



## **HISTORIC SITE PRESERVATION BOARD STAFF REPORT**

**DATE:** April 10, 2018

**NEW BUSINESS**

**SUBJECT:** REQUEST BY MARMOL RADZINER, APPLICANT, ON BEHALF OF GRIT DEVELOPMENT LLC, PROPERTY OWNER, FOR A CERTIFICATE OF APPROVAL FOR PAINTING AND MINOR EXTERIOR REPAIRS TO THE TOWN & COUNTRY CENTER, LOCATED AT 146-174 N. PALM CANYON DRIVE AND 167-171 N. INDIAN CANYON DRIVE, A CLASS 1 HISTORIC SITE (CASE 3.1780 MAA/HSPB 51). (FF)

**FROM:** Department of Planning Services

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### SUMMARY:

This is a request to for a Certificate of Approval for painting and minor exterior repairs to the Town & Country Center complex. This work is being proposed as part of a phased plan to protect and stabilize the existing historic structures, until such time that a master plan is developed for the restoration and reuse of the complex.

### RECOMMENDATION:

Approve the proposed paint colors and repairs as proposed, with the following conditions:

1. All proposed changes to signage shall be reviewed and approved under a separate Sign Program application.
2. Any new awning structures must be reviewed and approved by the Historic Site Preservation Board (HSPB) as part of a separate Certificate of Approval application.

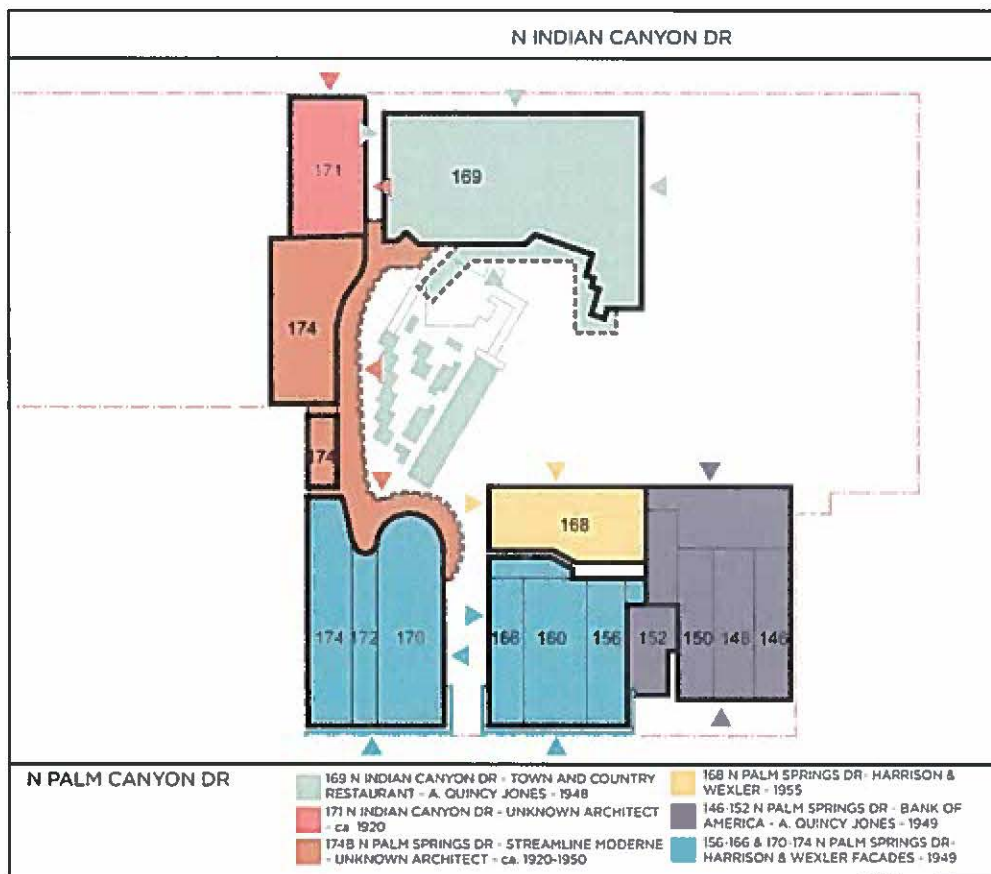
### BACKGROUND AND SETTING:

<i>Related Relevant City Actions</i>	
04/20/16	The City Council designated the Town & Country Center as a Class 1 historic site (HSPB 51, Resolution #24001).
06/15/16	The City Council Downtown Project Subcommittee (Roberts, Mills) approved a security plan for the Town & Country Center, including fencing, motion detectors, smoke and heat detectors, and a wireless alarm system.

The Town & Country Center was designated as a Class 1 historic site in April 2016, in association with amendments to the Downtown Palm Springs Specific Plan. The Town & Country Center is included in Block K of the Specific Plan, and the plan document states that the center shall be “preserved, renovated and reused.” The Specific Plan identifies that restoration and reuse of the Town & Country Center will occur during Phase 3 of the development, following construction on Blocks A through G.

As the restoration of the complex will not take place until the final phase of Downtown Palm Springs development, there were concerns about protecting the structures from criminal damage in the interim. The City Council required the property owner to prepare and submit a security plan as a condition of approval of the historic designation, so as to assist in preventing arson and vandalism. The security plan was approved by the City Council Downtown Project Subcommittee in June 2016, and was implanted by the property owner soon thereafter.

The property owner has committed to protect and maintain the structures until a restoration plan is approved, and to that end is proposing to paint the structures and perform minor repair work as part of the first phase of maintenance work. The owner has engaged the firm of Marmol Radziner to assist with this effort, and the Palm Springs Modernism Committee has also been engaged to consult on the project.



THE SITE PLAN ABOVE IDENTIFIES THE ADDRESSES OF EACH OF THE HISTORIC BUILDINGS THAT COMPRISE THE TOWN & COUNTRY CENTER COMPLEX.

**ANALYSIS:**

Alterations to Class 1 historic sites require review and approval by the HSPB pursuant to Palm Springs Municipal Code (PSMC) Section 8.05.185. Any proposed alterations must be evaluated relative to impacts to the defining characteristics of the structures, which are listed in the approving resolution for the complex (Resolution #24001, attached).

The table below lists the painting and repair work that is proposed for each of the designated buildings in the Town & Country Center complex:

<b>146-150 N. Palm Canyon</b>	
Paint Color:	PT-1, PT-2, PT-3
Repairs:	Remove non-original equipment box above first-floor overhang; cap and paint to match.
Signage:	Remove signage mounted above overhang, and replace with blade sign below soffit.
<b>152 N. Palm Canyon</b>	
Paint Color:	PT-2
Repairs:	Remove awing structure; paint/repair existing plaster surface behind awning.
Signage:	Replace existing sign with blade sign.
<b>156-166 N. Palm Canyon</b>	
Paint Color:	PT-1, PT-3
Repairs:	<ol style="list-style-type: none"> <li>1. Remove non-original light fixtures on west façade and cap junction boxes; paint to match corrugated panels.</li> <li>2. Remove awnings and replace with more appropriate awning structures.</li> </ol>
Signage:	Replace existing awning signage.
<b>168 N. Palm Canyon</b>	
Paint Color:	None
Repairs:	<ol style="list-style-type: none"> <li>1. Remove non-original light fixtures and cap junction box.</li> <li>2. Remove non-original metal trim from exterior wall surfaces.</li> <li>3. Remove paint from exterior terrazzo tiles.</li> <li>4. Paint back side of glazing matte black.</li> </ol>
Signage:	None

170-174 N. Palm Canyon	
Paint Color:	PT-1, PT-3
Repairs – West Elevation:	<ol style="list-style-type: none"> <li>1. Remove non-original light fixtures on west façade and cap junction boxes; paint to match corrugated panels.</li> <li>2. Remove awnings and replace with more appropriate awning structures.</li> </ol>
Repairs – Courtyard:	<ol style="list-style-type: none"> <li>1. Paint wood window frames.</li> <li>2. Paint steel window frames (2<sup>nd</sup> story).</li> <li>3. Paint solid doors.</li> <li>4. Paint exterior wood features.</li> </ol>
Signage:	Replace existing wall signage with blade signs.
171 N. Indian Canyon	
Repairs:	No painting or repairs proposed.
169 N. Indian Canyon	
Paint Color:	(Color numbers not provided)
Repairs – East Elevation:	<ol style="list-style-type: none"> <li>1. Remove existing wall-mounted mechanical equipment and patch/paint to match adjacent surface.</li> <li>2. Paint existing site walls.</li> <li>3. Touch-up paint on doors.</li> <li>4. Paint metal fascias.</li> </ol>
Repairs – Courtyard:	<ol style="list-style-type: none"> <li>1. Paint metal handrails/guardrails.</li> <li>2. Paint existing site walls.</li> <li>3. Remove awning over south door; paint door and remove adjacent panel.</li> </ol>
Signage:	Paint existing wall sign.

The proposed paint scheme for each of the buildings is based on an investigative study that was performed to determine the original paint colors. The proposed paint colors are generally intended to match the color scheme for the buildings during their respective periods of significance.

In addition to painting the buildings, minor repairs are proposed to assist in improving the appearance of each building, remove non-original fixtures and appurtenances, and to stabilize the exterior surfaces. In reviewing the proposed repairs, none of the work that is proposed will impact the character-defining features, and in many cases will return the exteriors more closely to their original appearance. For example, Resolution #24001 identifies that the wall sconce light fixtures on the 156-166 and 170-174 N. Palm Canyon buildings are non-contributing features; these fixtures are intended to be removed and capped as part of the proposed repair program. The applicant is also proposing to remove most of the existing awning structures, and in certain cases will replace the awnings at a later date with structures that are more in harmony with the architecture of the buildings. As no design has been submitted for the new awnings, it is recommended that a separate Certificate of Approval application be submitted when the design for the new awnings is

completed.

In a similar fashion, the applicant is also proposing to replace some of the signage on the buildings so that there is consistency in the placement and configuration of the signage. Staff recommends that the signage be submitted under a separate Sign Program application, so that the new signage can be reviewed as a complete package for the complex.

#### FINDINGS:

Although specific findings are not listed for granting a Certificate of Approval, pursuant to PSMC Section 8.05.190, the board shall consider the following factors in evaluating the 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 Town & Country Center complex was designed by two prominent Los Angeles-based architects (A. Quincy Jones and Paul R. Williams), and three local architects (Donald Wexler, Albert Frey and John Porter Clark). As an important example of a desert modernist commercial complex, designation and preservation of the structures plays an important role in preserving Palm Springs' history. The painting and repair work will assist in stabilizing the structures until a restoration plan is developed and approved.

*(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 repair work will not modify the defining historic characteristics of the buildings. The painting and repair work is intended to enhance and stabilize the character-defining features of the complex.

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

The proposed paint colors are based on samples taken from scrapings of the structures as a means to determine the original paint colors. The colors proposed for the Palm Canyon elevations are complementary and will assist in unifying the disparate buildings of the complex. The paint colors proposed for the structure at 169 N. Indian Canyon are much more vivid; however, they reflect the original colors used for the structure. The minor repair work will result in the removal of non-original light fixtures, awnings, and other similar treatments, and will assist in restoring the structures more closely to their original state.

*(4) Archaeological or ecological significance is associated with the project site.*

No known archaeological or ecological significance is associated with the Town & Country Center site.

ENVIRONMENTAL ANALYSIS:

The proposed repainting and minor repair work is a Project as defined by the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 et. seq. However, the project may be categorically exempt under CEQA if it can be concluded that the proposed work will not materially impair the significance of a historic resource. Furthermore, the proposed work meets the criteria for a categorical exemption as established in Section 15331 (Class 31 – Historic Resource Restoration/Rehabilitation), in that the painting and repair work will restore and rehabilitate the historic structures.

CONCLUSION:

The proposed painting and repair work will not impact any of the defining historic characteristics of the structures, as listed in Resolution #24001, and will remove certain non-contributing elements. While the proposed work plan does not address the complete restoration of the complex, it addresses the immediate maintenance needs and will assist in protecting and stabilizing the structures until such time that restoration work can begin.



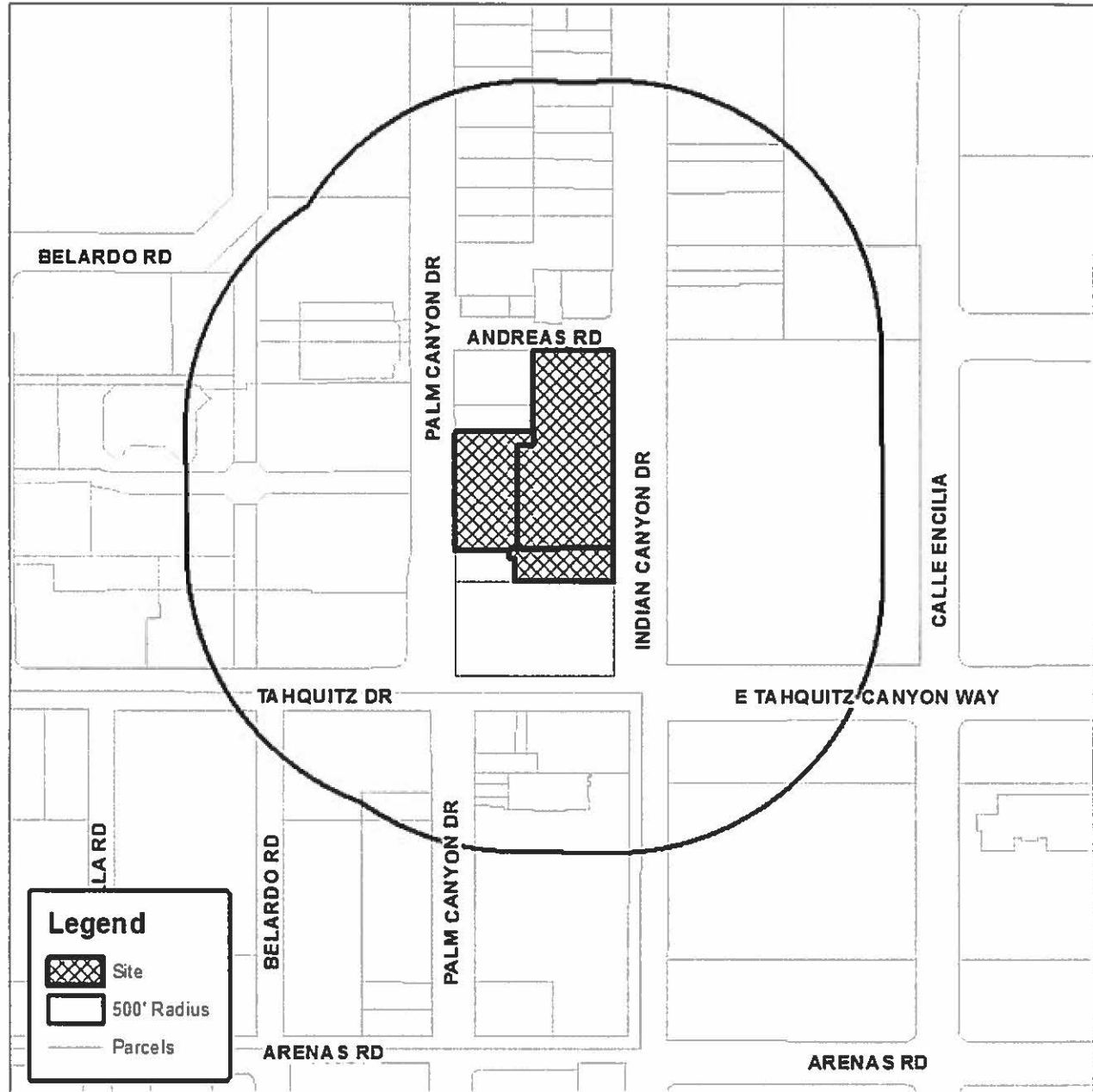
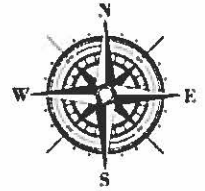
Flinn Fagg, AICP  
Director of Planning Services

ATTACHMENTS:

1. Vicinity Map.
2. Resolution # 24001.
3. City Council Staff Report (04/20/16).
4. Site Plan and Elevations.



# Department of Planning Services Vicinity Map



**CITY OF PALM SPRINGS**

RESOLUTION NO. 24001

A RESOLUTION OF CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING THE TOWN & COUNTRY CENTER LOCATED AT 146-174 N. PALM CANYON DRIVE AND 167-181 N. INDIAN CANYON DRIVE AS CLASS 1 HISTORIC SITE AND NOTICE OF EXEMPTION FROM CEQA AS A CLASS 1 HISTORIC SITE, ZONE CBD, MUSEUM MARKET PLAZA SPECIFIC PLAN (BLOCK "K") (HSPB 51).

THE CITY COUNCIL FINDS AND DETERMINES AS FOLLOWS:

- A. On October 13, 2015, the Historic Site Preservation Board (HSPB) voted 6-0-1 (Dixon absent) to forward to City Council a recommendation to reconsider the Museum Market Plaza Specific Plan (MMPSP) with regard to preserving the Town & Country Center ("The Center") as a Class 1 historic site.
- B. On February 8, 2016 the HSPB voted 7-0 to receive the historic resources report for The Center provided by the Palm Springs Preservation Foundation, dated January 2016 (the "Historic Resources Report"), and directed staff to schedule inspection of the site by board members and to schedule a noticed public hearing of the HSPB to consider a recommendation to City Council for Class 1 historic designation of The Center (Case HSPB #51).
- C. On March 8, 2016 the HSPB held a noticed public hearing to consider a recommendation to the City Council for Class 1 historic designation of The Center. At said hearing the HSPB voted unanimously to recommend that the City Council designate The Center as a Class 1 historic site.
- D. The proposed historic site designation is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.
- E. A notice of public hearing of the City Council of the City of Palm Springs, California to consider Case HSPB #51 was given in accordance with applicable law.
- F. On April 20, 2016, a noticed public hearing to consider Case HSPB #51 was held by the City Council in accordance with applicable law and at said hearing the City Council carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, the Historic Resources Report, and all written and oral testimony presented.



THE PALM SPRINGS CITY COUNCIL RESOLVES:

SECTION 1. ELIGIBILITY AS A CLASS 1 HISTORIC SITE. The Center is eligible for consideration as a historic site because it conforms to certain criteria established in Palm Springs Municipal Code (PSMC) Section 8.05.020 ("*Definitions*"):

*(a) Historic Site.*

*An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:*

- (1) That is associated with events that have made a meaningful contribution to the nation, state or community; or
- (2) That is associated with lives of persons who made meaningful contribution to national, state or local history; or
- (3) That reflects or exemplifies a particular period of the national, state or local history; or
- (4) That embodies the distinctive characteristics of a type, period or method of construction; or
- (5) That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or
- (6) That represents a significant and distinguishable entity whose components may lack individual distinction; or
- (7) That has yielded or may be likely to yield information important to national, state or local history or prehistory.

