



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

DATE: January 14, 2020

PUBLIC HEARING

SUBJECT: AN APPLICATION BY DANIEL KROG & ADAM BONNETT, OWNERS, FOR CLASS 1 HISTORIC RESOURCE DESIGNATION OF "THE SHEA RESIDENCE" LOCATED AT 1690 RIDGEMORE DRIVE, APN #686-411-013), CASE HSPB #130. (KL).

FROM: Department of Planning Services

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### SUMMARY

The property owners are requesting historic resource designation of a roughly 4,200 square foot single family residence designed by local architect John Walling, constructed in 1976 for John and Marion Shea.

If designated as a Class 1 historic resource, the property would be subject to the regulations outlined in Section 8.05 of the Palm Springs Municipal Code and would be eligible for the application of a Mills Act Historic Property Preservation Agreement ("a Mills Act contract").

### RECOMMENDATION:

1. Open the public hearing and receive public testimony.
2. Close the public hearing and adopt Resolution HSPB #130, "A RESOLUTION OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE "THE SHEA RESIDENCE" LOCATED AT 1690 RIDGEMORE DRIVE AS CLASS 1 HISTORIC RESOURCE HSPB #130, SUBJECT TO CONDITIONS. (APN 686-411-013.)"

### BACKGROUND AND SETTING:

A historic resources report prepared by Melissa Riche dated November, 2019 ("the report") is the basis of this staff report.

<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
December 2019	Site inspection by members of the HSPB and City Staff.

<b>Ownership Status</b>
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December 2018	Purchase by the current owners. Daniel Krog & Adam Bonnett.
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BELOW AN AERIAL VIEW OF 1690 RIDGEVIEW DRIVE.



**ANALYSIS:**

Historic Preservation activities in Palm Springs are regulated under Municipal Code Section 8.05 (“*Historic Preservation*”). The purpose of the Historic Preservation Ordinance is:

*“...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 historic resources for the education and welfare of the citizens.”*

**Standard Conditions that apply to Class 1 Historic Sites or Resources**

The following shall apply to a Class 1 Historic Site or Resource:

1. It shall meet the definition of a Class 1 historic resource as outlined in Municipal Code Section 8.05.020 including the findings outlined in Section 8.05.070 (C).
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as ‘historic’ at the federal, state, and/or county level.
4. A marker explaining the historic nature of the site may be installed at the site in a location viewable from the public way.

5. Compliance with all rules and regulations for Historic Resources and Historic Districts under Chapter 8.05 of the Municipal Code.
6. If designated, the findings in support of designation shall be stated in a resolution of the City Council that shall be recorded with the County Recorders' office within 90 days of the effective date of the Council's resolution.

*Evaluation of the Application.* Pursuant to Municipal Code Section 8.05.070 (C,1,a), the HSPB shall evaluate the application and make findings in conformance with the following criteria:

*Criteria for the Designation of Class 1 Historic Resources. A site, structure, building or object may be designated as a Class 1 historic resource, provided both of the following findings ("a" and "b") are met:*

- a. *The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The Shea residence may be considered historically significant as an example of the late Modern architectural style.

*(Criterion 1) The resource is associated with events that have made a meaningful contribution to the nation, state or community;*

The report does not identify any events associated with the site, thus the site does not qualify under Criterion 1.

*(Criterion 2) The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history;*

The report does not identify any persons of significance associated with the site who made a meaningful contribution to local, state or national history, thus it does not qualify as a historic resource under Criterion 2.

*(Criterion 3) The resource reflects or exemplifies a particular period of national, state or local history;*

The Shea residence exemplifies the Late Modern period in architecture and development in Palm Springs. Late Modern architecture is rooted in the mid-century Modern period in terms of its minimal use of ornament, use of new material technologies and the exposed expression of the structure. The Shea Residence however differs from the more modestly scaled homes of the fifties and sixties in its larger scale spaces and volumes, a feeling of luxury, and a more exuberant use of materials. The Shea residence utilizes the post and beam structural system found in earlier mid-century Modern homes, however it too takes on an exaggerated scale using

large wood “glu-lam”<sup>1</sup> posts and beams in contrast to the dimensional “4 by 4” lumber posts commonly used on homes from the fifties and sixties. The larger scale structure and resultant interior volumes distinguish the Shea residence from earlier examples of Modern architecture, making it a noteworthy example of the “Late Modern” architectural period. As such the house qualifies as a historic site under Criterion 3.

