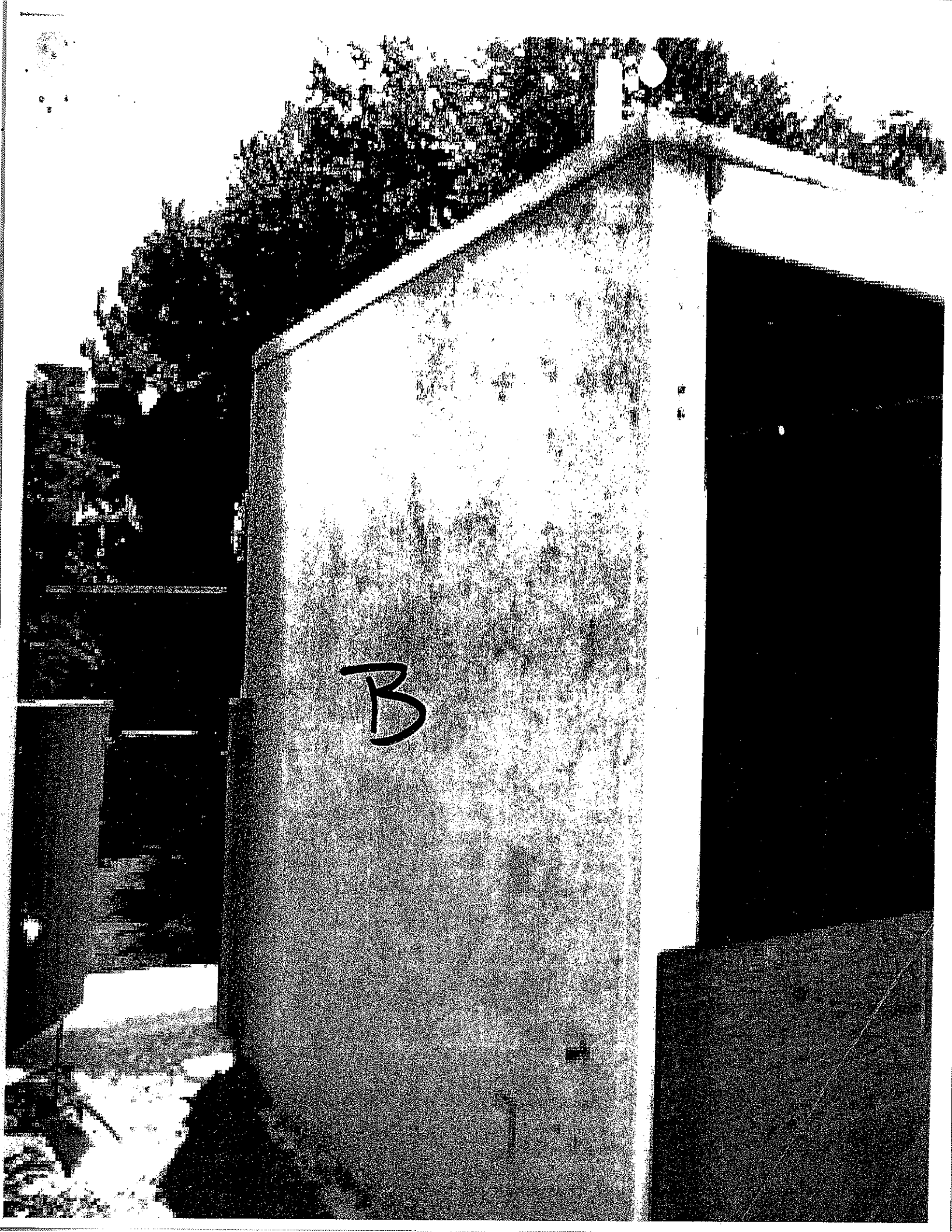
Thank you for following the procedures of your Association. If you have any questions please call our office.