The City Council analyzed The Center against the criteria above, informed by the Historic Resources Report and all the information received at the public hearing. The City Council finds that The Center meets the definition of a historic site pursuant to Criterion 1 (Significant Events), Criterion 3 (Significant Period), Criterion 4 (Distinctive Characteristics) and Criterion 5 (Work of master architect(s)) as follows.

The Center with its modern architectural styling comprised of commercial and retail spaces with wide cantilevered horizontal shading elements oriented toward a central courtyard is a modern, and highly stylistic re-interpretation of the traditional Spanish hacienda, which typically featured a central courtyard, surrounded by broad, covered porches or passageways with access to the individual rooms that surround the courtyard. In this regard, it is significant for its design, setting, and aesthetic effect.

Criterion 1: Significant Series of Events.

The Center conveys the significance of the gradual rise of Palm Springs' prominence in midcentury architectural excellence. The Center is also significant in its ability to convey the rather rapid series of events in which Palm Springs evolved from a simple

desert village to a world-renowned resort destination drawing sophisticated and wealthy visitors and residents with its high-end boutiques, shops and restaurants.

Criterion 3: Significant Period in Local History.

The Center also reflects the period in local history, beginning in the 1930's and continuing after World War II as the town grew in notoriety as a favored destination of wealthy vacationers, who soon also became part-time and full-time residents. The Center, with its stylish modern architecture appealed to the growing number of affluent visitors to Palm Springs.

Criterion 4: Embodies Distinctive Characteristics of a Type, Period or Method of Construction.

The Center, with its minimalist Modern architectural style reflects a building typology that was relatively quick to construct, economic in its materials, and simple in its detailing. The ease of construction of the simple Modernist buildings, in comparison to the more complex, highly-detailed Spanish Colonial Revival styles was important at the time, given how quickly the town was growing and expanding. Property owners and developers found not only a construction type that was fast and easy to build, but stylistically it appealed to the growing number of visitors to the town.

Criterion 5: The Work of Master Architects possessing High Artistic Value.

The following architects of local, national and international prominence were involved with the design of various components of The Center: Paul R. Williams, A. Quincy Jones, Donald Wexler, Albert Frey, and John Porter Clark. While A. Quincy Jones and Paul R. Williams are credited primarily with the design of the Center. Architects Clark & Frey collaborated with Williams & Jones on development of the commercial spaces in the 156-166 and 170-174 North Palm Canyon Drive buildings and Donald Wexler is credited with the design of the E.F. Hutton building at 168 North Palm Canyon Drive.

SECTION 2: CONTRIBUTING AND DEFINING HISTORIC CHARACTERISTICS. The Center is comprised of several parcels and multiple buildings described as follows:

Assessor Parcel Numbers (APN's: 513-092-010, a 0.6-acre parcel and 513-092-009; a 1.34-acre parcel) on which are located buildings addressed as follows: 146-150 North Palm Canyon Drive, 156-166 North Palm Canyon Drive, 168 North Palm Canyon Drive, 170-174 North Palm Canyon Drive, 167 North Indian Canyon Drive, 171 North Indian Canyon Drive, and 181 North Indian Canyon Drive.

The following components are to be identified as "contributing" elements on the site:

1. The facade of 146-150 North Palm Canyon Drive ("The Bank of America Building")

**Exception:**

The first floor storefronts below the cantilevered shade element due to material alterations that do not reflect the original materials.

2. The facades of 156-166 and 170-174 North Palm Canyon Drive, including those fronting the courtyard, which includes the semi-circular element on the back of the 174 Building.

**Exception:**

The painted corrugated metal panels at the second floor that replaced the original cement-fiber panels in the 1980's. The material however should not be removed from the site unless a restoration effort is undertaken to replace it with material similar in appearance to the original cement-fiber panels.

The storefront materials at the first floor level because they have been altered from the original materials. Note: At the 174 Building, if a restoration is contemplated in which the breezeway is re-established, it is recommended that the storefronts that originally fronted that breezeway be re-established by referencing the original architectural drawings, photographs and other historic materials.

3. The facades of the 168 North Palm Canyon Drive Building.

**Exception:**

Aluminum awning frames.

4. The facades of the 167 North Indian Canyon Drive Building.

**Exception:**

The low masonry wall along the Indian Canyon Drive frontage.

The masonry planters that are not shown in the original photos of the courtyard adjacent to the stairs to the second level.

5. The south and east facades of the 171 North Indian Canyon Drive Building.

6. The open courtyard in the center of the complex and all the connecting paseos connecting this open space to both street frontages including the landscape (hardscape/softscape) plan in this courtyard.

**Exception:** Miscellaneous plantings, benches and trash receptacles that are not part of the original features of the courtyard.

**SECTION 3: NON-CONTRIBUTING ELEMENTS.** The following are identified as "non-contributing" to the historic significance of the Center:

1. The north and south parking lots.
2. The aluminum and canvas canopies and awnings affixed to several of the buildings.
3. The wall sconce light fixtures on the 156-166 and 170-174 Buildings.

4. The corrugated metal panels on the Palm Canyon façade (note: these panels shall not be removed unless it is part of an initiative to restore the façade with panels replicated to the appearance of the original cementitious panels).
5. The miscellaneous plantings benches and furniture that are not part of the original features of the courtyard.
6. The low masonry wall along the Indian Canyon frontage.
7. The 181 North Indian Canyon Drive Building.

**SECTION 4: FINDINGS.** Pursuant to PSMC 8.05.160 ("*Findings and Decisions – Resolution*"), the City Council must make findings in support of the historic site designation as follows:

*"If the city council shall find that the purposes of this chapter are furthered by designation of property as an historic site or district, such findings shall be stated in a resolution designating such property within such historic site or district."*

The purpose of the Historic Preservation Chapter of the Palm Springs Municipal Code is outlined in PSMC Section 8.05.010 as follows:

*"This chapter is adopted pursuant to the authority of Government Code Section 37361 for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens."*

The designation of The Center as a Class 1 historic furthers the purpose of the Historic Preservation Ordinance because:

- The Center possesses unique architectural characteristics from the Modern era and from an important period in Palm Springs history when the community embraced the application of Modern architecture to new structures of all kinds.
- It presents a unique and sophisticated interpretation of the classic "Spanish hacienda", building typology, applied to a commercial development in which functional spaces were built around a common open courtyard.
- It is reflective of the work of several significant architects whose body of work including The Center is considered to be of high artistic and creative value.
- It will contribute to the stabilization and improvement of the site by making it eligible for the property owner to seek financial incentives such as the Mills Act and other federal and state historic property tax incentives.
- The Center, with its open courtyard and low density development, provides a valuable open space component in a key commercial and tourist-oriented part of

the City that is becoming denser with the redevelopment of the Fashion Plaza site across the street.

- The Center's paseos and breezeways provide mid-block pedestrian connectivity between the main commercial activity along Palm Canyon and new development to the west and the future development of Section 14.

#### **SECTION 5: ENVIRONMENTAL ASSESSMENT**

The City Council finds that the Class 1 Historic Site Designation of the Center is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.


#### **SECTION 6: CONDITIONS OF APPROVAL**

1. The site shall be subject to regulation under Municipal Code Section 8.05.00 (Historic Preservation), including Article IV "Rules and Regulations for Historic Sites and Districts".
2. The property owner shall permit the City to place a historic marker of the City's choosing at the site. The marker shall be placed in a location visible from the public right-of-way. The owner shall maintain the marker in the location installed and pay for the replacement cost if the plaque is lost, stolen, or otherwise removed from the property.
3. All future modifications of the existing structures, as well as, any new buildings proposed on the site shall require HSPB review pursuant Municipal Code Ordinance 8.05.180.
4. All requirements of the Palm Springs Zoning Code shall be met.
5. That the City Clerk submits the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
6. A comprehensive security plan shall be submitted for review and approval by the Fire Department and the City Council within two weeks of the designation of the property.

ADOPTED THIS 20<sup>TH</sup> DAY OF APRIL, 2016.

  
DAVID H. READY, City Manager

ATTEST:


  
JAMES THOMPSON, City Clerk

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF PALM SPRINGS )

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, California, do hereby certify that Resolution No. 24001 is a full, true, and correct copy, and was duly adopted at a regular meeting of the City Council held on 20<sup>th</sup> of April, 2016, by the following vote:

AYES: Councilmember Foat, Councilmember Kors, Councilmember Roberts,  
Mayor Pro Tem Mills, and Mayor Moon.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

  
JAMES THOMPSON, City Clerk  
City of Palm Springs, California  
06/06/2016



## CITY COUNCIL STAFF REPORT

DATE: April 20, 2016

PUBLIC HEARING

SUBJECT: AN APPLICATION FOR CLASS 1 HISTORIC DESIGNATION OF "THE TOWN & COUNTRY CENTER", LOCATED AT 146-174 N. PALM CANYON DRIVE AND 167-181 N. INDIAN CANYON DRIVE AND NOTICE OF EXEMPTION FROM CEQA, ZONE CBD, MUSEUM MARKET PLAZA SPECIFIC PLAN (BLOCK "K") (HSPB #51).

FROM: Department of Planning Services

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### SUMMARY

The City Council will consider a recommendation by the City's Historic Site Preservation Board (HSPB) for Class 1 historic designation of "The Town & Country Center". The HSPB previously made such recommendation to the City Council on June 9, 2009, however the City Council voted to deny the recommendation on June 24, 2009.

The property owner, has submitted a letter in support of the HSPB recommendation, noting however a request that the building at 171 North Indian Canyon Drive be identified as "non-contributing" to the historic significance of the site. (attached).

### RECOMMENDATION:

1. Open the public hearing and receive public testimony.
2. Close the public hearing and adopt Resolution \_\_\_\_, "A RESOLUTION OF CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING THE PARCELS ADDRESSED AS 146-150, 156-166, 168, AND 170-174 NORTH PALM CANYON DRIVE AND 167-181 NORTH INDIAN CANYON DRIVE (APN #'s 513-092-010 and 513-092-009), AS CLASS 1 HISTORIC SITE HSPB #51, (ZONE CBD, MUSEUM MARKET PLAZA SPECIFIC PLAN)".

ITEM NO.

1A

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
2004	The Town & Country Center was identified in the City's 2004 Historic Resource Survey as eligible for listing as a historic resource.
December 12, 2006	HSPB initiated study to consider Class 1 historic designation for the Town & Country Center.
June 9, 2009	HSPB voted to recommend that the City Council designate The Town & Country Center as a Class 1 historic site.
June 24, 2009	City Council voted to deny designation of the Town & Country Center as a Class 1 historic site.
December 2, 2009	The City Council voted to approve the Museum Market Plaza Specific Plan (MMPSP) which included the demolition and redevelopment of the Town & Country Center.
October 8, 2013	At the request of the HSPB the Planning Director provided a memo on the implications of amending the MMPSP and its EIR in order to consider designating the T&CC a historic site.
December 13, 2013	The HSPB voted to request that the City Council amend the MMPSP and related EIR.
February 13, 2014	The HSPB moved to request that the City Council do an environmental assessment for amendment to the MMPSP to allow consideration by the City Council of Class 1 historic designation for the T&CC.
September 8, 2015	The California State Historic Resources Commission voted unanimously to deem the Town & Country Center eligible for listing on the State and Federal Register of historic places and forwarded the nomination to the National Park Service.
October 13, 2015	The HSPB moved to request the City Council to amend the MMPSP and its EIR as necessary to allow reconsideration of Class 1 historic designation for the Town & Country Center (T&CC).
February 9, 2016	The HSPB voted unanimously to receive the historic resources report prepared by PSPF dated January 2016 and initiate study pursuant to PSMC Section 8.05.135 for possible recommendation to City Council for Class 1 historic site designation of the Town & Country Center.
March 8, 2016	The HSPB voted unanimously to recommend that the City Council designate the Town & Country Center a Class 1 historic site. (HSPB #51).
April 12, 2016	The HSPB received information regarding the Town & Country Center from the architectural firm Marmol Radziner, a consultant hired by the property owner, Wessman Holdings, LLC.



## BACKGROUND AND SETTING

According to the historic resources report, the Town & Country Center was designed by two notable Los Angeles based architects, A. Quincy Jones and Paul R. Williams and four local architects, Donald Wexler & Richard Harrison, Albert Frey, and John Porter Clark. "The Center" was constructed in multiple phases from 1946 to 1955. It was developed by "The Palm Springs Corporation" on land owned by the Bank of America.

The Center is considered an outstanding example of "desert modern" architecture and conveys the significance of the mid-century period in Palm Springs during which a significant number of commercial and residential buildings embraced the Modern style of architecture for which Palm Springs has since gained international recognition. In the post-war era, a major shift took place in the architectural aesthetic of Palm Springs as developers sought to accommodate the sophisticated tastes of wealthy visitors and new residents. The Center is also a good example of an early mixed-use center in which retail, residential, offices and restaurant uses were integrated into a unified assembly of buildings and spaces, centered on a common outdoor courtyard. This arrangement of spaces around a central courtyard is also similar to the classic Spanish hacienda building typology and the Center stands as the only intact example in Palm Springs of this building typology expressed in the Modern architectural style.

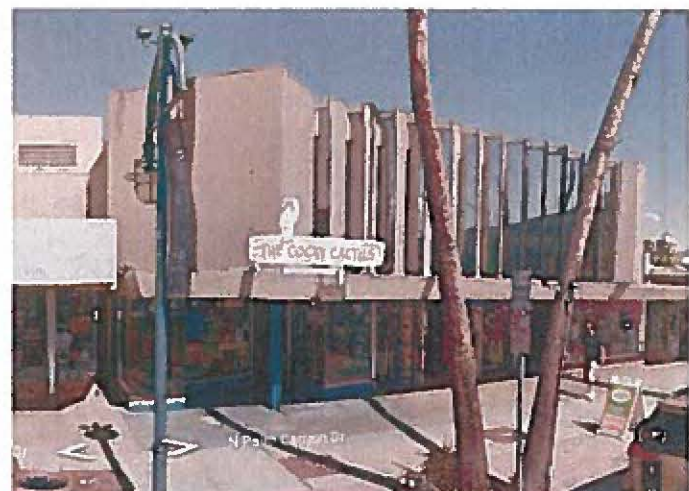
The Center has frontages on both Palm Canyon Drive and Indian Canyon Drive and access to the outdoor courtyard at the Center is provided from both streets by means of open-air pedestrian paseos.

Although the historic resources report dated January 2016 describes the Center as consisting of four *primary buildings*, there are actually at least seven buildings and two parking lots that comprise the Town & Country site. These individual buildings are identified and further described below.

- A. 146-150 North Palm Canyon Drive Building ("The Bank of America Building").
- B. (B1, B2, & B3) 156-166 North Palm Canyon Drive (the southernmost "cinnamon-colored" building).
- C. 168 North Palm Canyon Drive ("The E.F. Hutton Building").
- D. 170-174 North Palm Canyon Drive (the northernmost "cinnamon-colored" building).
- E. 167 North Indian Canyon Drive (the "Town & Country Restaurant Building").
- F. 171 North Indian Canyon Drive.
- G. 181 North Indian Canyon Drive.
- H. The south parking lot.
- I. The north parking lot.



- 146-150 North Palm Canyon Drive ("The Bank of America Building")  
This is a two story commercial building originally built to house the Bank of America. It has commercial storefronts at the first floor (not original), and narrow vertical "louver-like", finned, glazed openings at the second level. These northwest-oriented windows provide natural north-oriented daylight while protecting the westerly facing interior spaces from the intense afternoon sun. The northwest corner has a solid two-story volume set at roughly a 45-degree angle.



146-150 BUILDING - AERIAL VIEW AND STREET VIEW ALONG PALM CANYON DRIVE

Moving northward from the Bank of America Building is a narrow one-story retail

structure. This narrow storefront was constructed as an infill building in 1948 as part of the construction of the Bank of America Building, connecting the 156-66 building with the Bank of America (146-150) building.



THE NARROW "INFILL" BUILDING BETWEEN 146-150 NORTH PALM CANYON AND 156-66.

- 156-166 and 170-174 North Palm Canyon Drive.  
These two structures have nearly identical street facades with commercial / retail storefronts along the first floor; however, the buildings are quite different from one another.



THE MATCHING FACADES OF THE 156-166 BUILDING (FOREGROUND) AND THE 170-174 BUILDING (FAR LEFT)

The 156-166 building appears to be a collection of three older single story buildings wrapped in a unifying two story street-side façade<sup>1</sup>. The painted corrugated vertical ribbed metal façade in the photo above (which replaced original cement-fiber ribbed panels in the 1980's, most likely as part of an asbestos abatement initiative) gives the impression that the building is two stories in height, however it is a false façade – the 156-166 building appears to be three one-story buildings "unified" behind a two-story

<sup>1</sup> This conclusion is based upon material provided by the architectural firm Marmol-Radziner after the March 2016 HSPB meeting, and further study of the roof parapets for "Building B" which reveals three separate and varied roof conditions.

façade as seen in the aerial photo below.



THE AERIAL PHOTO ABOVE SHOWS THE FALSE FAÇADE OF THE 156-166 BUILDING (CENTER LEFT) AND THREE ROOF AREAS OF DIFFERING SLOPES SEPARATED BY LOW PARAPET WALLS. THE 170 BUILDING, WITH THE SEMI-CIRCULAR EAST FAÇADE IS THE ONLY TWO-STORY PORTION OF THE 156 - 174 BUILDINGS.



AERIAL VIEW OF 170-174 BUILDING (LEFT) AND THE 156-166 BUILDING (RIGHT) SHOWING THE MATCHING CINNAMON-COLORED PANELS ALONG THE PALM CANYON FACADES AND THE VARYING BUILDING HEIGHTS BEHIND THE FALSE FAÇADE. OF THESE TWO BUILDINGS, ONLY THE 170 PORTION HAS A SECOND FLOOR

The 170-174 Building, while seemingly identical to the 156-166 Building when viewed from Palm Canyon Drive, is different in several ways. At the first floor, the storefront of the northernmost retail space is set at an angle, while those at the 156-66 Building are aligned parallel to the street.



NOTE

ANGLED STOREFRONT AT LEFT;  
TENANT SPACE AT THE RIGHT IS INFILL OF AN ORIGINAL PASEO OR "BREEZEWAY".

This angled storefront originally functioned to draw pedestrians into a passageway or "breezeway" upon which a line of small shops faced that led from Palm Canyon to the courtyard behind. At some time, this breezeway was infilled and the small shops were consolidated to create one larger tenant space (this breezeway can be seen in the site plan image later in this report.) Over the top of this breezeway, the same vertical ribbed painted panels continue, creating a flat upper façade along the Palm Canyon Drive frontage.

The 170 Building may be one of the more interesting components of the Center. Similar to the 156-66 Building, it is comprised of buildings built at different times, wrapped in a unifying street-side façade. This two-story structure actually pre-dates the development of the rest of the Town & Country Center. In the 1920's (exact construction date not known) a Spanish Colonial Revival styled building was constructed to house the Bank of America on this site. When the Center was developed in the late 1940's, the 1920's era bank building was retained and "covered over"; to appear as a seamless, integral part of the "new" Center. The two story ribbed façade currently painted a cinnamon color, was constructed across the face of the old bank building.