*(Criterion 4) The resource embodies the distinctive characteristics of a type, period or method of construction;*

The Shea residence is considered significant because of its unique use of “tilt-up” concrete panels in its construction. The technology of tilt-up concrete construction was first utilized in the United States in 1905 when Robert Akin patented the “tilt-slab” concrete construction method. Its first use in residential construction came in 1922 with the construction of the Rudolph M. Schindler House in West Hollywood.

The Shea residence utilized forty-two (42) reinforced concrete panels of differing sizes all cast in place on site and “tilted-up” in place with the use of cranes. The concrete panels provided the structure, the enclosure and delineation of space as well as the finishes and aesthetic within the home.

As noted earlier, in the Shea residence post and beam technology is used at a much larger scale that commonly found in post and beam structures in Palm Springs from the mid-century Modern period. The glu-lam post and beam structural system establishes a grand and luxurious scale to the Shea residence and the concrete panels give texture and visual strength to the home. For these reasons, the report asserts the Shea residence qualifies under Criterion 4 because of its unique method of construction.

An addition designed in the 1980’s by master architect Albert Frey was added over the guest room wing. Due to weight considerations, the addition did not make use of the tilt-up concrete panels. It did, however integrate the glu-lam post and beam structural system, thereby creating a somewhat harmonious integration of the addition with the structural system of the original home.

*(Criterion 5) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value;*

The Shea residence was designed in 1974 by local architect John G Walling, Jr. with an addition by master architect Albert Frey in 1988. Although Walling had many large

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<sup>1</sup> Glued laminated timber, abbreviated “glu-lam”, are structural engineered wood products constituted of layers of dimensional lumber called “laminations or laminating stock” that are bonded together with durable, moisture-resistant adhesives. Glu-lam wood members provide the strength and versatility of large wood members without relying on the old-growth dependent solid sawn timbers. This results in its ability to be used in longer spans, carry heavier loads, and to be formed into more complex shapes than reinforced concrete or steel structural members. The earliest extant use of glu-lam structural members dates to the mid 1850’s in Europe. (Source: The Engineered Wood Association).

luxury home commissions in the 1970's throughout the Coachella Valley, the lack of evaluation of his body of work makes it difficult to categorize him as a "master architect whose genius influenced his age". The report asserts on page 20, however that Walling's design for the Shea residence exhibits high artistic value; recognizing the manner in which he makes use of an ordinary material such as concrete in a decorative way and establishes scale and a rhythmic order to the home with the use of the large glu-lam posts and beams. The report quotes a 1981 Architectural Digest article that describes the Shea residence as "...patterns of interlocking cubes reminiscent of Rietveld, Mondrian and DeStijl." Thus the report asserts that the Shea residence qualifies as a historic site under Criterion 5 as having high artistic value.

*(Criterion 6) The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or*

The report does not assert that the Shea residence qualifies under Criterion 6.

*(Criterion 7) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.*

No information has been provided in the historic resources report on any pre-historic significance of the site.

*Analysis of Integrity. (PSMC 8.05.070 (C,1,b). The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior's Standards: integrity of design, materials, workmanship, location, setting, feeling, or association.*

The application includes an evaluation of the site relative to the seven aspects or qualities of integrity, as recognized by the National Register of Historic Places. The seven aspects or qualities include location, design, setting, materials, workmanship, feeling, and association. The report concludes that the Shea residence retains a high degree of integrity. Below is staff's evaluation of the site's integrity.

*1. Location:*

The Shea residence remains in the same location in which it was constructed, thus it retains integrity of location.

*2. Design:*

Aside from some minor additions, the home possesses a high degree of design integrity and has been well maintained.

### 3. *Setting:*

The setting of the Shea residence, on a hillside lot within a tract of large luxury homes with mid-century Modern design characteristics, remains as it was from the time of its construction; it thus retains integrity of Setting.

### 4. *Materials:*

The Shea residence has had very few modifications or alterations. Its post-and-beam wood construction and tilt-up exposed concrete panels are still evident and unaltered. Thus the home exhibits a high degree of material integrity.

### 5. *Workmanship:*

The Shea residence is a structure built of high-quality materials and craftsmanship and thus retains integrity of workmanship.

### 6. *Feeling:*

The casual informal living style expressed in the Shea residence with its large expanses of glass that creates a strong visual connection between the inside and outside of the home is still intact as is the open floor plan. The home continues to exude a grand-scaled sense of elegance and luxury and thus retains integrity of feeling.

### 7. *Association:*

The strong association between architect John Walling and John Shea has been documented in the historic resources report and thus integrity of Association remains.