Sincerely,

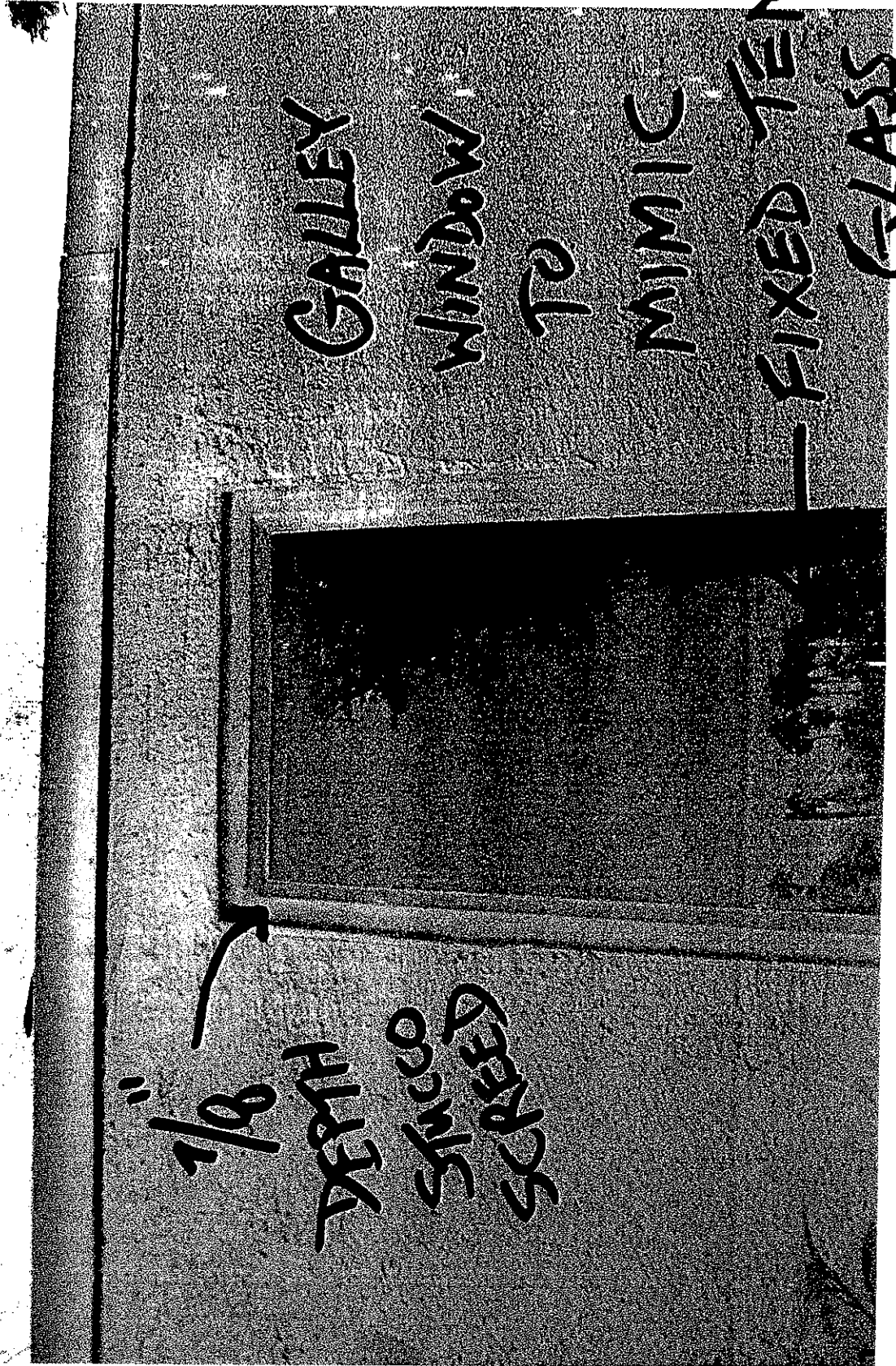
As directed by the Board Directors
Racquet Club Garden Villas
Desert Resort Management



A



ORIGINAL WINDOW AND STUCCO DETAIL



GALLEY

WINDOW

TO

MIMIC

FIXED TEMP

GLASS

1/8"

DEPTH

STUCCO

SCREENED

Your Store:
Palm Springs, CA

Your Store: Palm Springs, CA



Solar 22 x 22 Solar Fixed Curb Mount Skylight, with White over Clear Acrylic Double Dome

Item #: 75566 | Model #: 75566

Be the first to

\$49.00

Tweet 0 8+1 0

FREE Store Pickup
Your order can be available for pickup in Lowe's Of Palm Springs, CA today.

Lowe's Truck Delivery
Your order will be ready for delivery to you from your selected store.

Parcel Shipping Unavailable for This Order
Sent by carriers like UPS, FedEx, USPS, etc.

Solar 22 x 22 Solar Fixed Curb Mount Skylight, with White over Clear Acrylic Double Dome **\$49.00**

Description

15x15
22 x 22 Solar Fixed Curb Mount Skylight, with White over Clear Acrylic Double Dome

- Lifetime warranty

Specifications

Size	22" W X 22" H	Frame Color	Mill Finish
Product Type	Fixed	Glass Type	Acrylic Double Dome
Product Mounting	Curb Mount	Glass Tint	No
Exterior Frame Material	Aluminum Exterior	Glass Insulation	Insulated Glass
Interior Frame Material	Aluminum Interior	Flashing Included	No
		Screen Included	No



Associa®
Desert Resort Management

May 28, 2014

Brent Swift
360 Cabrillo Rd. #120
Palm Springs, CA 92262

RE: ARCHITECTURAL APPLICATION APPROVED FOR: 360 Cabrillo Rd. #120

The Architectural Review Committee reviewed and APPROVED your application for the following modification:

Your Architectural request for installation of window(s) at the residence listed above has been approved by the Board of Directors as submitted.

Please be aware the ARC approval does not supersede City Building Codes. You should contact the City Planning Department to determine what, if any, permits may be required. A copy of this approval should be kept in your files for future reference should the need arise.

Thank you for following the procedures of your Association. If you have any questions please call our office.