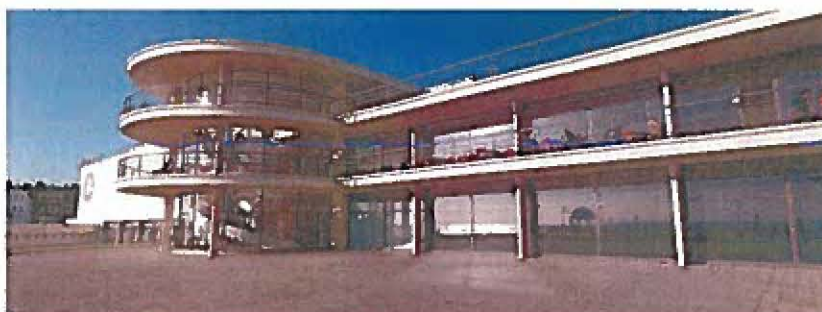


THE OLD BANK OF AMERICA BUILDING (ABOVE) WAS RETAINED AND THE CENTER WAS BUILT AROUND IT.



**THIS OLDER BANK BUILDING STILL EXISTS BEHIND THE 1946 FAÇADE AT THE 170 NORTH PALM CANYON BUILDING  
[LYKKEN'S DEPT. STORE CAN BE SEEN FURTHER NORTH (TO THE LEFT) IN BOTH THE PHOTOS ABOVE]**

The east façade of the 170 Building is also unique. On the back (east) side of the old Bank of America Building was constructed a semi-circular, two-story "drum". As noted in the historic resources report, this element is reminiscent of the drum-like element in the 1935 De La Warr Pavilion by the internationally recognized architect Erich Mendelsohn, in East Sussex, England (see photos below).



**DE LA WARR PAVILION, EAST SUSSEX, ENGLAND, ARCHITECT ERICH MENDELSSOHN, (1935) (ABOVE)  
COURTYARD FAÇADE OF THE 170 BUILDING AT THE TOWN & COUNTRY CENTER (1946) (BELOW)**

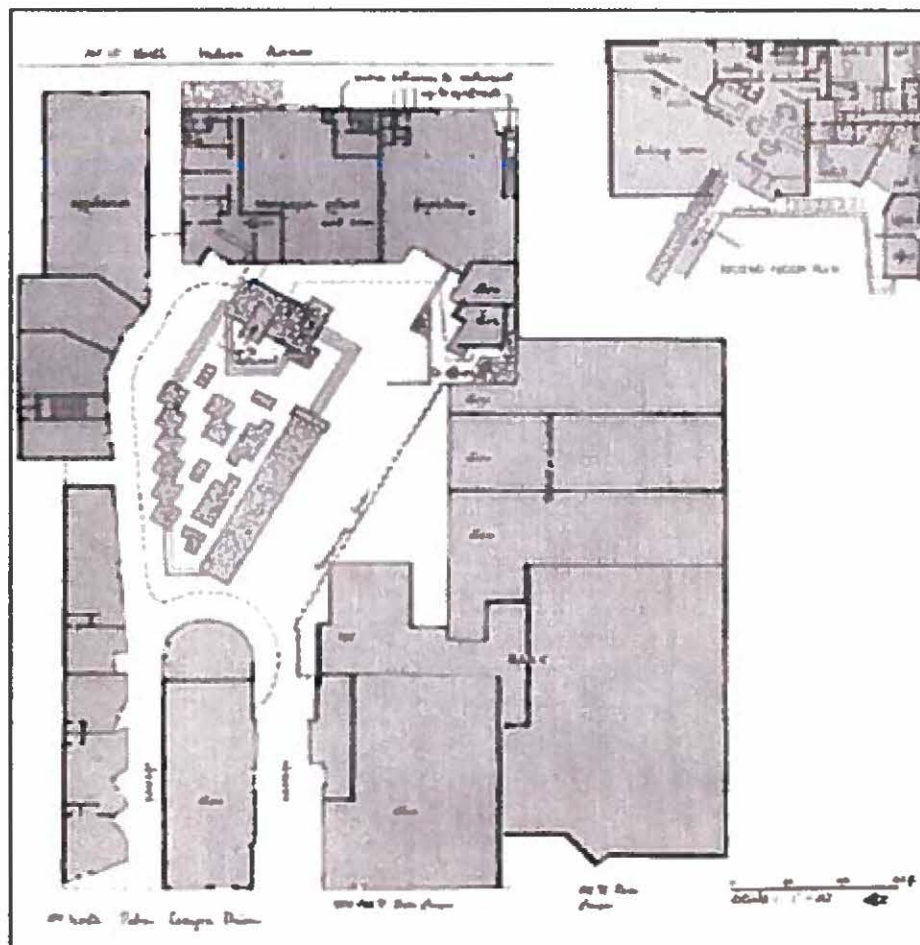


The 174 Building then extends eastward, defining the northern wall of the outdoor courtyard. This façade is set at a very slight angle and continues the wide cantilevered solar "fin" at both the first and second levels. At the northeastern corner of the courtyard, the 174 Building abuts the back of the 171 North Indian Canyon Drive Building (described below).

- 168 North Palm Canyon Drive (E.F. Hutton Building)  
Although this one-story building has a Palm Canyon address, this addition done in 1955 faces the courtyard, and was built behind the 156-166 Building. It is a simple box-like addition with a façade comprised of grey precast concrete panels between sections of aluminum storefront glazing with a wide white fascia band. Upon closer review of the 1951 site plan (next page), it should be noted that the 168 Building was already shown - four years before its construction - suggesting it was not merely an "afterthought" but rather had been in the planning stages for several years.



168 BUILDING "E.F.HUTTON"



Site Plan of the Town & Country Center in the 1951 book *Shopping Centers, Design & Operation*.  
CIRCA 1951 PLAN SHOWING ORIGINAL PASEO AND BREEZEWAYS TO THE CENTRAL COURTYARD

- 167 North Indian Canyon Drive

This is a two-story stucco and frame building that originally had commercial / retail spaces on the first floor, a restaurant, four (4) studio apartments and two offices on the second. The building has prominent facades on both the street and courtyard side and is one of the most interesting buildings in the complex from an architectural perspective. The historic resources report describes the physical characteristics of this building in detail.



**WEST COURTYARD FAÇADE OF THE 167 NORTH INDIAN CANYON DRIVE BUILDING**



**EAST FAÇADE OF THE 167 NORTH INDIAN CANYON DRIVE BUILDING (c. 1955 above, c. 2015 below)**





The courtyard façade of the 167 Building is rich in architectural detail as can be seen in the early photos of the complex. A dramatic cantilevered planter that juts out into the courtyard has been “truncated” at some time in the past, perhaps due to structural problems. Any efforts to restore the Center should include re-establishing the full length of this cantilevered feature. Much of the horizontal wood detailing at railings and planters, screen walls and other architectural devices are reminiscent of some of the detailing found in the designs of Frank Lloyd Wright from the same period.



THE ENTIRE INDIAN CANYON FAÇADE INCLUDING 167 (LEFT), 171, AND 181 NORTH INDIAN CANYON DRIVE

The last buildings identified on the site are located north of 167 North Indian Canyon Drive. As seen on the right in the photo above

- 171 and 181 North Indian Canyon Drive Buildings.

The 171 Building and the 181 Building have nearly identical facades and are two-story stucco clad wood frame buildings with retail spaces and storefronts on the first floor and offices or apartments on the second. A small roof structure over a paseo between 167 and 171 visually connects these buildings to the rest of the Center. These second floor spaces have metal mesh mounted across the front of them. It is uncertain whether this mesh is original.



At first glance the 171 and 181 buildings appear to be one due to a horizontal shade canopy

just above the storefronts; however, upon closer inspection of the aerial photo above, they are two separate buildings. None of the historic resource reports from 2016, nor the report done in 2015 for nomination to the National Register of the Center provides any description of these buildings, however they can be clearly seen existing in the early photographs of the Center.

From building permits in the City's Building Department, the permit for foundations for the 171 building was issued in January, 1946 and a second permit in March, 1946. Both were issued by to the Palm Springs Corporation, the same developer as the rest of the Center. Although no permits have been found for 181, both buildings appear to have been constructed at approximately the same period. Staff surmises that these two buildings may have been constructed just months earlier than construction on the rest of the buildings that comprise the Center and the horizontal shading devices on the Indian Canyon Drive façade were added as an attempt to visually tie them together. None of the other facades, including the southern facade of the 171 building which defines the northerly edge of the paseo connecting the Center's courtyard to the street are significant and the first floor tenant space of the 171 Building is not oriented in any way toward the Center's courtyard. The first floor tenant spaces of both buildings are oriented toward Indian Canyon Drive. No known architect is credited to these buildings and they possess no particular architectural style or significance.



VIEW SHOWING THE 167 BUILDING, THE PASEO TO THE COURTYARD, AND THE 171 AND 181 BUILDINGS

In terms of the historic significance of the Center, although these buildings appear to have been built at roughly the same time as the rest of the Center by the same developer, staff concluded that they do not appear to contribute to the architectural or historic significance of the Center. The retail spaces in these buildings neither front the courtyard nor do they contribute to the architectural presence or pedestrian activity of the Center or the courtyard. The south wall of the 171 Building which forms the north edge of the paseo from the courtyard to Indian Canyon Drive has no relationship to the functionality of the courtyard nor its appearance.

The HSPB has come to a different conclusion, deeming the 171 Building a "contributing" element of the Center because it completes the northeasterly edge of the courtyard and paseo. Its recommendation to the City Council is to include the 171 Building in the list of contributing elements, but not the 181 Building.

## ANALYSIS

Historic preservation activities in the City of Palm Springs are regulated under Municipal Code Section 8.05 ("Historic Preservation"). Section 8.05 identifies the definitions, criteria, and process for historic designations; a discussion of the merits of the application relative to code requirements is provided below.

### Historic Site Designation Criteria

The City Council is authorized to designate historic sites and districts upon a recommendation from the Historic Site Preservation Board. When the Historic Site Preservation Board determines that Class 1 historic designation of a certain site or district would further the purpose of the Historic Preservation Ordinance, the Board may initiate studies, surveys and investigations it deems necessary to adequately gather information in consideration of such a recommendation to the City Council. The seven criteria listed below, as specified in Section 8.05.020(a) of the Municipal Code, are used in determining suitability for historic designation:

1. *That is associated with events that have made a meaningful contribution to the nation, state or community; or*
2. *That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
3. *That reflects or exemplifies a particular period of the national, state or local history; or*
4. *That embodies the distinctive characteristics of a type, period or method of construction; or*
5. *That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*
6. *That represents a significant and distinguishable entity whose components may lack individual distinction; or*
7. *That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

The Town & Country Center has been analyzed against the criteria above in the historic resources report prepared by the Palm Springs Preservation Foundation, in which it has been concluded that The Center meets the definition of a historic site pursuant to Criterion 1 (Significant Events), Criterion 3 (Significant Period), Criterion 4 (Distinctive Characteristics) and Criterion 5 (Work of master architects).

### Criterion 1: Significant Series of Events.

The historic resources report on page 17 asserts that the Town & Country Center conveys the significance of the gradual rise of Palm Springs' prominence in midcentury architectural excellence. The report also describes the importance of the Town & Country in its ability to convey the rather rapid series of events in which Palm Springs evolved from a simple desert village to a world-renowned resort destination drawing sophisticated and wealthy visitors and residents with its high-end boutiques, shops and restaurants.

Criterion 3: Significant Period in Local History.

The historic resources report on page 20 describes how the Town & Country Center also reflects the period in local history, beginning in the 1930's and continuing after World War II as the town grew in notoriety as a favored destination of wealthy vacationers, who soon also became part-time and full-time residents. The Town & Country Center, with its stylish modern architecture, appealed to the growing number of affluent visitors to Palm Springs. As noted in the report, even when the Desert Fashion Plaza across the street began to languish in the 80's, the older, yet still popular Town & Country Center continued to retain high-end tenants and attract shoppers.

Criterion 4: Embodies Distinctive Characteristics of a type, period or Method of Construction.

Page 20 of the report asserts that the Town & Country Center, with its minimalist Modern architectural style reflects a building typology that was relatively quick to construct, economic in its materials, and simple in its detailing. The ease of construction of the simple Modernist buildings, in comparison to the more complex, highly-detailed Spanish Colonial Revival styles was important at the time, given how quickly the town was growing and expanding. Property owners and developers found not only a construction type that was fast and easy to build, but stylistically it appealed to the growing number of visitors to the town.

Criterion 5: The Work of Master Architects possessing High Artistic Value.

As the report denotes on pages 21 through 23, the following architects of local, national and international prominence were involved with the design of various components of the Town & Country Center: Paul R. Williams, A. Quincy Jones, Donald Wexler, Albert Frey, and John Porter Clark. While A. Quincy Jones and Paul R. Williams are credited primarily with the design of the Center, the historic resources report notes that Clark & Frey collaborated with Williams & Jones on development of the commercial spaces in the 156-166 and 170-174 North Palm Canyon Drive buildings and Donald Wexler is credited with the design of the E.F. Hutton building at 168 North Palm Canyon Drive.

The report on page 23 asserts that the Town & Country Center, with its modern architectural styling comprised of commercial and retail spaces with wide cantilevered horizontal shading elements oriented toward a central courtyard is a modern, and highly stylistic re-interpretation of the traditional Spanish hacienda, which typically featured a central courtyard, surrounded by broad, covered porches or passageways with access to the individual rooms that surround the courtyard.

Contributing, Non-Contributing, and Defining Historic Characteristics or Elements

The Town & Country Center is comprised of several parcels and multiple buildings. The following components are recommended to be identified as "contributing" elements:

1. The facade of 146-150 North Palm Canyon Drive ("The Bank of America Building)

Exception:

The first floor storefronts below the cantilevered shade element because they have been significantly modified from the original configuration and material.

2. The facades of 156-166 and 170-174 North Palm Canyon Drive, including those fronting the courtyard, which includes the semi-circular element on the back of the 174 Building.  
Exception:  
The painted corrugated metal panels at the second floor that replaced the original cement-fiber panels in the 1980's. The material however should not be removed from the site unless a restoration effort is undertaken to replace it with material similar in appearance to the original cement-fiber panels.  
The storefronts at the first level because they have been significantly modified from the original configuration and material. Note: At the 174 Building, if a restoration is contemplated in which the breezeway is re-established, it is recommended that the storefronts that originally fronted that breezeway be re-established as seen in the original construction documents.
3. The facades of the 168 North Palm Canyon Drive Building.  
Exception:  
Aluminum awning frames.
4. The facades of the 167 North Indian Canyon Drive Building.  
Exception:  
The low masonry wall along the Indian Canyon Drive frontage and the masonry planters that are not shown in the original photos of the courtyard adjacent to the stairs to the second level.
5. The courtyard in the center of the complex and all the connecting paseos connecting this open space to both street frontages, including the landscape design.  
Exception: Miscellaneous benches and trash receptacles that are not part of the original features of the courtyard.
6. The facades of the 171 North Indian Canyon Drive Building.  
(Note: Further research to determine whether the metal mesh at the second floor level and other features of the building would help establish the correct condition for the building relative to its period of significance; i.e. the late 1940's).

#### Non-contributing Elements.

Based on the report, the following are recommended to be identified as "non-contributing" to the historic significance of the Center:

1. The north and south parking lots.
2. The aluminum and canvas canopies and awnings affixed to several of the buildings.
3. The wall sconce light fixtures on the 156-166 and 170-174 Buildings.
4. The site furniture (benches, trash receptacles, etc.) in the courtyard.
5. The low masonry wall along the Indian Canyon frontage.
6. The 181 Building.

## REQUIRED FINDINGS

In considering a recommendation for Class 1 historic designation, pursuant to Municipal Code Section 8.05.145, the HSPB shall make findings upon which it shall base its recommendation to the City Council. In turn, pursuant to PSMC 8.05.160 in review of the HSPB's recommendation, the City Council must find that the purposes of the Historic Preservation chapter are furthered by designation of such property as a historic site or district. The purpose of the Historic Preservation chapter of the Municipal Code is outlined in PSMC 8.05.010:

*This chapter is adopted pursuant to the authority of (California) Government Code Section 37361 for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens.*

The designation of the Town & Country Center as a Class 1 historic site would further the purpose of the Historic Preservation Ordinance because:

- The Center possesses unique architectural characteristics from the Modern era and from an important period in Palm Springs history when the community embraced the application of Modern architecture to new structures of all kinds.
- It presents a unique and sophisticated interpretation of the classic "Spanish hacienda", building typology, applied to a commercial development in which functional spaces were built around a common open courtyard.
- It is reflective of the work of several significant architects whose body of work including the Center is considered to be of high artistic and creative value.
- It would contribute to the stabilization and improvement of the site by making it eligible for financial incentives such as the Mills Act and other federal and state historic property tax incentives.
- The Center, with its open courtyard and low density development, provides a valuable open space component in a key commercial and tourist-oriented part of the City that is becoming more dense with the redevelopment of the Fashion Plaza site across the street.
- The Center's paseos and breezeways provide mid-block pedestrian connectivity between the main commercial activity along Palm Canyon and new development to the west and the future development of Section 14.

For these reasons, a finding can be made that designation of the Center as a Class 1 historic site would further the purpose of the Historic Preservation ordinance required by Municipal Code Section 8.05.160. A draft resolution is attached for City Council consideration.

Supplemental Information provided by the building owner.

Just prior to the HSPB meeting of March 8, 2016, the architectural firm of Marmol Radziner & Associates (MRA) was commissioned by the building owner (Wessman Holdings) to provide analysis of The Center to determine its economic viability and consider options for its adaptive reuse. MRA brought its preliminary findings to the March HSPB meeting. At that time, the HSPB invited MRA to provide any additional information discovered to its April 12, 2016 meeting. That additional material is attached to this staff report.

The general conclusion drawn from the material provided by MRA -- that The Center is comprised of several buildings constructed from roughly the late 1920's through the mid 1950's, designed by various architects and visually "tied together" through a common Modern-era architectural style -- is generally consistent with the information provided in the historic resources report dated January, 2016 by PSPF as identified in a letter dated April 9, 2016 from PSPF (attached).

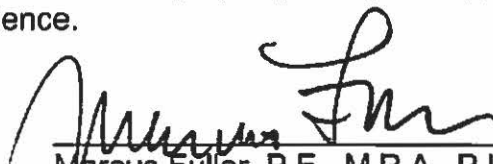
ENVIRONMENTAL ASSESSMENT

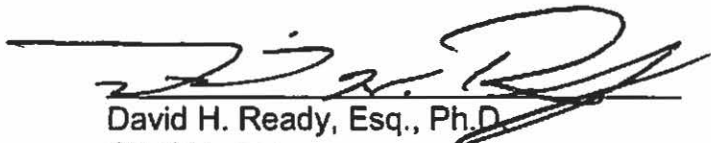
The City Council finds that the Class 1 Historic Site Designation of the Center is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

NOTIFICATION

Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All property owners within five hundred (500) feet of the subject property and those who own or have tenancy within the subject site, as well as neighborhood organizations within a half mile radius of the subject site pursuant to Zoning Code Section 94.04 have been mailed written notice of this public hearing as well as the placement of a notice of public hearing in a newspaper of general circulation. As of the writing of this report, staff has received no inquiry regarding the application, but has not received any letters or other correspondence.