## DEFINING HISTORIC CHARACTERISTICS

In considering a recommendation for historic resource designation it is important to distinguish those physical elements that are original or from the period of significance that contribute to the resource's historic significance from alterations, additions or features that were added at a later time that may be sympathetic to the original character, but which may create a false sense of historicity. Distinguishing original character-defining features from non-original elements aids the HSPB when it is tasked with evaluating future alterations to the historic resource.

The physical character-defining historic features of this resource include the following:

1. Concrete aggregate panels
2. Bronze tinted glass
3. Entry porch and adjacent full height glass, doors and hardware.
4. Rocky Mountain quartzite paving.
5. Glu-Lam post and beams

6. Full height windows and sliding doors.
7. Flat roof, fascia eaves, around the entire house.
8. Outdoor modern can lights
9. Exterior quartzite walkways and terraces.
10. The swimming pool
11. Sand finish stucco walls
12. The guest house
13. The carport

The non-contributing features include the following:

1. The landscaping
2. Mechanical equipment.

### ENVIRONMENTAL ASSESSMENT

The proposed historic resource 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.

### NOTIFICATION

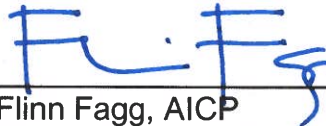
Pursuant to section 8.05.140 of the Municipal Code of Palm Springs, All residents within five hundred (500) feet of the subject property have been notified and notice was made in a newspaper of general circulation.

### CONCLUSION:

The Shea residence meets the definition of a historic resource based on Criteria 3, 4, and 5 and retains a high degree of historic integrity. Staff has concluded that the resource qualifies as a Class 1 historic site.



Ken Lyon, RA  
Associate Planner,  
Historic Preservation Officer



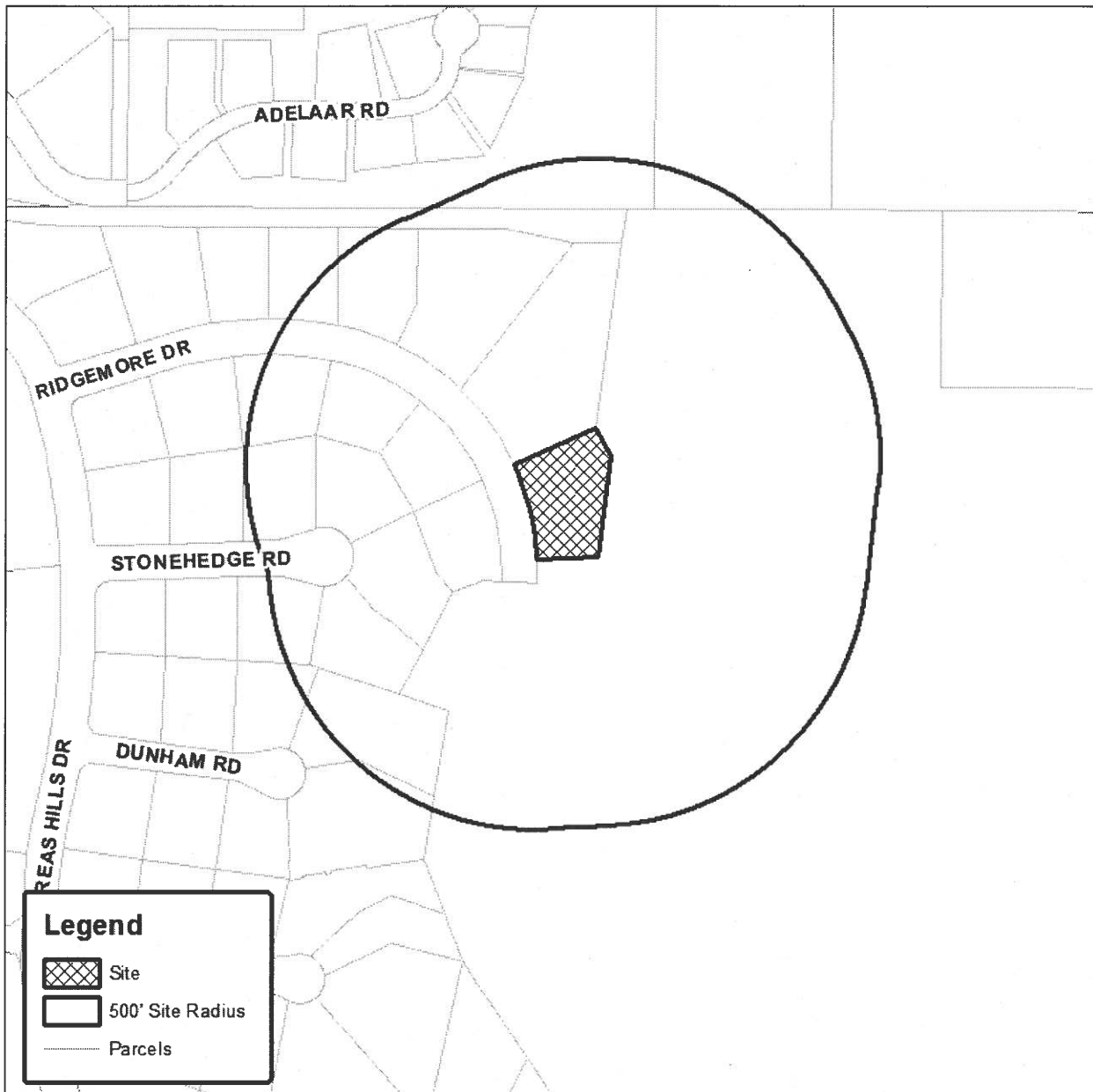
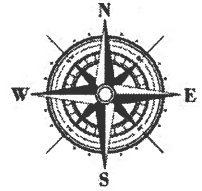
Flinn Fagg, AICP  
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution
3. Application, related background materials, photos. (Provided under separate cover.)