Sincerely,

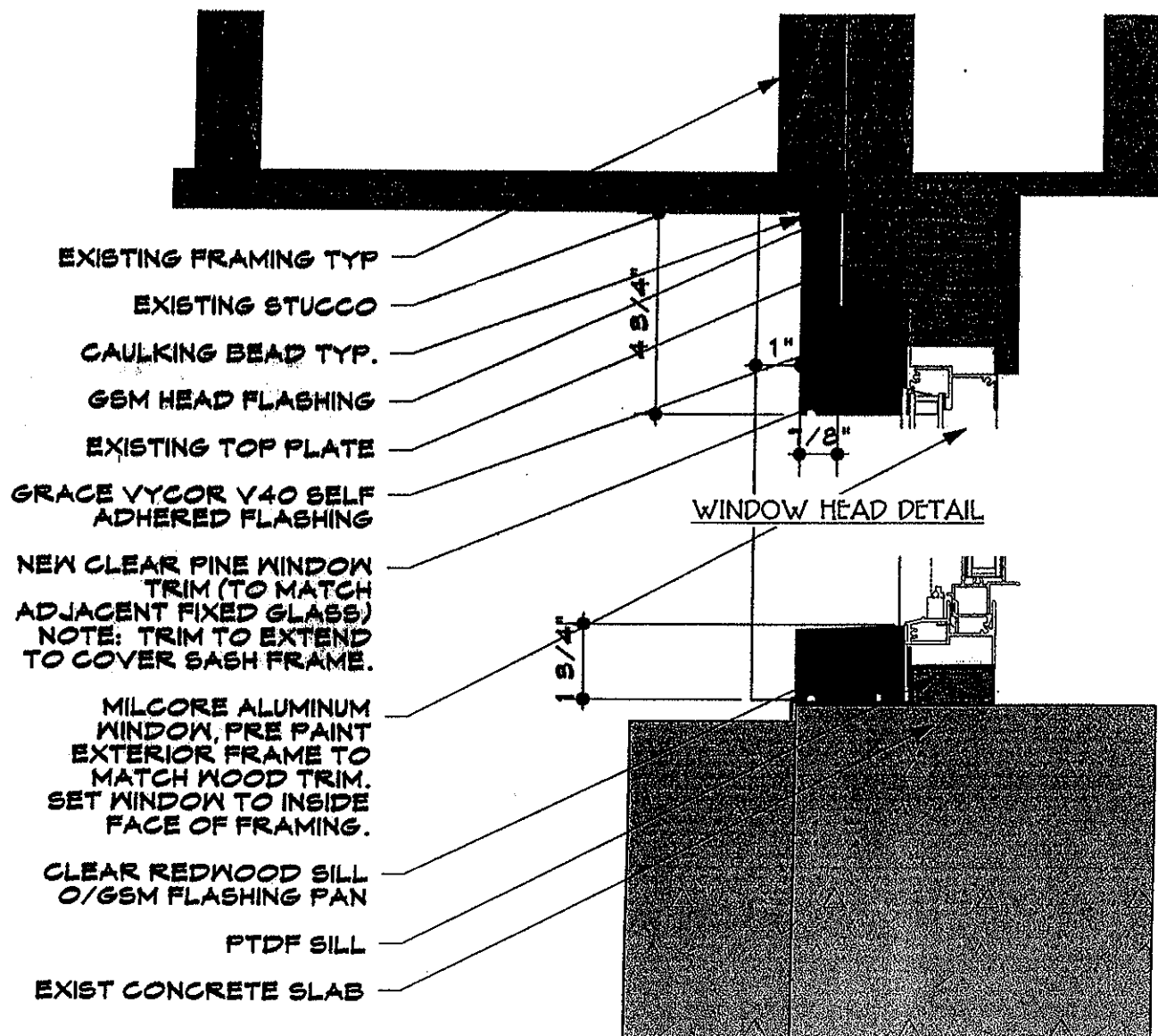
As directed by the Board Directors
Racquet Club Garden Villas
Desert Resort Management



PROPOSED NEW BEDROOM WINDOW WOULD BE
LOCATED HERE

style 1

**Wood Wrap w/ 1 3/4" recess
to match exterior windows L/R of front door**



- EXISTING FRAMING TYP
- EXISTING STUCCO
- CAULKING BEAD TYP.
- GSM HEAD FLASHING
- EXISTING TOP PLATE
- GRACE VYCOR V40 SELF ADHERED FLASHING
- NEW CLEAR PINE WINDOW TRIM (TO MATCH ADJACENT FIXED GLASS) NOTE: TRIM TO EXTEND TO COVER SASH FRAME.
- MILCORE ALUMINUM WINDOW, PRE PAINT EXTERIOR FRAME TO MATCH WOOD TRIM. SET WINDOW TO INSIDE FACE OF FRAMING.
- CLEAR REDWOOD SILL O/GSM FLASHING PAN
- PTDF SILL
- EXIST CONCRETE SLAB