  
\_\_\_\_\_  
Flinn Fagg, AICP  
Director of Planning Services

  
\_\_\_\_\_  
Marcus Fuller, P.E., M.P.A., P.L.S.  
Assistant City Manager/City Engineer

  
\_\_\_\_\_  
David H. Ready, Esq., Ph.D.  
City Manager

**Attachments:**

1. Vicinity Map
2. Draft Resolution
3. Historic Resources Survey dated January 2016 and related documents
4. Correspondence – Palm Springs Preservation Foundation (April 9, 2016)
5. Correspondence – Wessman Development Company (April 13, 2016)
6. HSPB Staff report
7. Illustrations – Marmol Radziner & Associates



N INDIAN CANYON DR

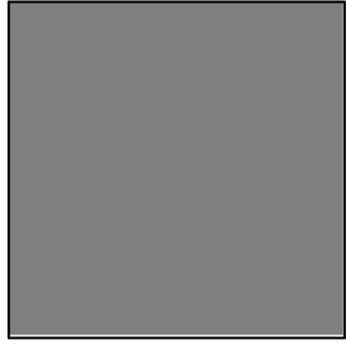
E ANDREAS RD



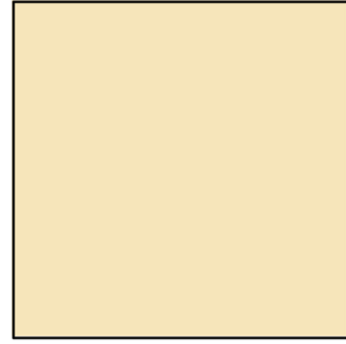
N PALM CANYON DR

- 169 N INDIAN CANYON DR - TOWN AND COUNTRY RESTAURANT - A. QUINCY JONES - 1948
- 171 N INDIAN CANYON DR - UNKNOWN ARCHITECT - ca. 1920
- 174B N PALM SPRINGS DR - STREAMLINE MODERNE - UNKNOWN ARCHITECT - ca. 1920-1950
- 168 N PALM SPRINGS DR- HARRISON & WEXLER - 1955
- 146-152 N PALM SPRINGS DR - BANK OF AMERICA - A. QUINCY JONES - 1949
- 156-166 & 170-174 N PALM SPRINGS DR- HARRISON & WEXLER FACADES - 1949

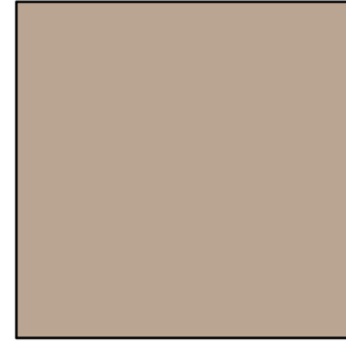




**PT-1**



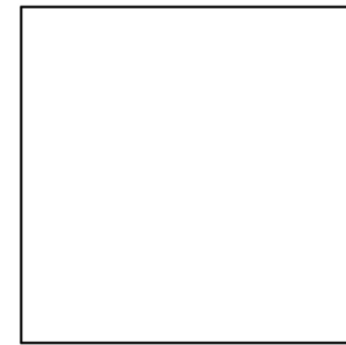
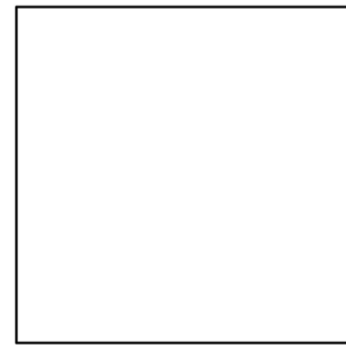
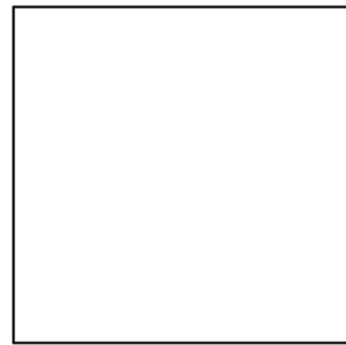
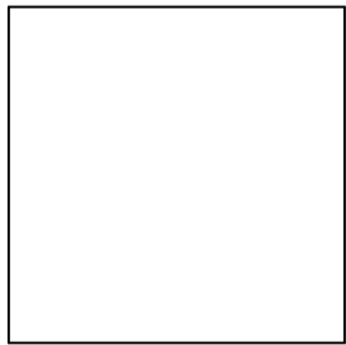
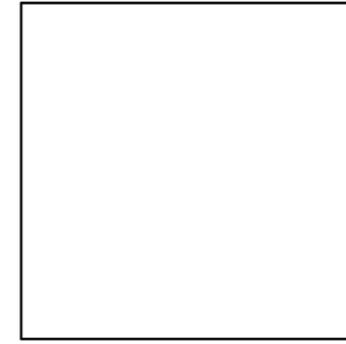
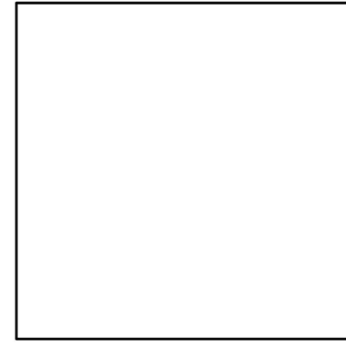
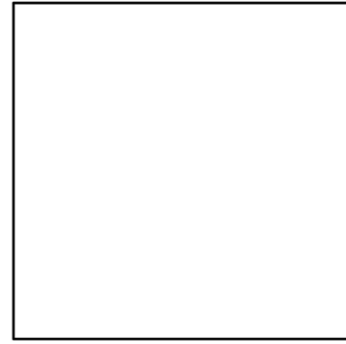
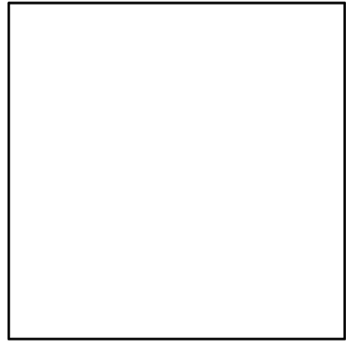
**PT-2**



**PT-3**



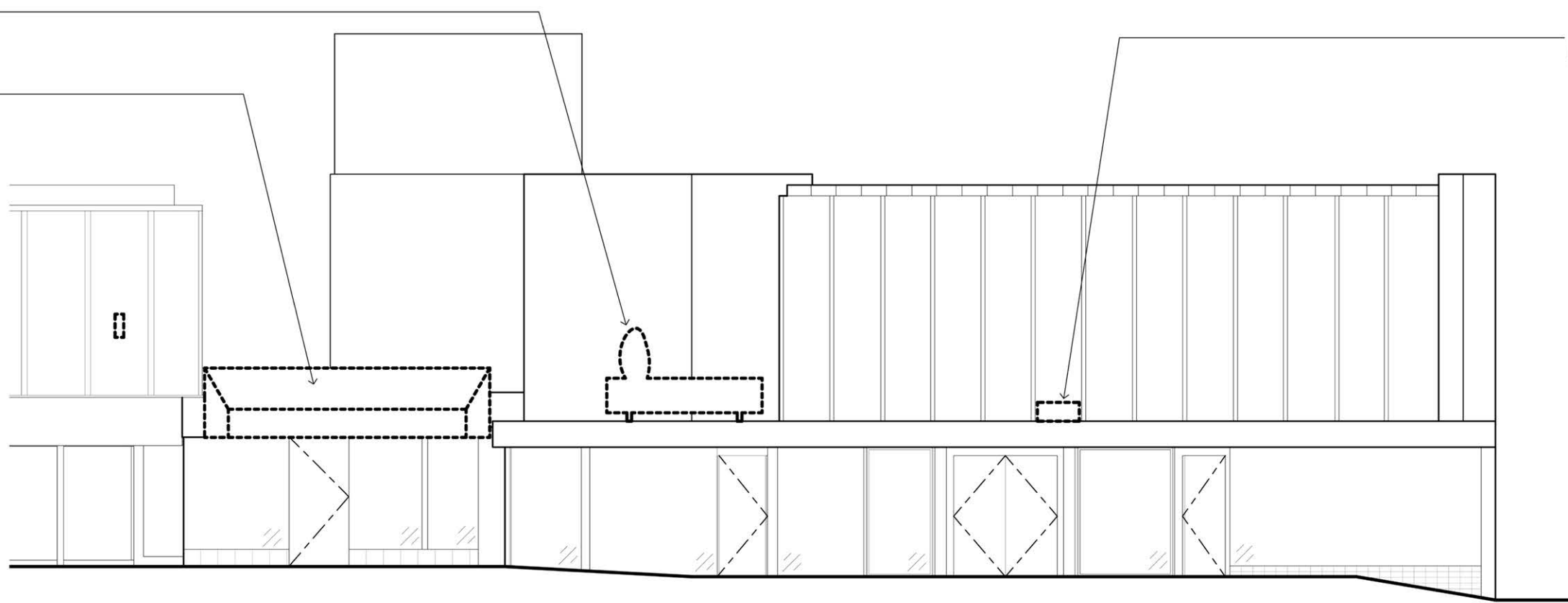
**PT-4**



REMOVE EXISTING SIGN, REPLACE WITH SMALLER BLADE SIGN BELOW SOFFIT TO MATCH ADJACENT SIGNS

REMOVE AWNING AND REPLACE WITH BLADE SIGN

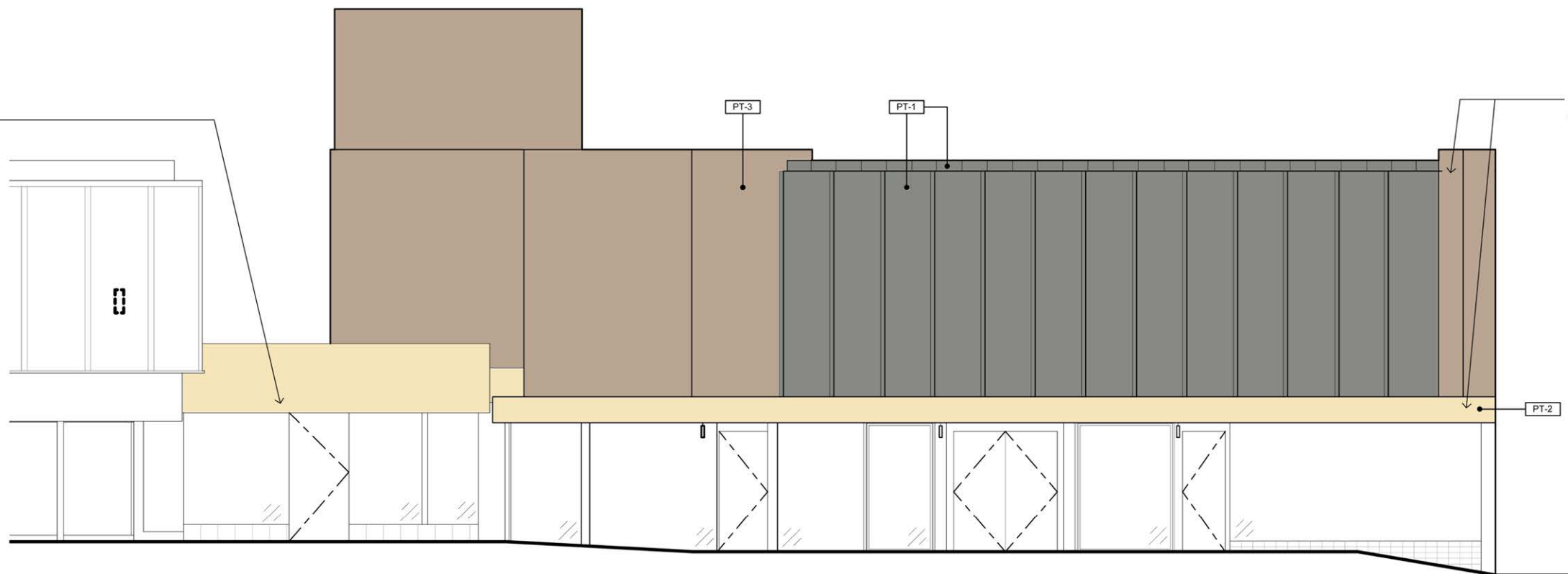
REMOVE NON-ORIGINAL EQUIPMENT BOX, CAP JUNCTION BOX AND PAINT TO MATCH (TYP.)



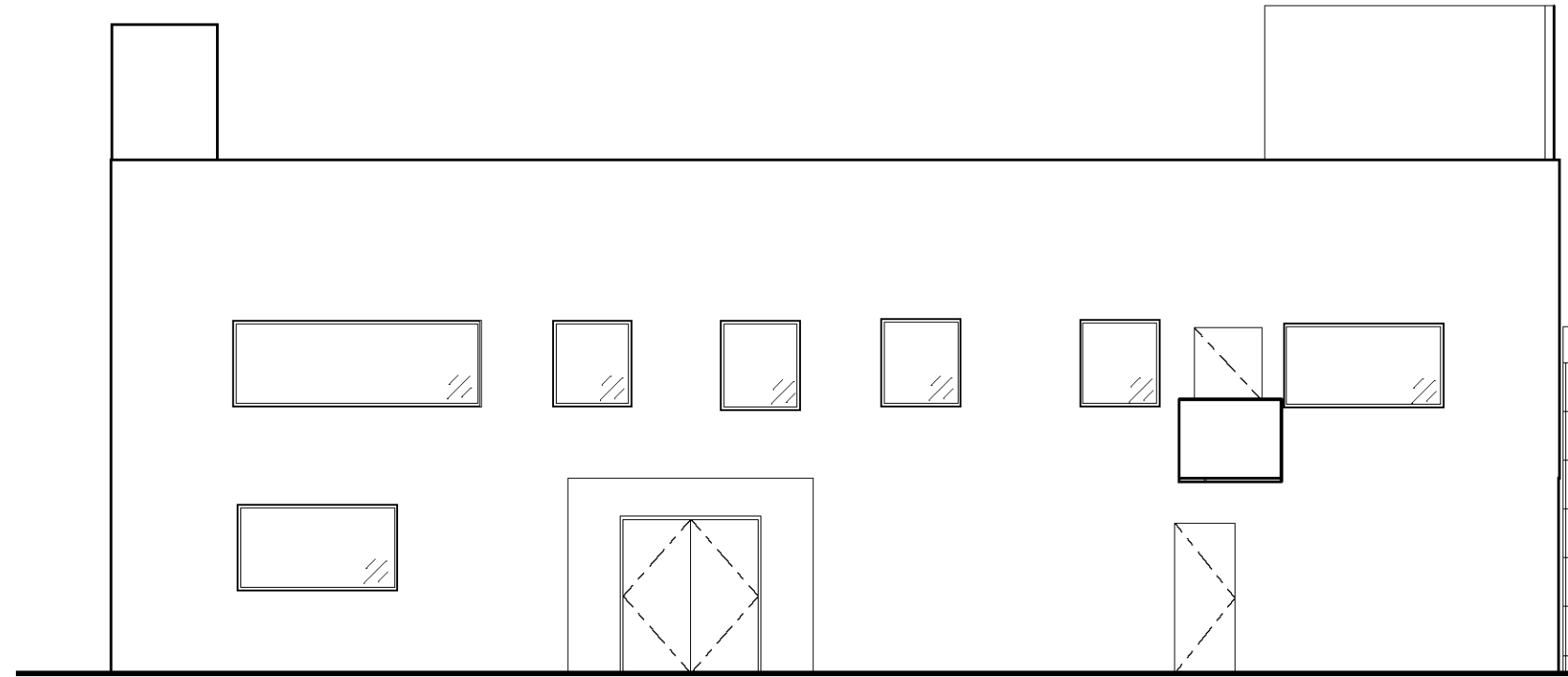
146-152 N PALM CANYON - EXISTING WEST ELEVATION  
1/4" = 1'-0" 1

PAINT EXTERIOR PLASTER SURFACES BEHIND AWNING

PAINT EXTERIOR PLASTER SURFACES AND METAL FASCIA



146-152 N PALM CANYON - PROPOSED WEST ELEVATION  
1/4" = 1'-0" 2



146-150 N PALM CANYON - EXISTING EAST ELEVATION  
1/4" = 1'-0"

1

EXTERIOR ELEVATIONS 146-150 N PALM CANYON DR

04/02/18

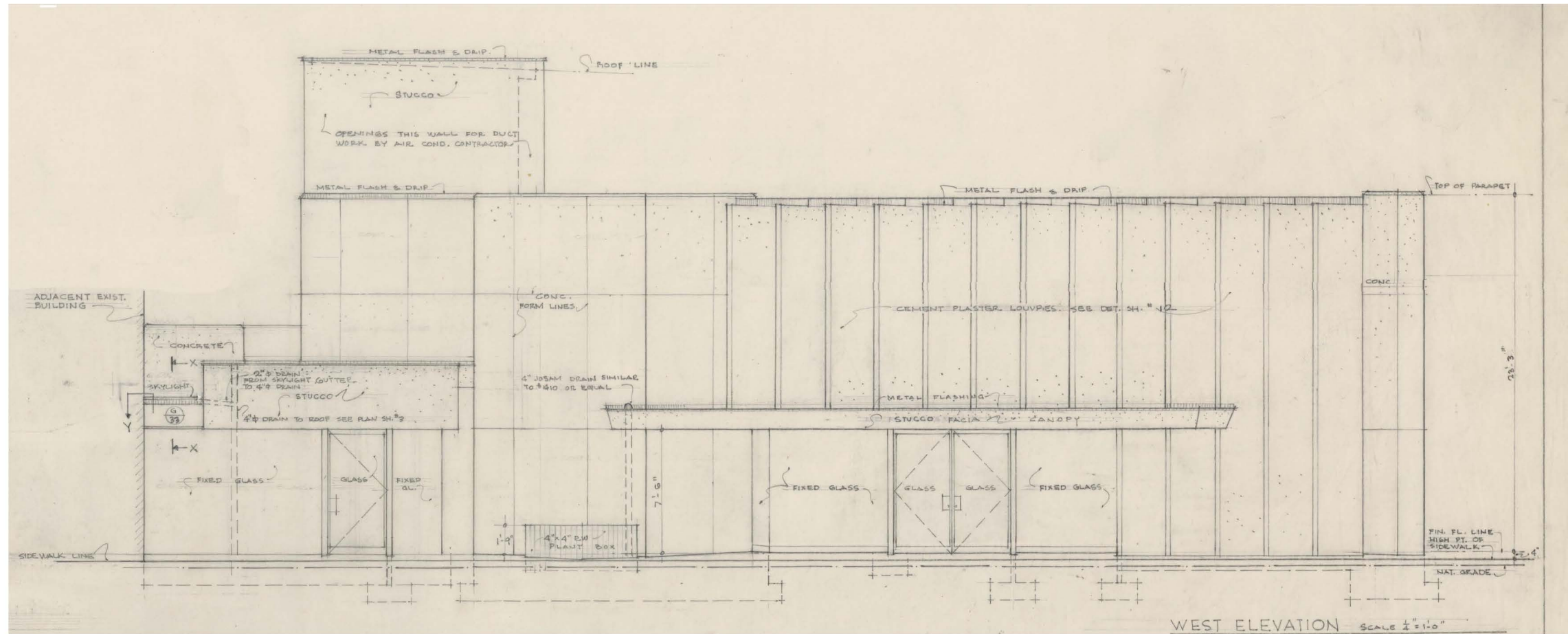
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D-4