# Department of Planning Services Notification Radius



**CITY OF PALM SPRINGS**  
**HSPB 130 - "The Shea Residence"**  
**1690 Ridgemore Drive**



RESOLUTION NO. HSPB 130

A RESOLUTION OF THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE "THE SHEA RESIDENCE" LOCATED AT 1690 RIDGEMORE DRIVE, A CLASS 1 HISTORIC RESOURCE, (HSPB #130), APN# 510-192-003.

THE HISTORIC SITE PRESERVATION BOARD ("HSPB") FINDS AND DETERMINES AS FOLLOWS:

- A. Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites and districts.
- B. On November 26, 2019, Daniel Krog and Adam Bonnett, owners and applicant, filed an application with the City pursuant to Article III, Section 8.05.070 (*Procedure for Designation of Historic Sites and Historic Districts*) of the Palm Springs Municipal Code requesting Class 1 historic resource designation for the parcel located at 1690 Ridgemoore Drive. The application included a historic resources report ("the report") prepared by the Melissa Riche, dated November, 2019.
- C. In January, 2020, members of the Historic Site Preservation Board (HSPB) conducted site inspections of the proposed historic resource, accompanied by City staff.
- D. On January 14, 2020, a noticed public hearing of the Palm Springs Historic Site Preservation Board ("HSPB") to consider Case HSPB #130 was held in accordance with applicable law.
- E. The HSPB 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 and all written and oral testimony presented.

THE HISTORIC SITE PRESERVATION BOARD OF THE CITY OF PALM SPRINGS RESOLVES:

SECTION 1: FINDINGS – PART "A", CRITERIA FOR HISTORIC RESOURCES.

Evaluation of the Application. Pursuant to Municipal Code Section 8.05.070 (C), in considering a recommendation to designate the site as a Class 1 or 2 historic resource the HSPB shall evaluate the application and make findings for conformance with the following criteria:

*Criteria for the Designation of Class 1 Historic Resources. A site, structure, building or object may be designated as a Class 1 historic resource, provided both of the following findings are met:*

a. *The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The Shea residence may be considered historically significant as an example of the late Modern architectural style.

*(Criterion 1) The resource is associated with events that have made a meaningful contribution to the nation, state or community;*

The report does not identify any events associated with the site, thus the site does not qualify under Criterion 1.

*(Criterion 2) The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history;*

The report does not identify any persons of significance associated with the site who made a meaningful contribution to local, state or national history, thus it does not qualify as a historic resource under Criterion 2.

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The Shea residence exemplifies the Late Modern period in architecture and development in Palm Springs. Late Modern architecture is rooted in the mid-century Modern period in terms of its minimal use of ornament, use of new material technologies and the exposed expression of the structure of the home in its detailing. Shea however differs from the more modestly scaled homes of the fifties and sixties in its larger scale spaces and volumes, a feeling of luxury, and a more exuberant use of materials. The Shea residence utilizes the post and beam structural system found in earlier mid-century Modern homes, however it too takes on an exaggerated scale using large wood “glu-lam”<sup>1</sup> posts and beams in contrast to the dimensional “4 by 4” lumber posts commonly used on homes from the fifties and sixties. The larger scale structure and resultant interior volumes distinguish the Shea residence from earlier examples of Modern architecture, making it a noteworthy example of the “Late Modern” architectural period. As such the house qualifies as a historic site under Criterion 3.