WINDOW HEAD DETAIL

WINDOW SILL DETAIL

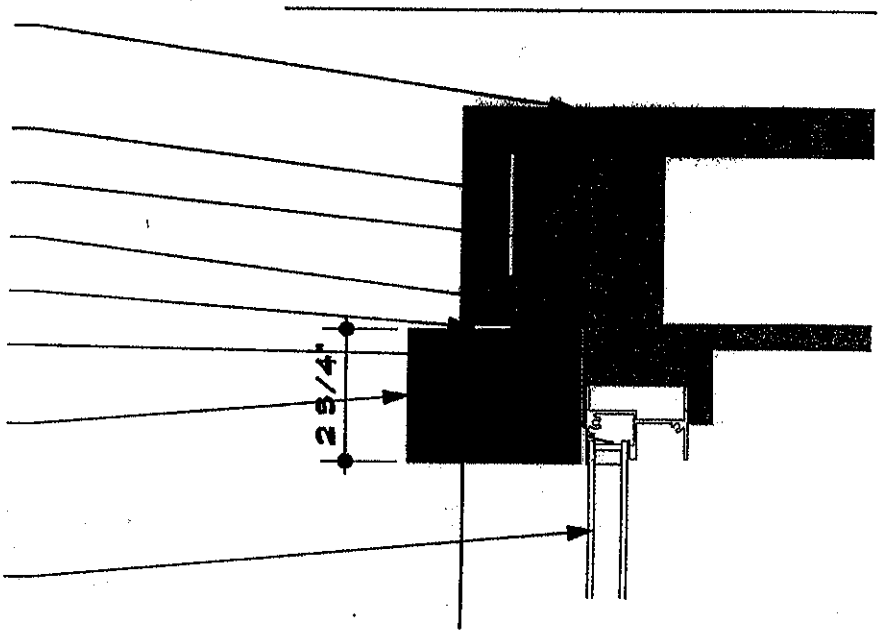
WILLIAM R. LA VOIE ARCHITECT, INC

360 WEST CABRILLO ROAD #105 PALM SPRINGS CALIFORNIA 92262

MILCORE HEAD/SILL DETAIL
 1057 WINDOW PROPOSAL

805 451 0635
 wrlavoie@mac.com
 wrlavoie-architect.com

EXIST. STUCCO TYP
 PATCH TO MATCH
 EXISTING AS REQUIRED
 EXIST. BLDG PAPER TYP.
 EXISTING FRAMING TYP.
 NEW GSM STUCCO STOP
 CAULKING BEAD
 GRACE VYCOR V40 SELF
 ADHERED FLASHING
 NEW CLEAR PINE WINDOW
 TRIM (TO MATCH
 ADJACENT FIXED GLASS)
 NOTE TRIM TO EXTEND
 TO COVER SASH FRAME
 MILCORE ALUMINUM JAMB
 TYP.



WINDOW JAMB DETAIL

WILLIAM R. LA VOIE ARCHITECT, INC.

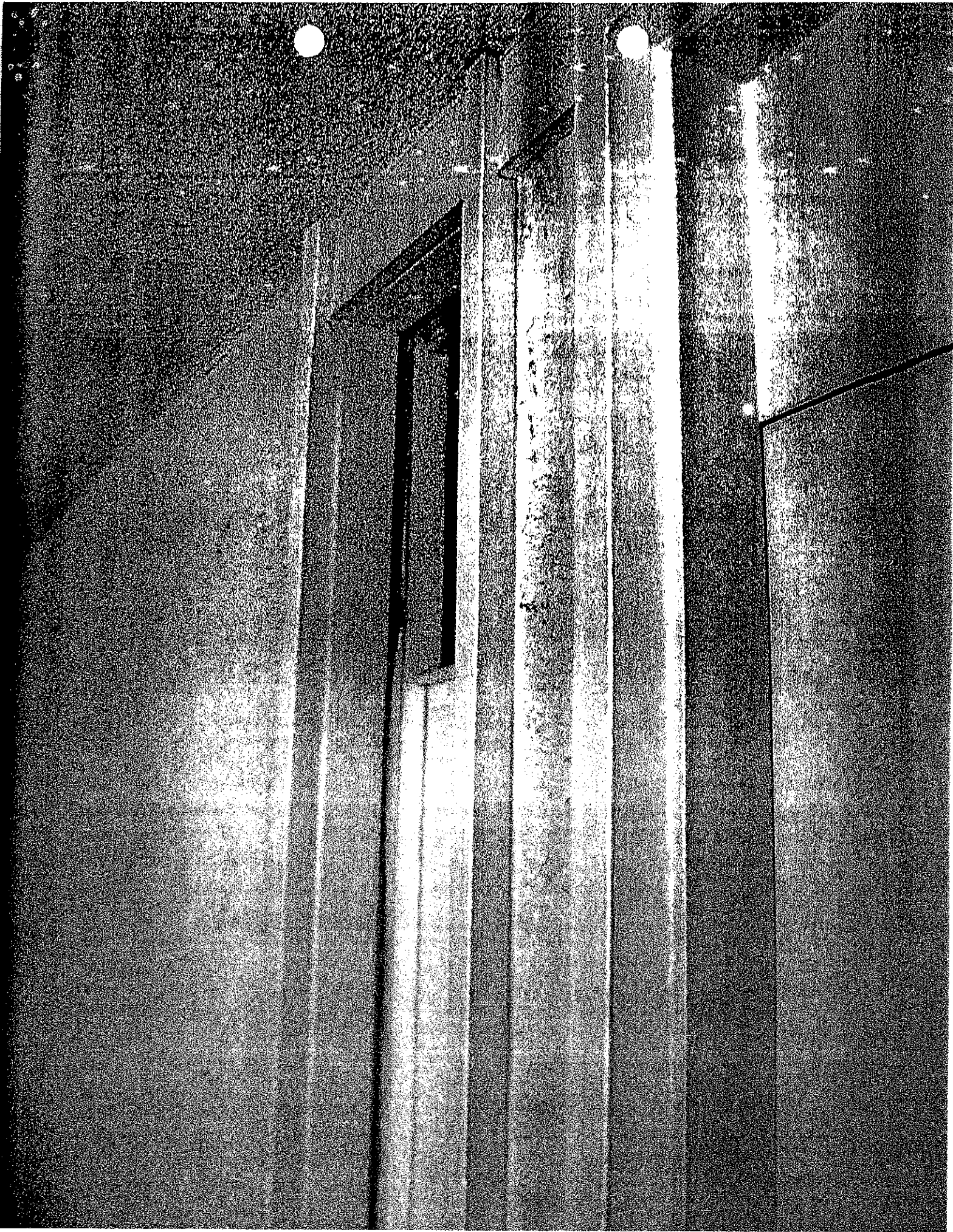
360 WEST CABRILLO ROAD #105 PALM SPRINGS CALIFORNIA 92262