**TOWN AND COUNTRY CENTER**  
PROPOSED STREETSCAPE IMPROVEMENTS  
N INDIAN CANYON DR  
PALM SPRINGS, CA 92262

architecture  
interiors  
interiors

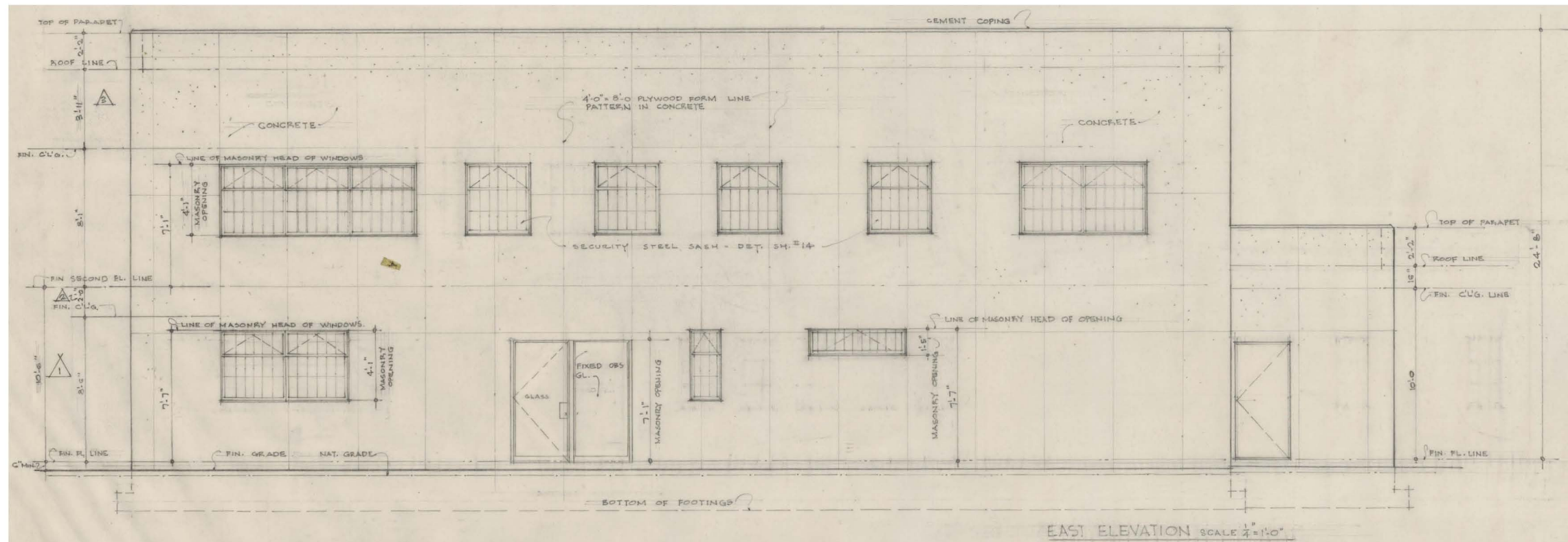
**MARMOL RADZINER AIA**  
2222 Hispania Avenue  
Los Angeles, California 90025  
info@marmolradziner.com  
www.marmolradziner.com  
310 828 6228 phone  
310 828 6228 fax



WEST ELEVATION SCALE 1/4" = 1'-0"

146-152 N PALM CANYON - ORIGINAL WEST ELEVATION

1



EAST ELEVATION SCALE 1/4" = 1'-0"

146-150 N PALM CANYON - ORIGINAL EAST ELEVATION

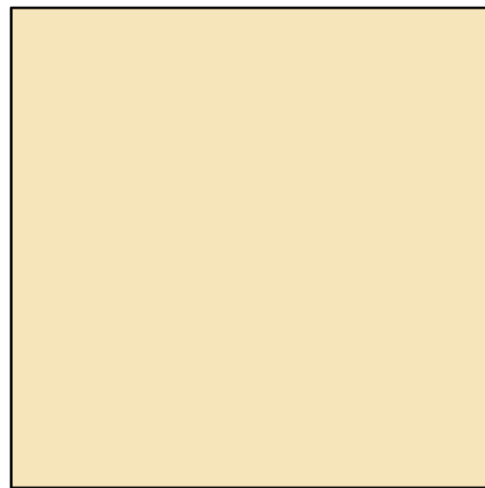
2

04/02/18

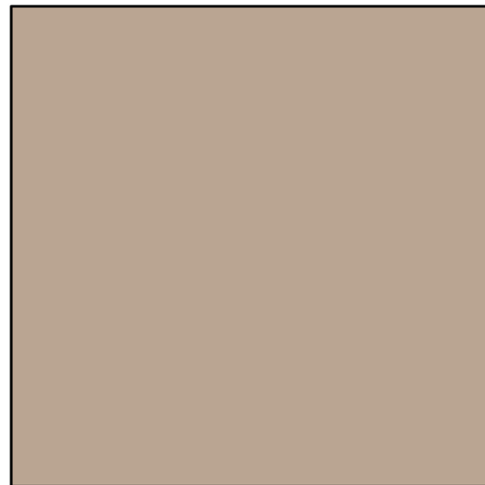
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**PT-1**



**PT-2**



**PT-3**



ORIGINAL COLORS 1



EXISTING COLORS 2

**MARMOL RADZINER AIA**  
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info@marmolradziner.com  
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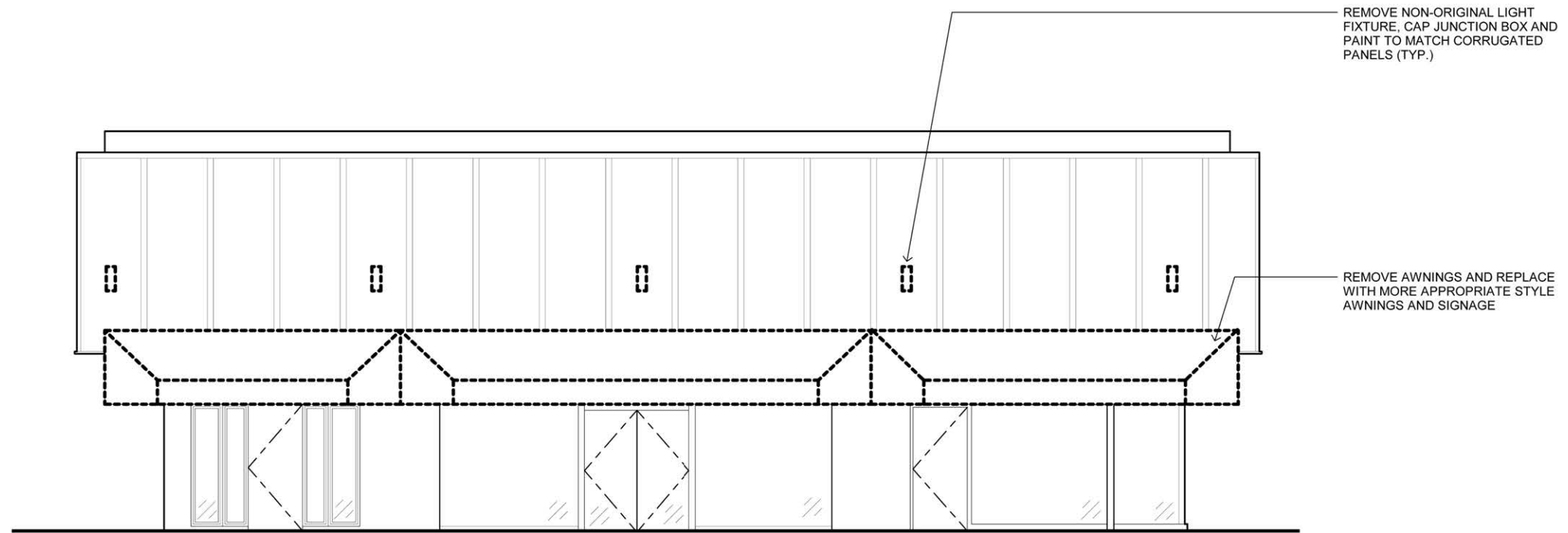
**TOWN AND COUNTRY CENTER**  
PROPOSED STREETSCAPE IMPROVEMENTS  
N INDIAN CANYON DR  
PALM SPRINGS, CA 92262

DRAW SUMMARY 146-152 N PALM CANYON DR

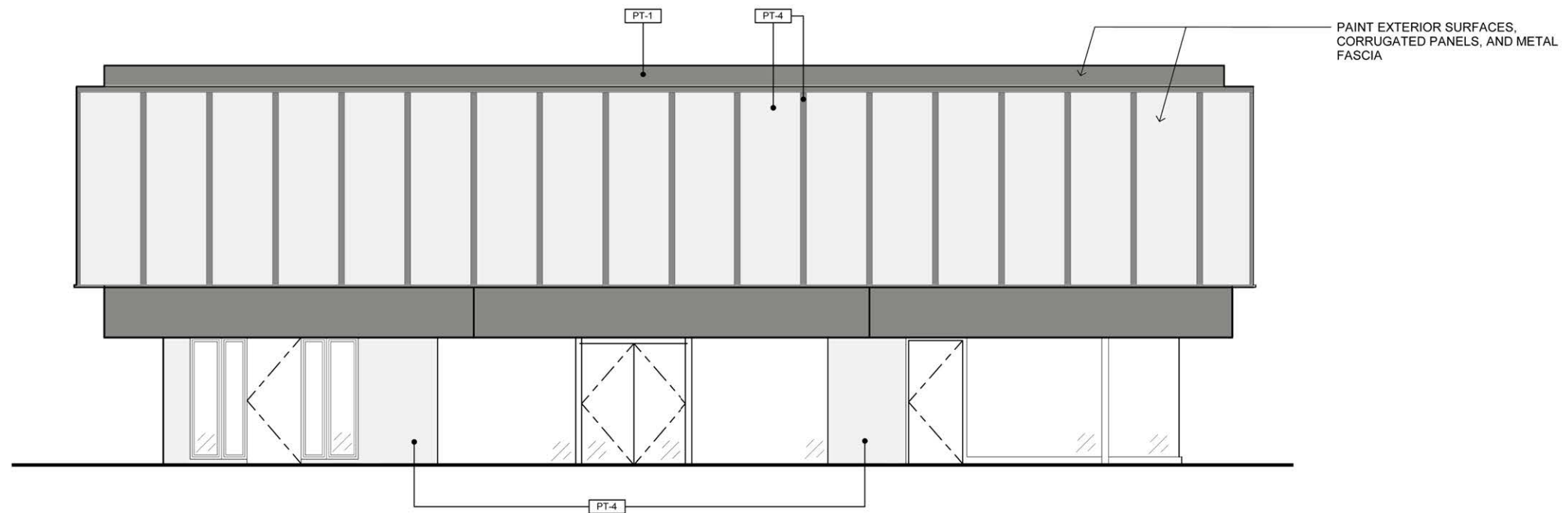
03/27/18

2017074

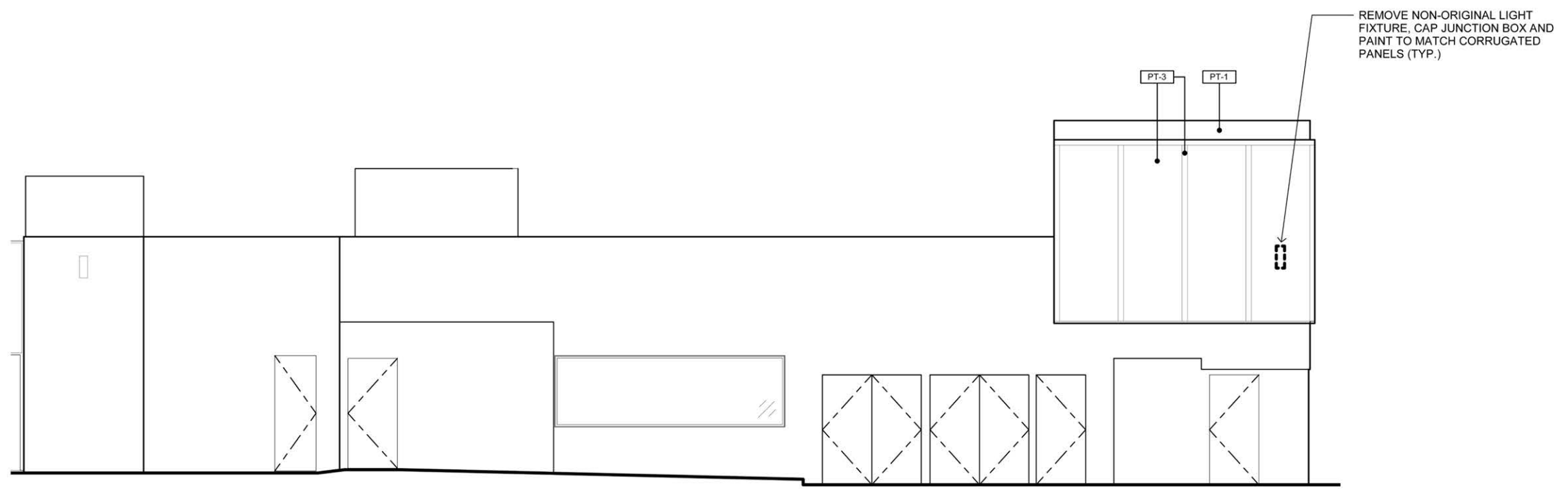
**D-6**



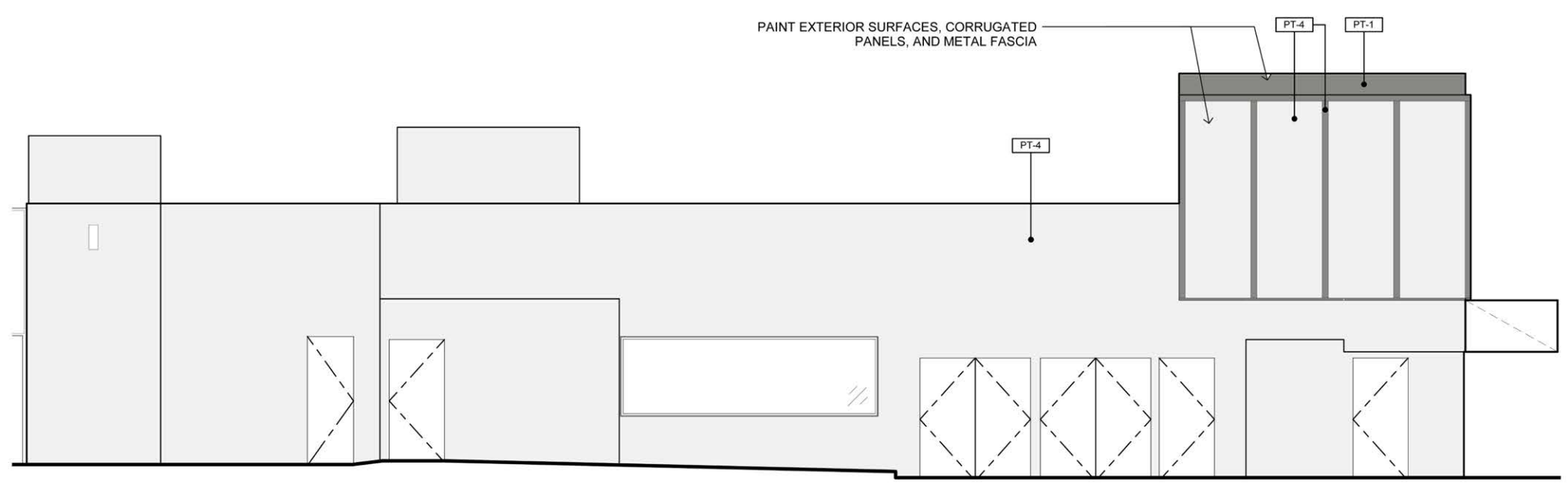
156-166 N PALM CANYON - WEST ELEVATION - STREETSCAPE IMPROVEMENTS  
1/4" = 1'-0" 1



156-166 N PALM CANYON - WEST ELEVATION - PAINT  
1/4" = 1'-0" 2

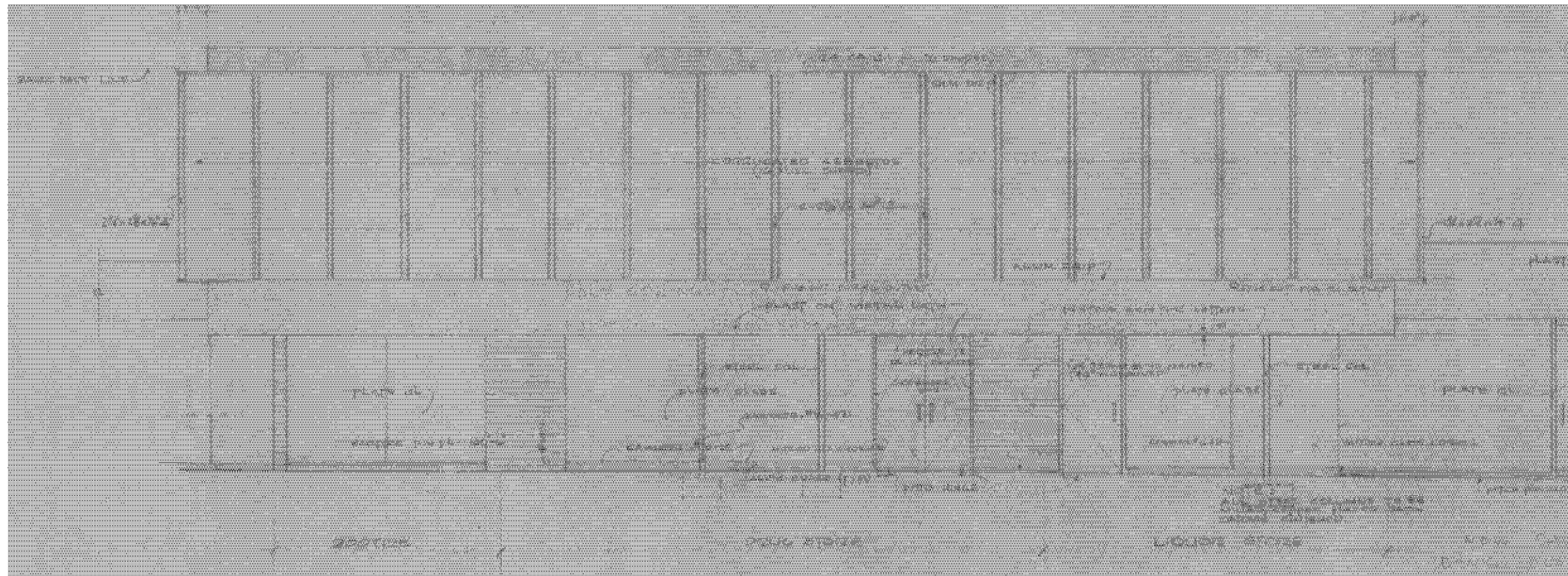


156-166 N PALM CANYON - EXISTING NORTH ELEVATION  
1/4" = 1'-0" 1



156-166 N PALM CANYON - PROPOSED NORTH ELEVATION  
1/4" = 1'-0" 2





156-166 N PALM CANYON - ORIGINAL WEST ELEVATION

1

EXTERIOR ELEVATIONS 156-166 N PALM CANYON DR

04/02/18



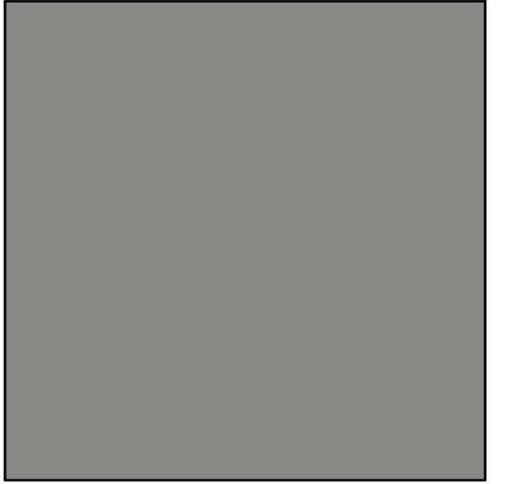
2017074

D-9

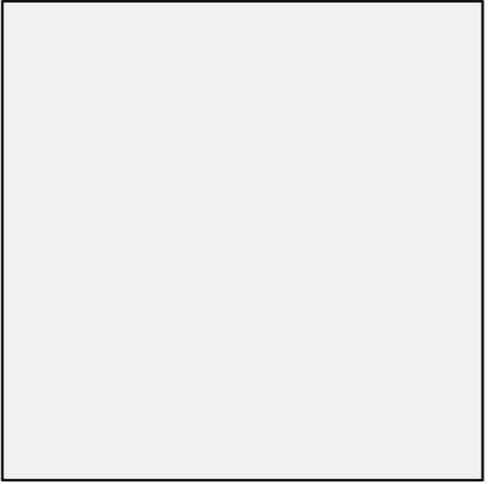
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construction  
interiors  
landscape

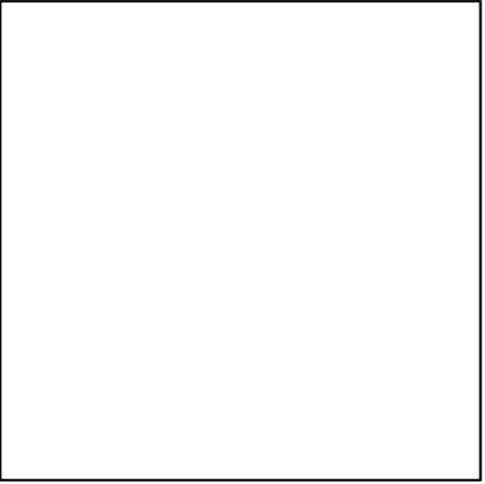
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330 NEW 6327 PAVINE  
LOS ANGELES, CALIFORNIA 90028  
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**PT-1**

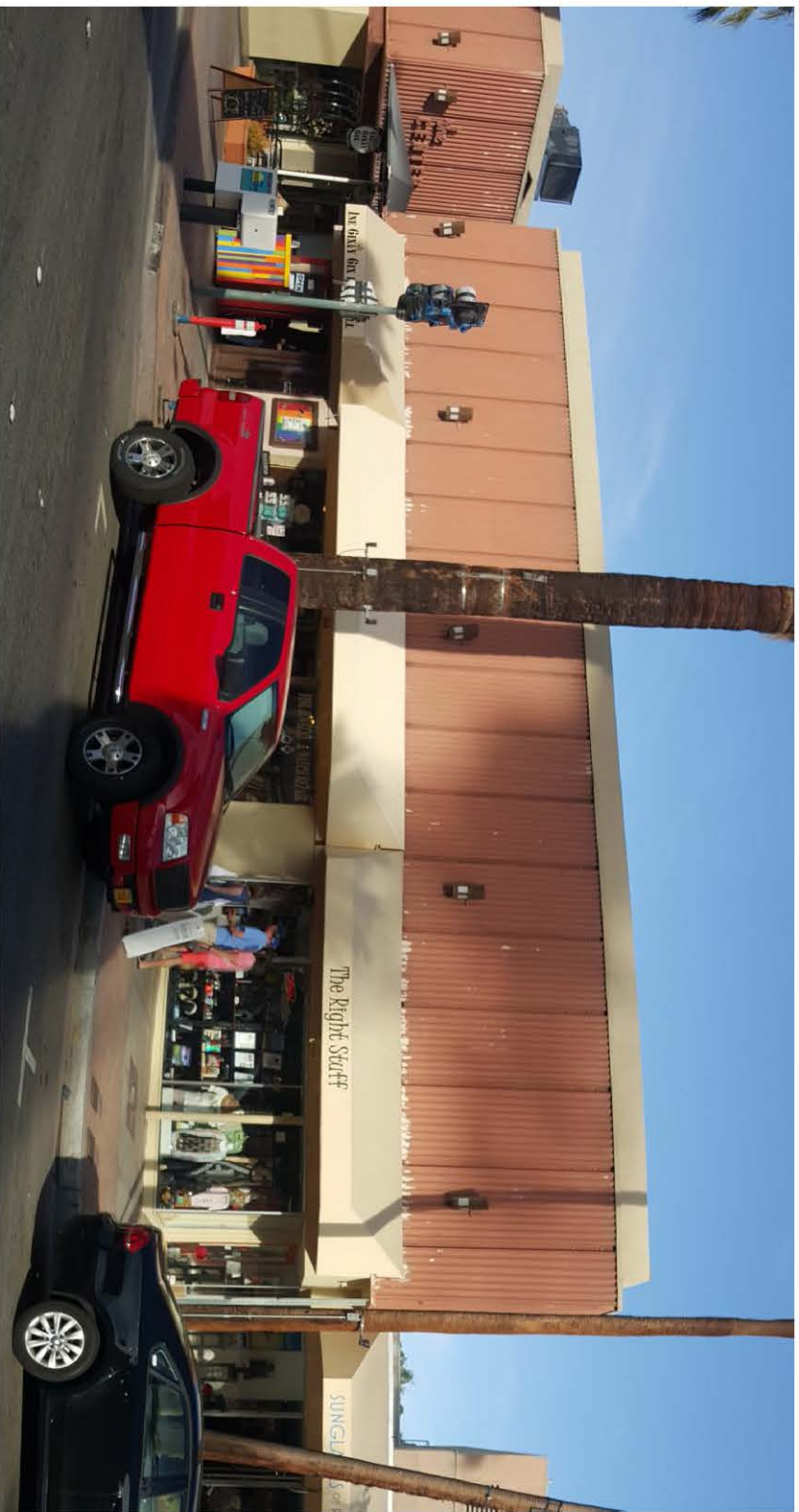


**PT-3**



ORIGINAL COLORS

1



EXISTING COLORS

2

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interiors  
landscape

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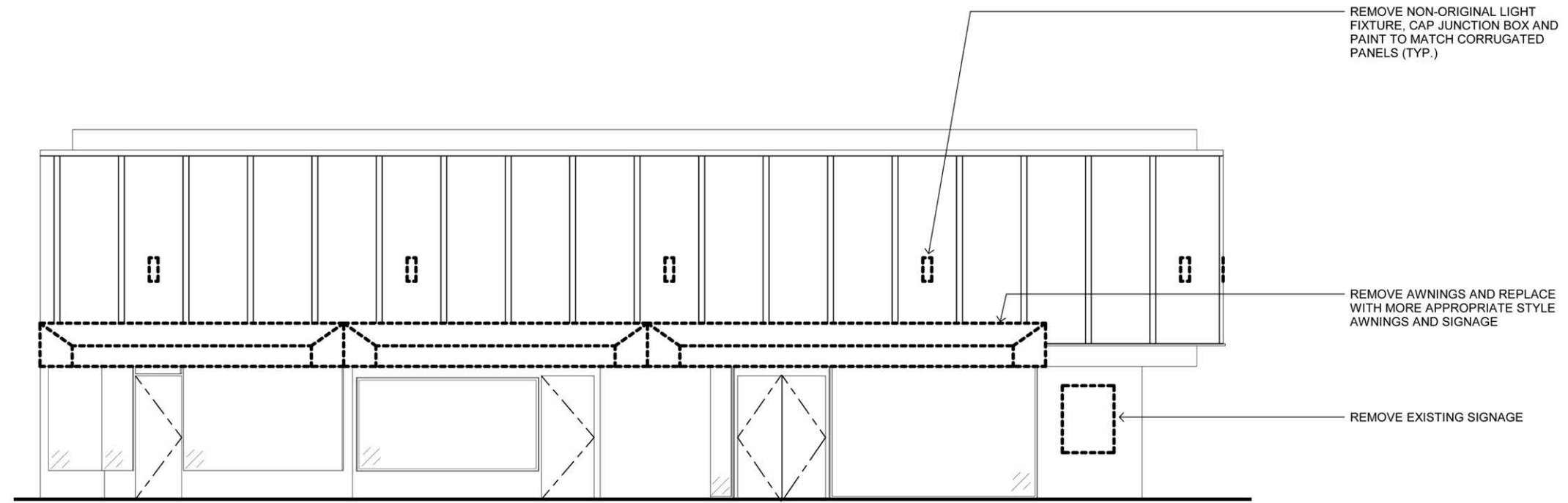
PROPOSED STREETScape IMPROVEMENTS  
N INDIAN CANYON DR  
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DRAW SUMMARY 156-166 N PALM CANYON DR

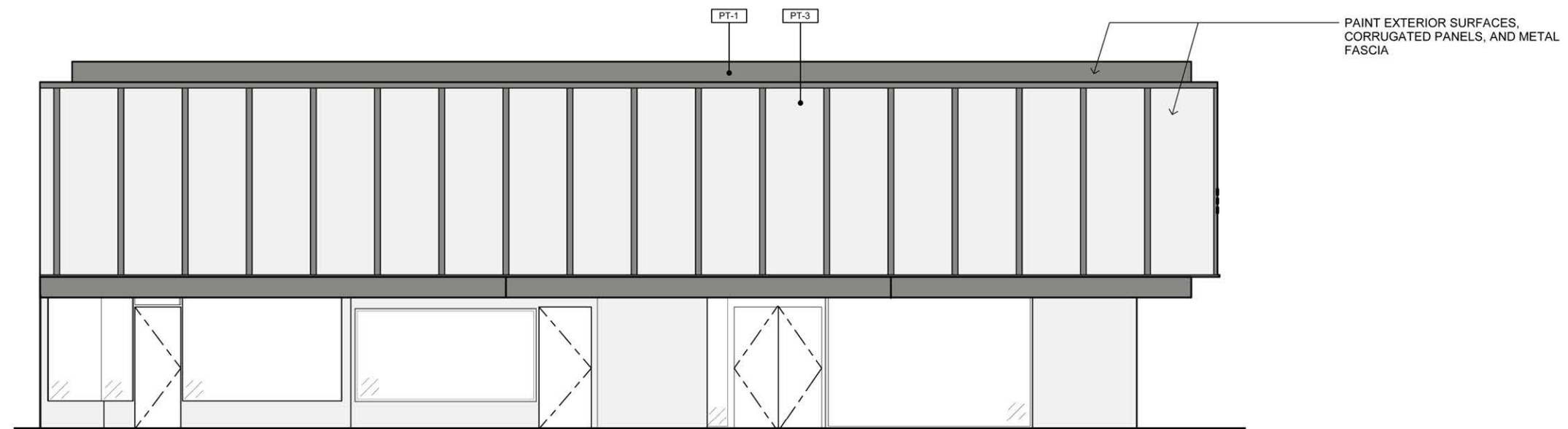
03/27/18


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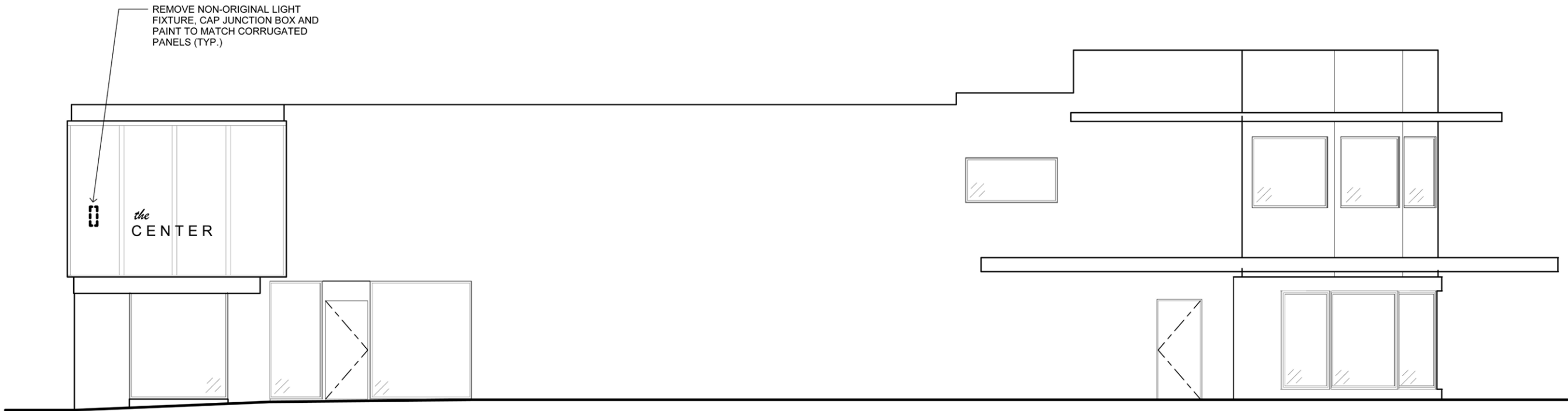
**D-10**



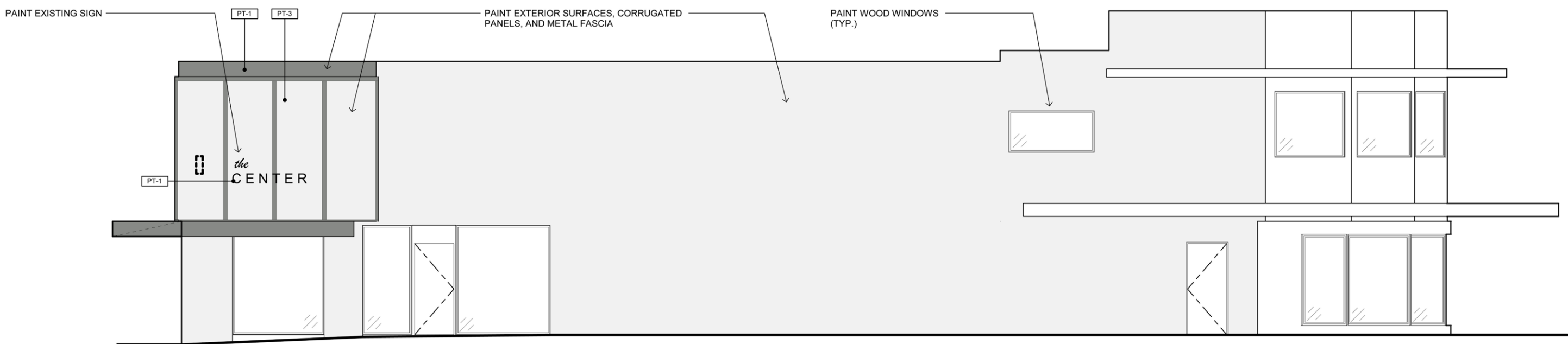
170-174 N PALM CANYON DR - EXISTING WEST ELEVATION  
1/4" = 1'-0" 1



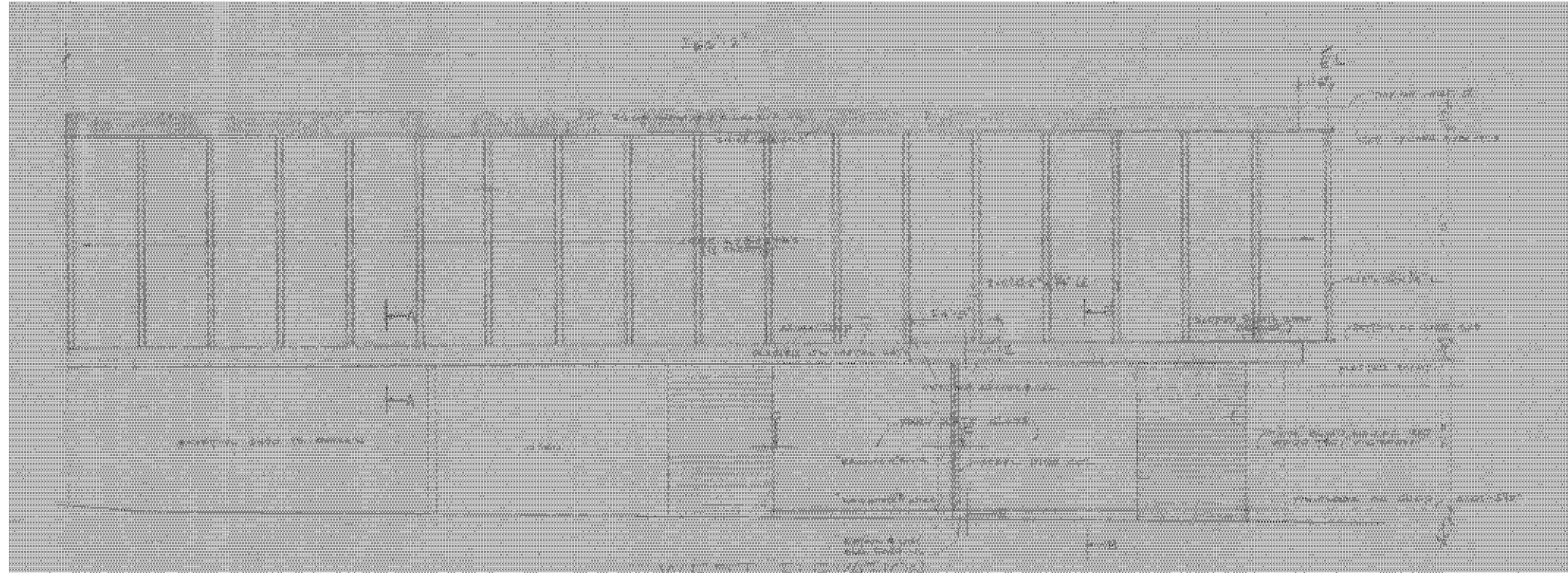
170-174 N PALM CANYON DR - PROPOSED WEST ELEVATION  
1/4" = 1'-0" 2