MILCORE JAMB DETAIL
 ROBY WINDOW PROPOSAL

805.451.0635

wrlavoie@mac.com

wrlavoie-architect.com



SIMILAR
HEAD
DETAIL



110



City of Palm Springs BUILDING PERMIT

Building Address: 360 Cabrillo Rd Unit 120

Date Submitted **04/10/2014**

Case No.

Permit Technician **Angela LaFrance**

Owner
Brent Swift

Address
**360 Cabrillo Rd Unit 120
Palm Springs CA**

Phone
405 831 8222

Contractor
Vandijk Brothers

Address
**1273 Sierra Way
Palm Springs CA**

Phone
760 409 1616

Lic. Number
759050

Architect

Address

Phone

Engineer

Address

Phone

Lot # Block # Tract Parcel Number
504-131-051

Lot Size Zone Occupancy

Addition	Building Sq. Ft.	Garage/Carport	Roofed Patio/Porch	Remodeled Area
Use of building Condo		Permit Type Single Family Dwelling Additions/Alterations	Const. Type	Fixture Units
Fire Sprinkler	Units	Valuation 27500.00	Permit Fees Paid 757.71	

Describe work in detail:
Remodel interior of unit. Rearrange interior walls to create hallway and office. Remodel kitchen and baths.

Special Conditions:

BUILDING PERMIT FEES BASED ON DEPOSIT SYSTEM. ADDITIONAL FEES MAY BE DUE PRIOR TO RELEASE OF UTILITIES AND FINAL INSPECTION.

DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED

IMPORTANT

The issuance of this permit shall not be held to be an approval of the violation of any provisions of any city or county ordinance or state law. Inspections of work are subject to an approved set of plans being on the job. Changes to plans are not to be made without permission of the Building and Safety Divisions.

The owner and/or contractor is responsible for establishing all property lines. All utilities must be underground. This permit will expire if work is not started in 180 days or if more than 180 days elapses between inspections.

I certify that I am familiar with all requirements of the City of Palm Springs as they apply to this permit and understand that these requirements must be completed prior to final inspection and that no certification of occupancy will be issued until such time as these requirements are met. I certify that I have read this application and state that the information is true and correct.