170-174 N PALM CANYON DR - EXISTING SOUTH ELEVATION  
1/4" = 1'-0" 1

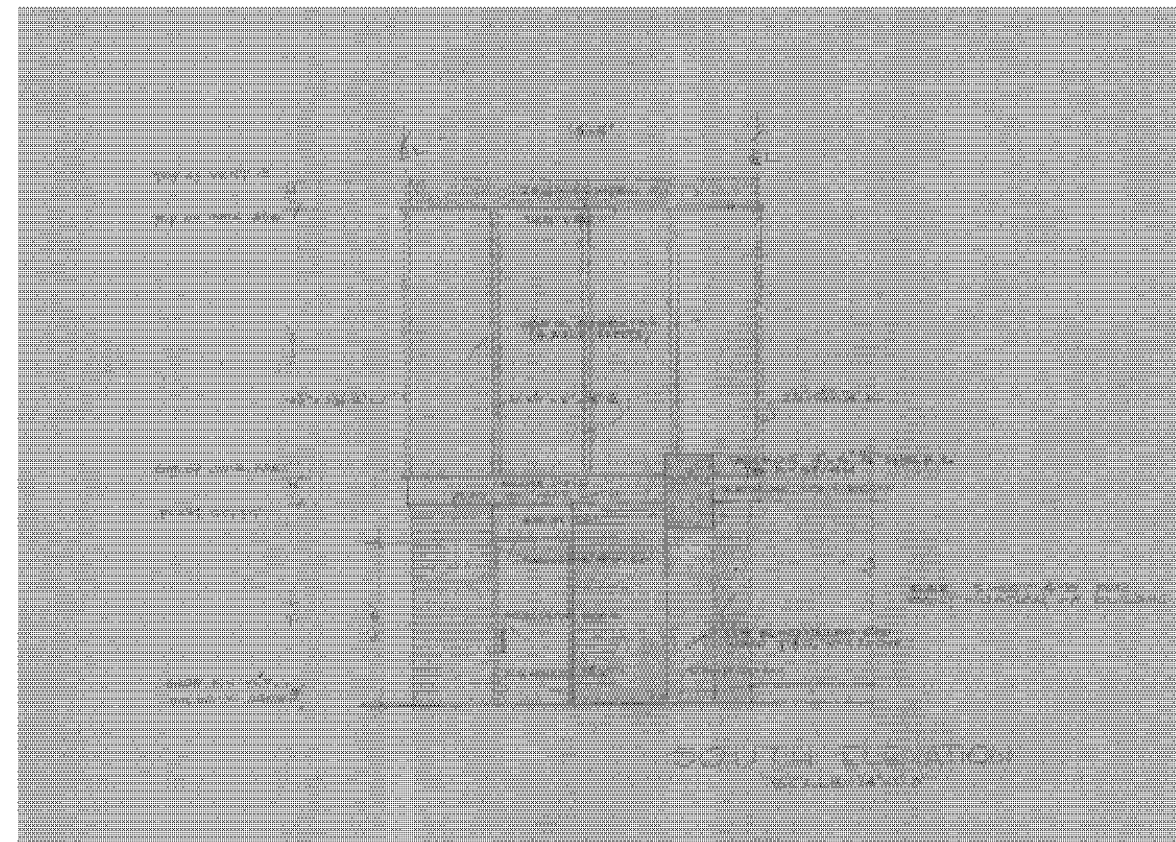


170-174 N PALM CANYON DR - PROPOSED SOUTH ELEVATION  
1/4" = 1'-0" 2



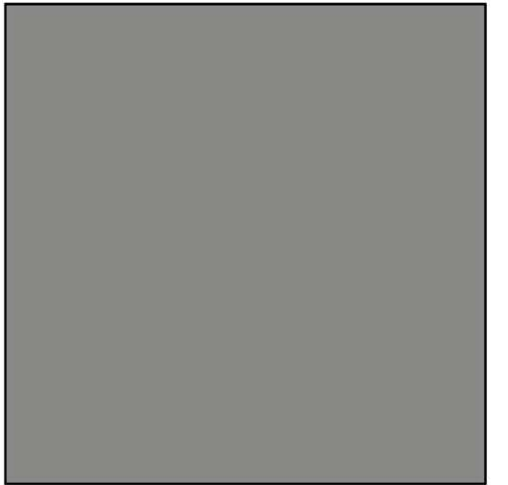
170-174 N PALM CANYON - ORIGINAL WEST ELEVATION

1

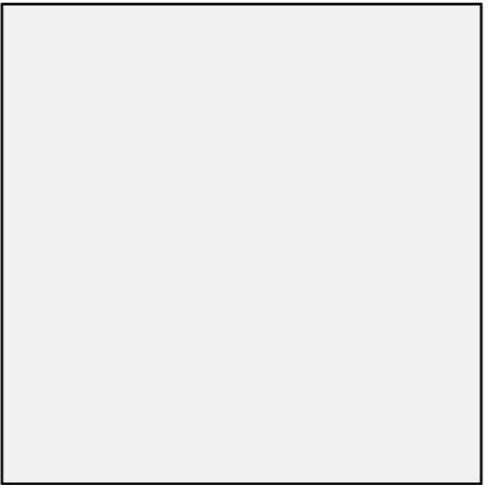


170-174 N PALM CANYON - ORIGINAL SOUTH ELEVATION

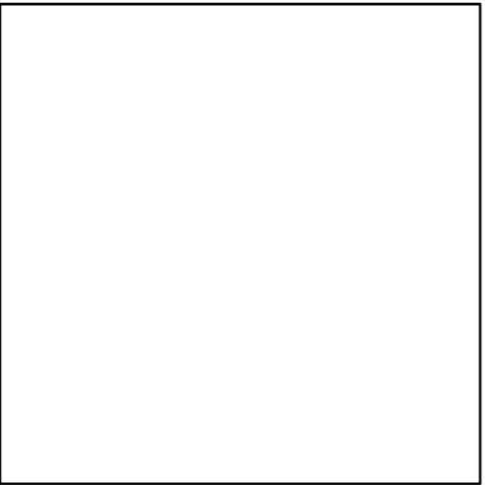
2



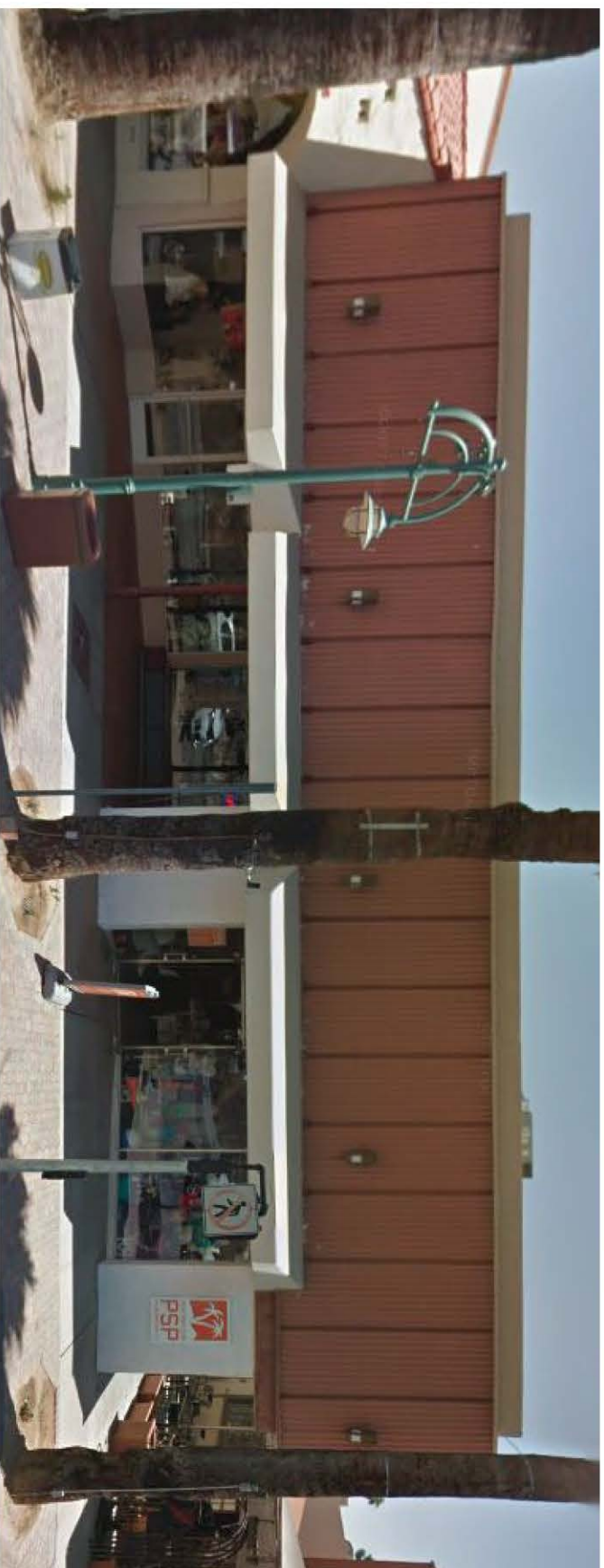
**PT-1**



**PT-3**



ORIGINAL COLORS 1



EXISTING COLORS 2

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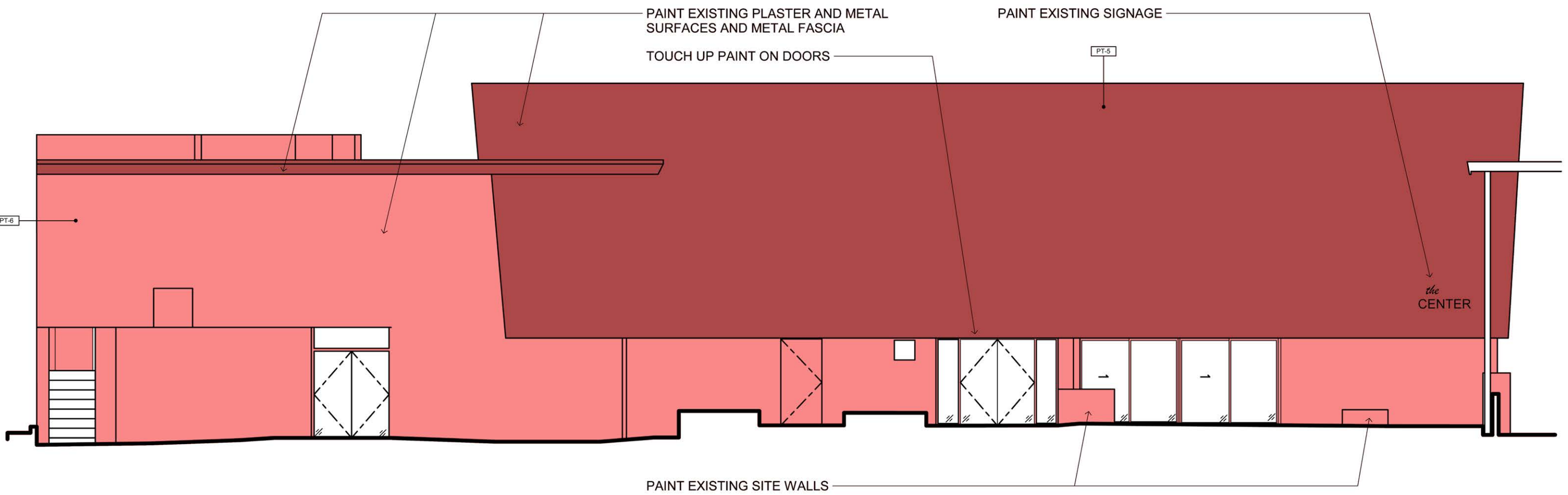
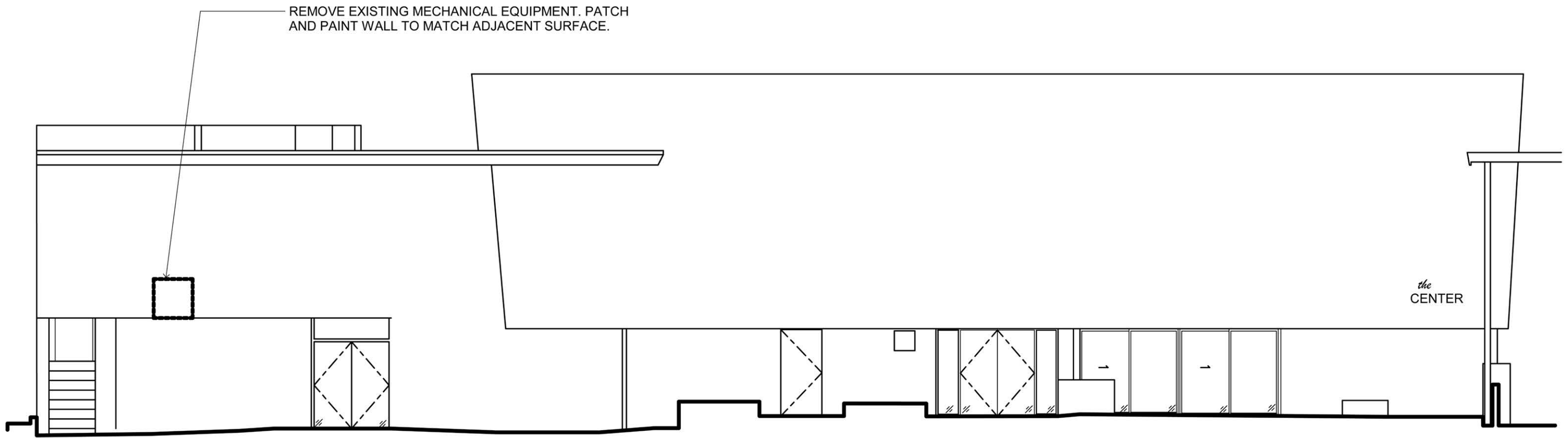
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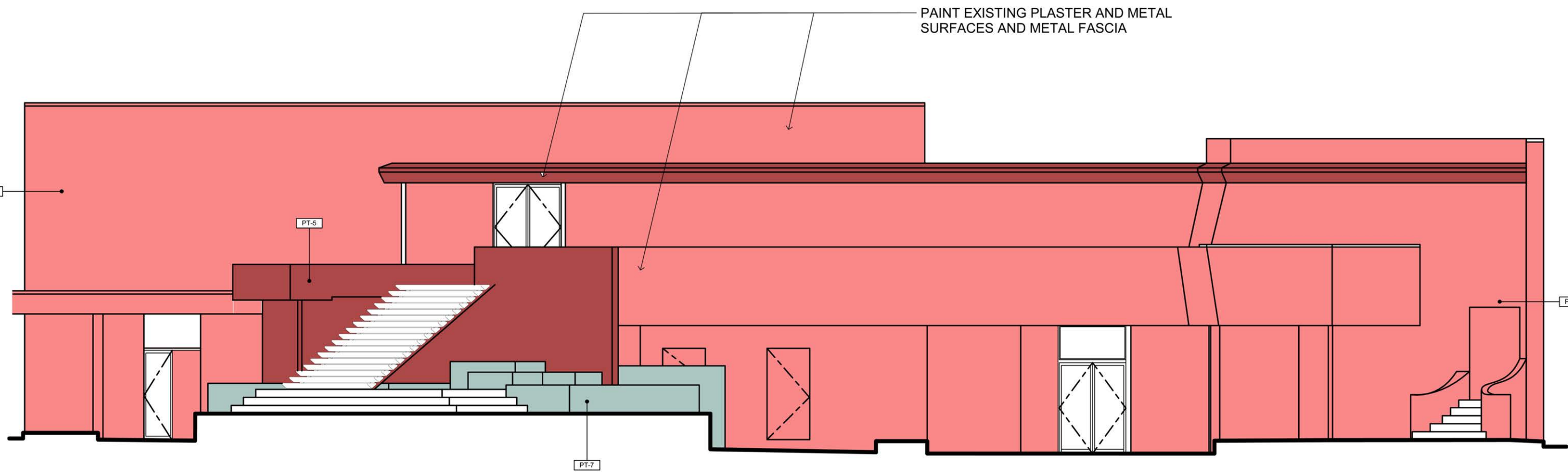
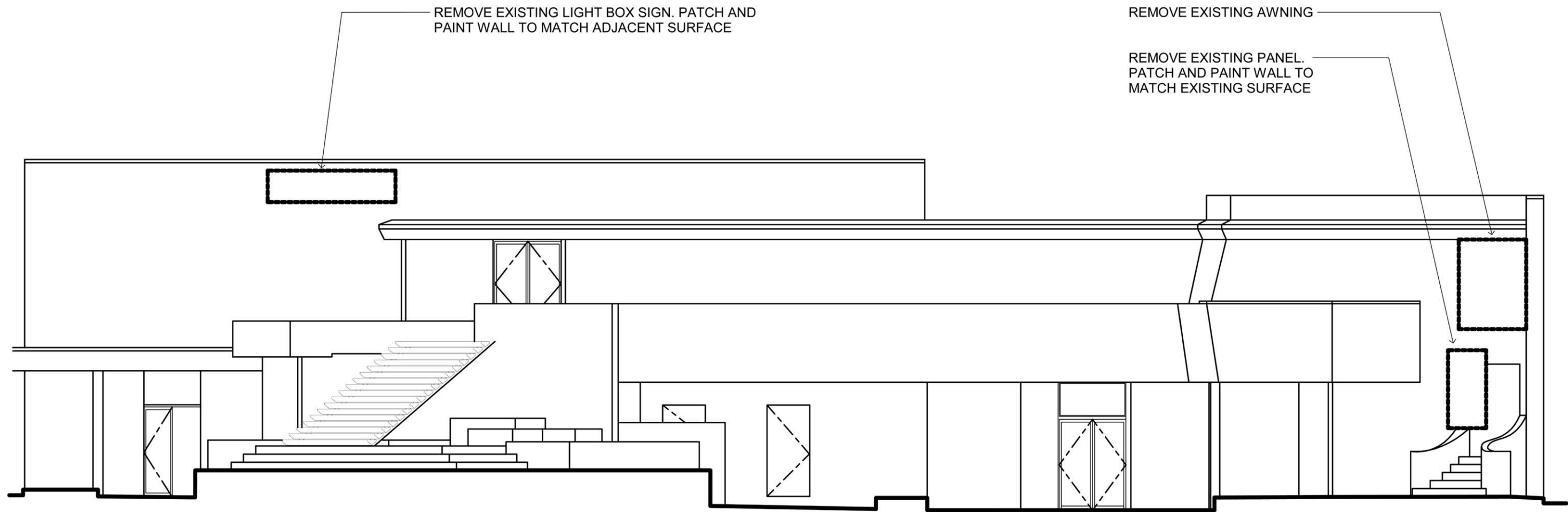
DRAW SUMMARY 170-174 N PALM CANYON DR