OWNER/CONTRACTOR/AGENT

DATE

ISSUED BY

Finald

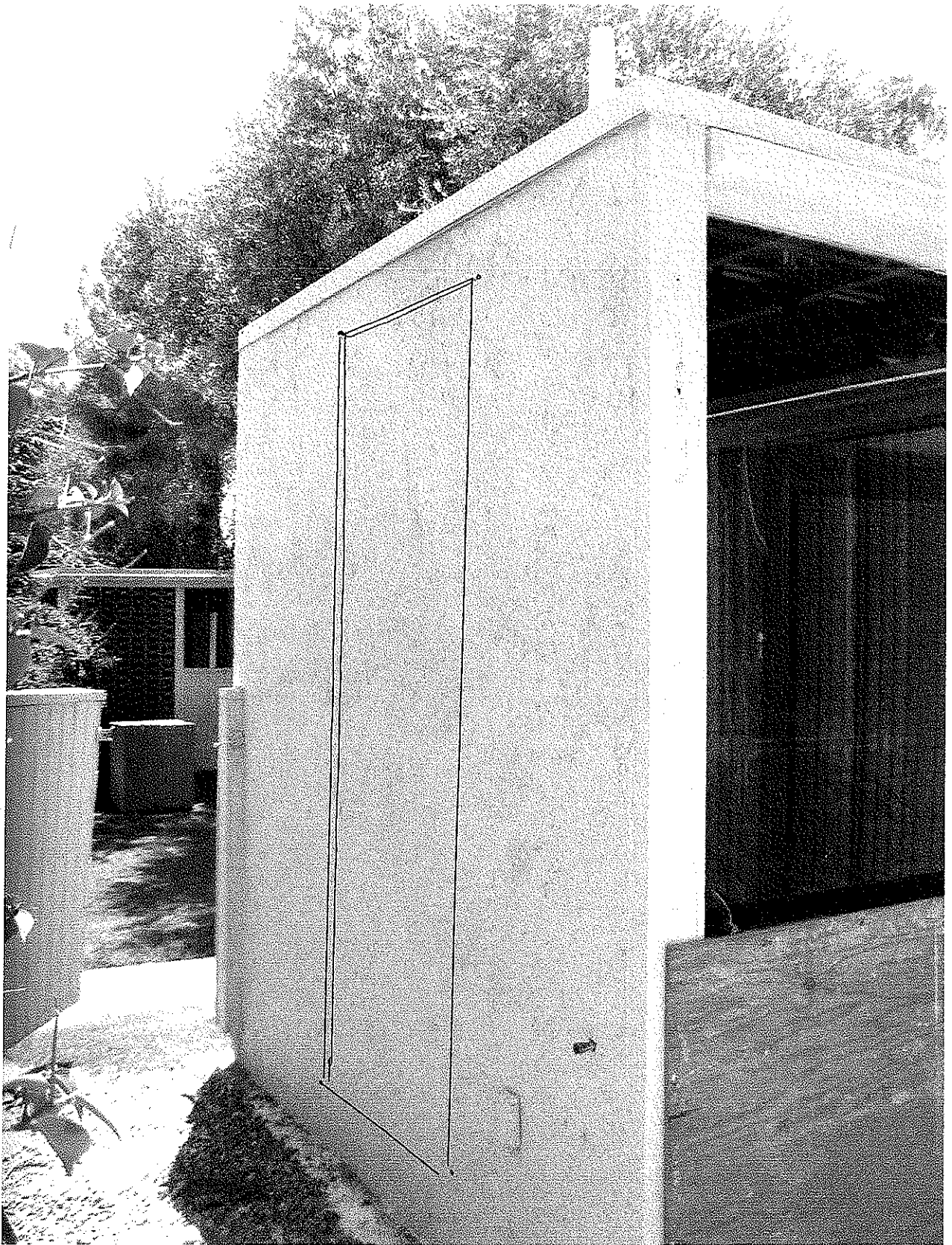
This is a Building when properly filled out, signed and validated, and is not transferable.