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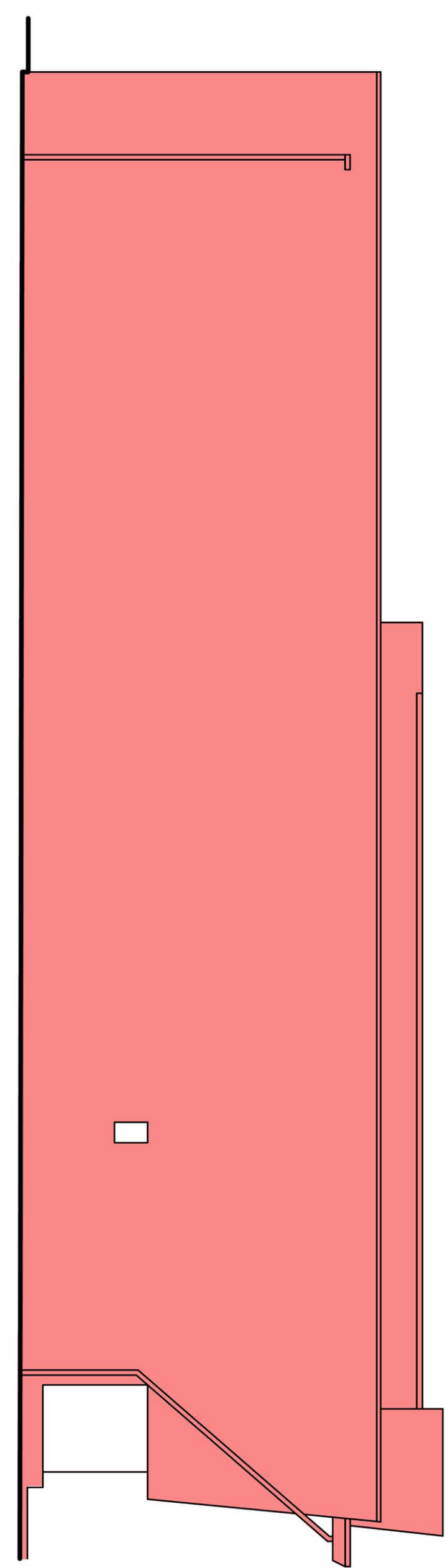
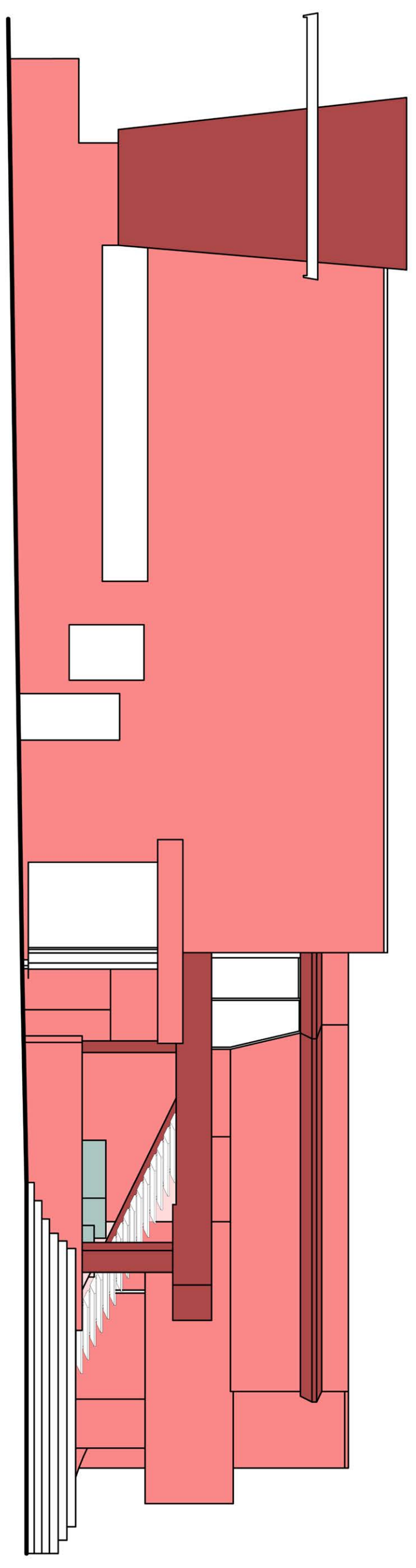
20170714

**D-14**

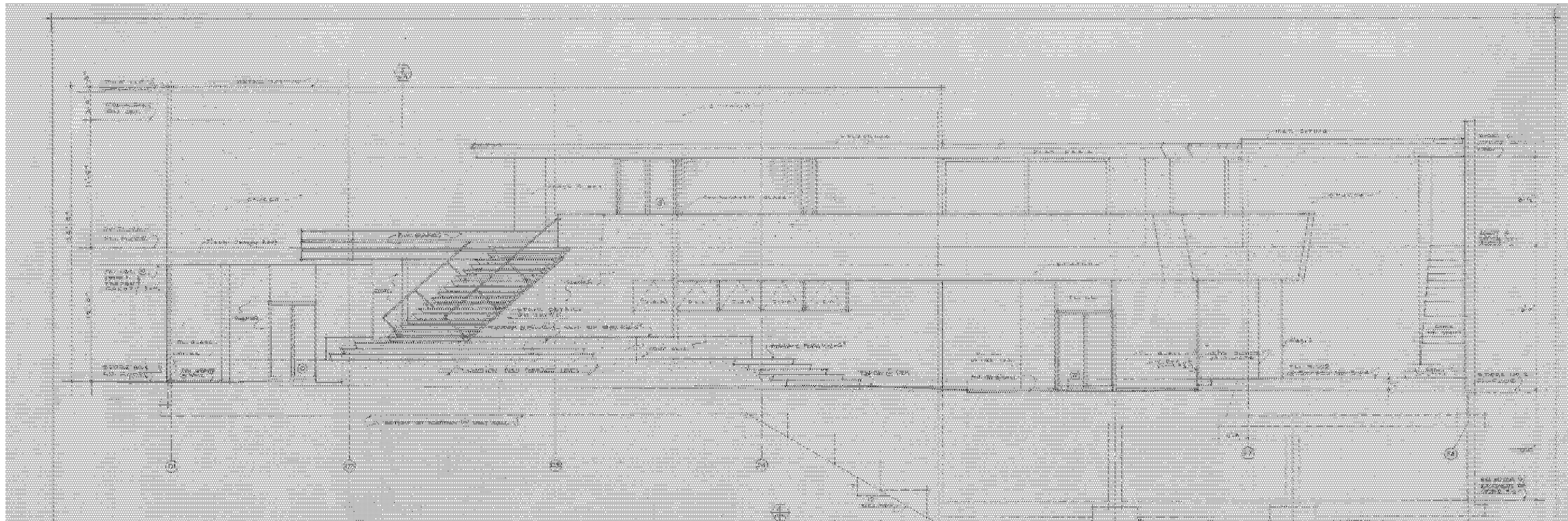






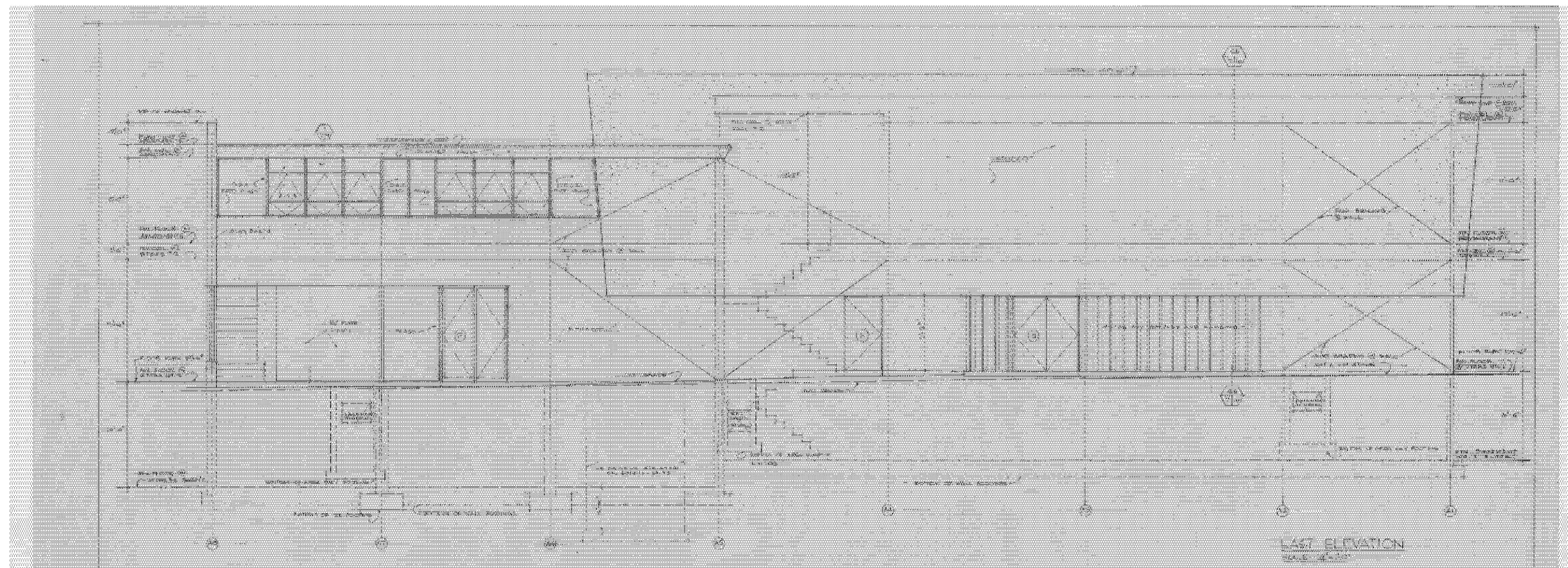


03/26/18
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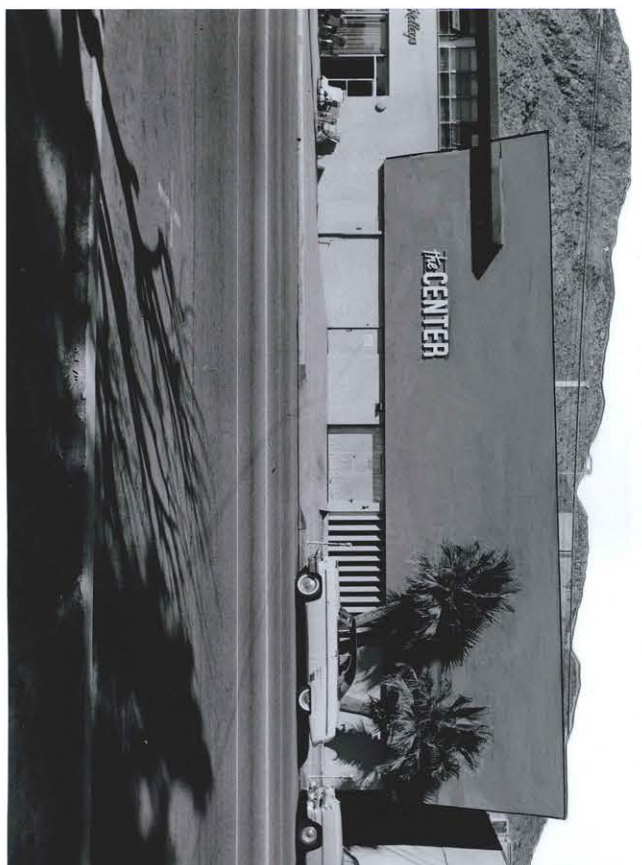
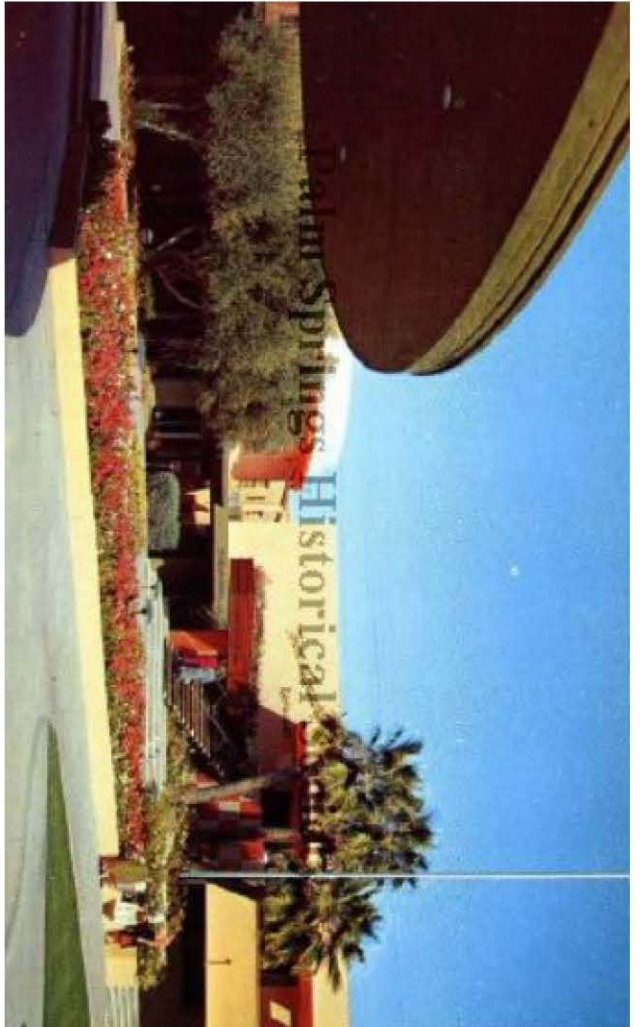
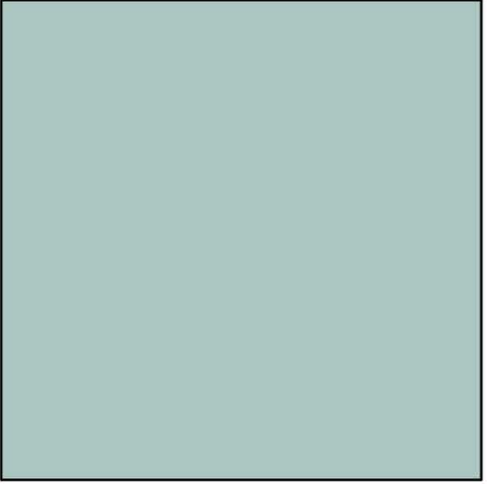
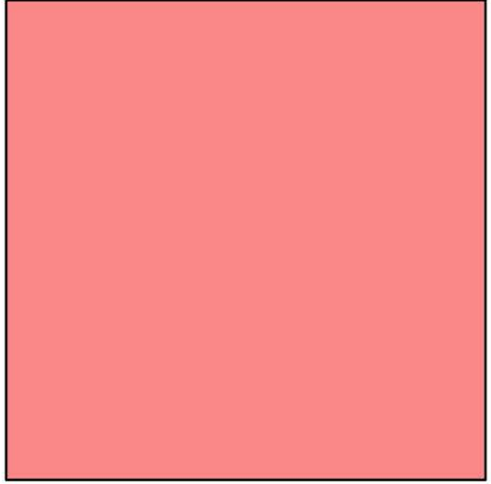
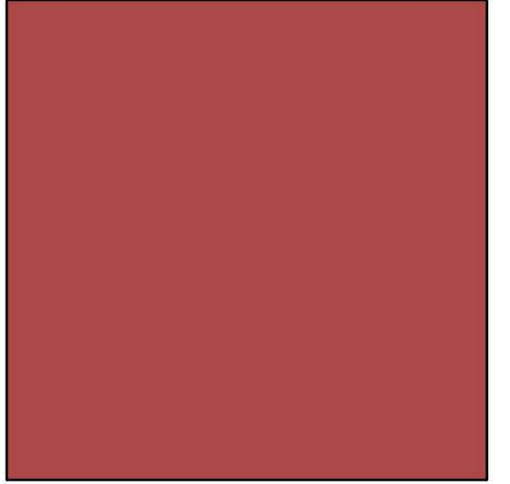
169 N INDIAN CANYON - ORIGINAL WEST ELEVATION

1

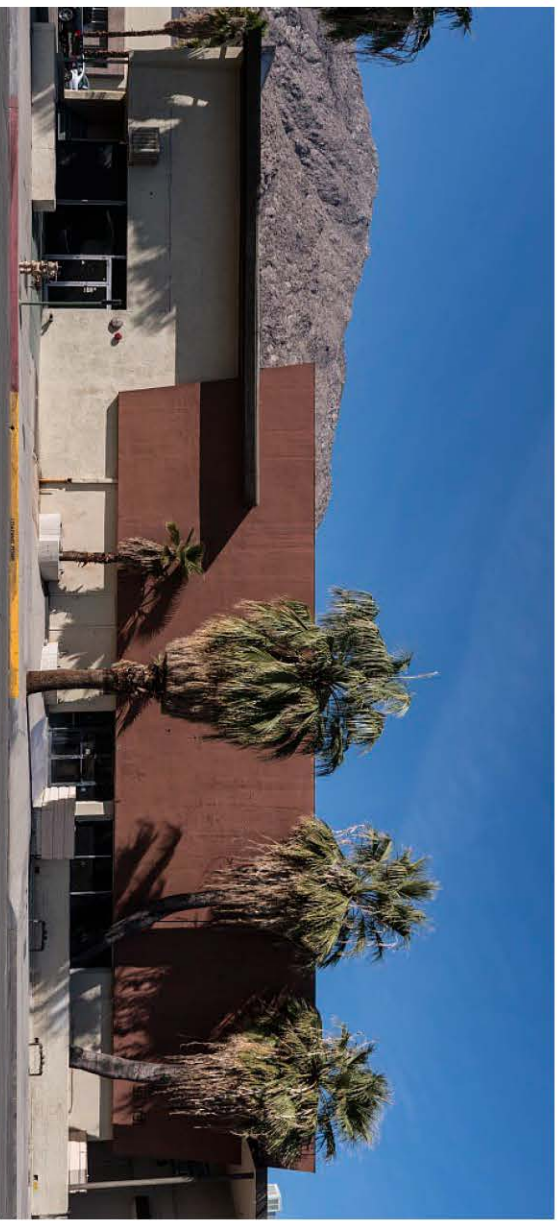


169 N INDIAN CANYON - ORIGINAL EAST ELEVATION

2



ORIGINAL COLORS  
1



EXISTING COLORS  
2

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DRAW SUMMARY 169 N INDIAN CANYON DR

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**D-19**