PERMIT NUMBER

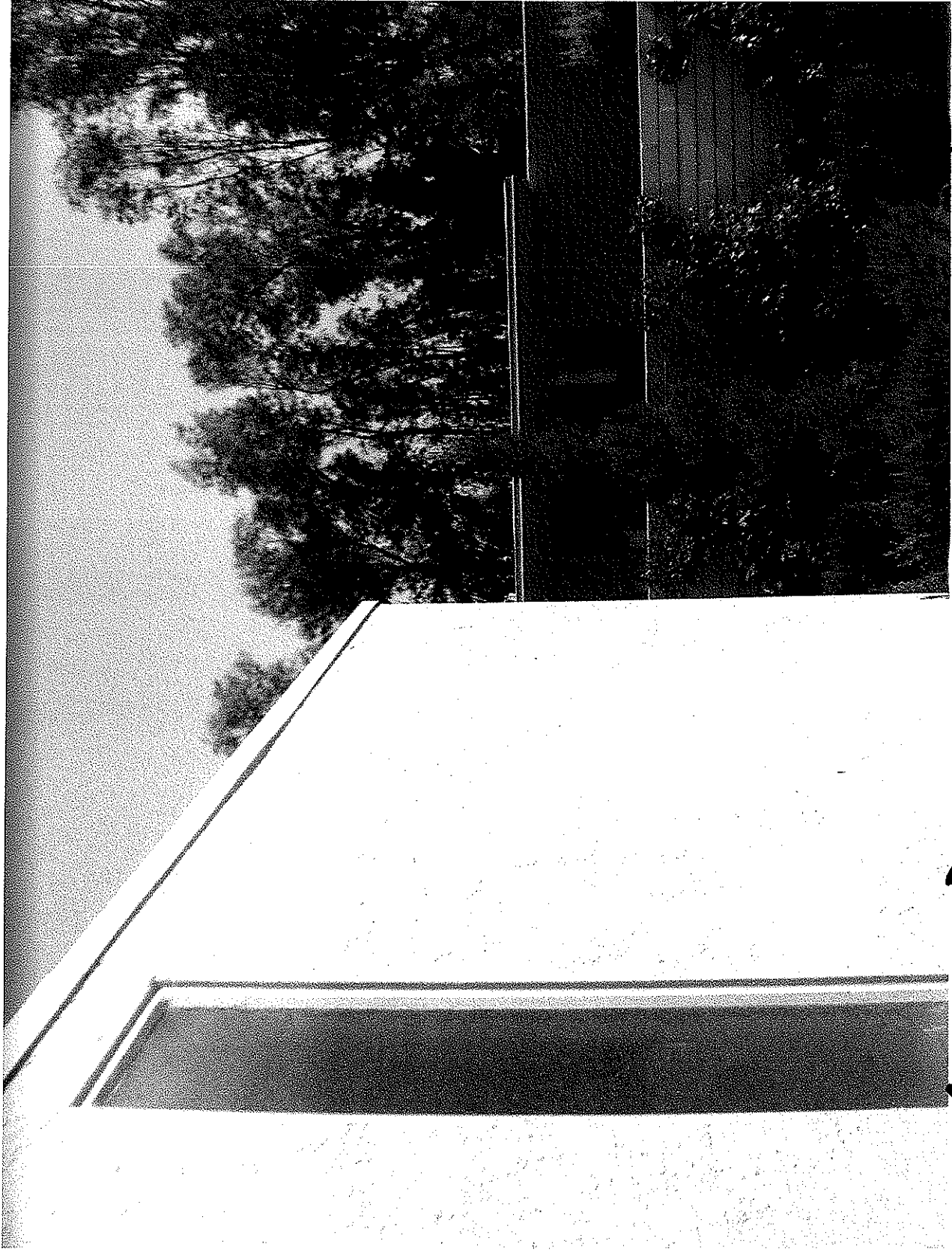
2014-1107



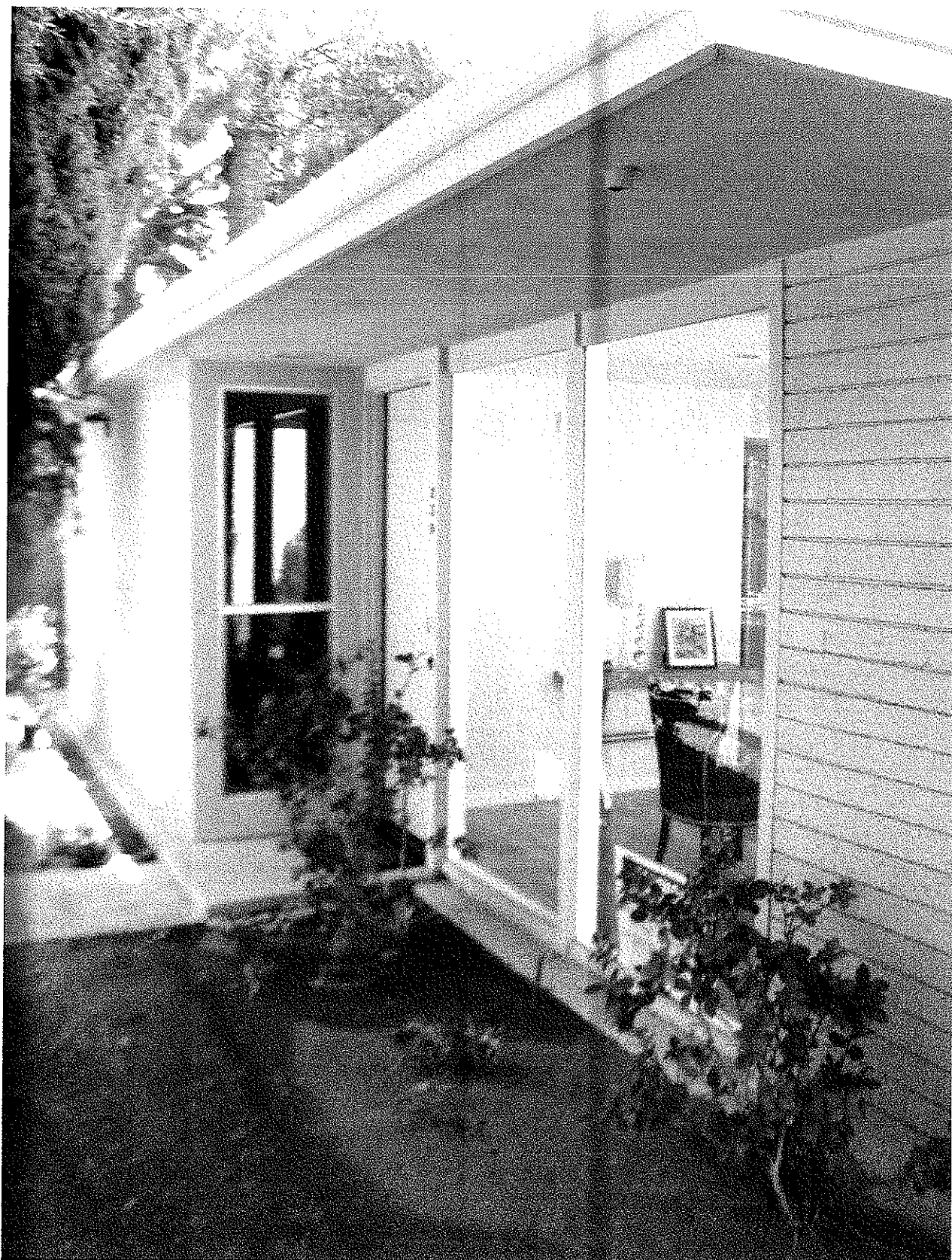
TYPICAL ENTRY SHOWING LOCATION OF PROPOSED BEDROOM WINDOW



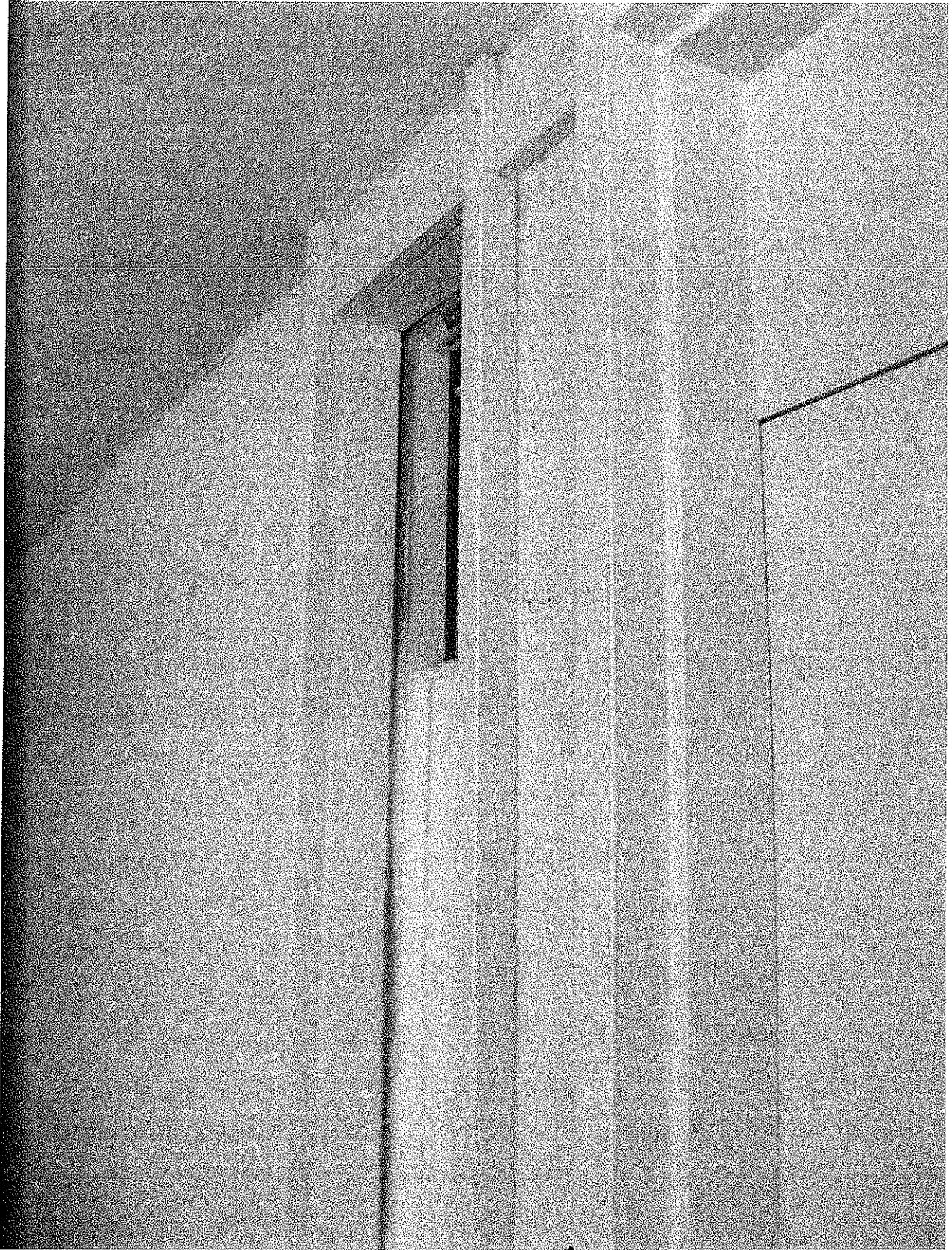
**KITCHEN END WALL SHOWING PROPOSED
SIZE & LOCATION OF WINDOW**



EXISTING (ORIGINAL) TYPICAL BATHROOM WINDOW
(NOTE WINDOW IS FLUSH W/ FACE OF STUCCO, NOT RECESSED)



EXAMPLE OF TYPICAL NEW BEDROOM WINDOW - (ROUGHLY 1/3 OF THE UNITS AT RCCW HAVE ADDED THESE WINDOWS)



ORIGINAL WINDOW HEAD & JAMB AS DETAILED
BY CODY - (APPLICANT IS PROPOSING TO MATCH
THIS DETAIL AT NEW BEDROOM WINDOWS)



WINDOW LEFT OF DOOR IS NEW, WINDOWS RIGHT OF DOOR ARE ORIGINAL; JAMB & HEAD DETAIL OF NEW MATCHES OLD.