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As noted earlier, at the Shea residence post and beam technology is used, however at a much larger scale than commonly found in post and beam structures in Palm Springs from the mid-century Modern period. The glu-lam post and beam structural system establishes a grand and luxurious scale to the Shea residence and the concrete panels give texture and visual strength to the home. For these reasons, the report asserts the Shea residence qualifies under Criterion 4 because of its unique method of construction.

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*(Criterion 5) The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age, or that possesses high artistic value;*

The Shea residence was designed in 1974 by local architect John G Walling, Jr. with an addition by master architect Albert Frey in 1988. Although Walling had many large luxury home commissions in the 1970’s throughout the Coachella Valley, the lack of evaluation of his body of work makes it difficult to categorize him as a “master architect whose genius influenced his age”. The report asserts on page 20, however that Walling’s design for the Shea residence exhibits high artistic value; recognizing the manner in which he makes use of an ordinary material such as concrete in a decorative way and establishes scale and a rhythmic order to the home with the use of the large glu-lam posts and beams. The report quotes a 1981 Architectural Digest article that describes the Shea residence as “...patterns of interlocking cubes reminiscent of Rietveld, Mondrian and DeStijl.” Thus the report asserts that the Shea residence qualifies as a historic site under Criterion 5 as having high artistic value.

*(Criterion 6) The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or*

The report does not assert that the Shea residence qualifies under Criterion 6.

*(Criterion 7) The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.*

No information has been provided in the historic resources report on any pre-historic significance of the site.

## SECTION 2: FINDINGS – PART “B” – ANALYSIS OF INTEGRITY.

*b. The site, structure, building or object retains one or more of the following aspects of integrity, as established in the Secretary of the Interior’s Standards: integrity of design, materials, workmanship, location, setting, feeling, or association.*

The application includes an evaluation of the residence relative to the seven aspects or qualities of integrity, as recognized by the National Register of Historic Places. The seven aspects or qualities include location, design, setting, materials, workmanship, feeling, and association. The application concludes that the residence retains a high degree of integrity despite some modifications. The HSPB made the following findings of the site’s historic Integrity:

### *1. Location:*

The Shea residence remains in the same location in which it was constructed, thus it retains integrity of location.

### *2. Design:*

Aside from some minor additions the home possesses a high degree of design integrity and has been well maintained.

### *3. Setting:*

The setting of the Shea residence, on a hillside lot within a tract of large luxury homes with mid-century Modern design characteristics, remains as it was from the time of its construction; it thus retains integrity of Setting.

### *4. Materials:*

The Shea residence has had very few modifications or alterations. Its post-and-beam wood construction and tilt-up exposed concrete panels are still evident and unaltered. Thus the home exhibits a high degree of material integrity.

### *5. Workmanship:*

The Shea residence is a structure built of high-quality materials and craftsmanship and thus retains integrity of workmanship.

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The casual informal living style expressed in the Shea residence with its large expanses of glass that creates a strong visual connection between the inside and outside of the home is still intact as is the open floor plan. The home continues to exude a grand-scaled sense of elegance and luxury and thus retains integrity of feeling.

7. *Association:*

The strong association between architect John Walling and John Shea has been documented in the historic resources report and thus integrity of Association remains.

SECTION 3: DEFINING HISTORIC CHARACTERISTICS AND NON-CONTRIBUTING FEATURES.

In considering a recommendation for historic resource designation it is important to distinguish those physical elements that are original or from the period of significance that contribute to the resource's historic significance from alterations, additions or features that were added at a later time that may be sympathetic to the original character, but which may create a false sense of historicity. Distinguishing original character-defining features from non-original elements aids the HSPB when it is tasked with evaluating future alterations to the historic resource.

The physical character-defining historic features of this resource include the following:

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3. Entry porch and adjacent full height glass, doors and hardware.
4. Rocky Mountain quartzite paving.
5. Glu-Lam post and beams
6. Full height windows and sliding doors.
7. Flat roof, fascia eaves, around the entire house.
8. Outdoor modern can lights
9. Exterior quartzite walkways and terraces.
10. The swimming pool
11. Sand finish stucco walls
12. The guest house
13. The carport

The non-contributing features include the following:

1. The landscaping
2. Mechanical equipment.

#### SECTION 4: ENVIRONMENTAL ASSESSMENT

The proposed historic resource 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.

#### SECTION 5: CONDITIONS THAT APPLY TO CLASS 1 HISTORIC SITES.

According to Section 8.05 of the Municipal Code, the following shall apply to a Class 1 Historic Resource:

1. It shall meet the definition of a historic site as outlined in Municipal Code Section 8.05.020.
2. An archival file shall be maintained on the property by the City.
3. It may be qualified as 'historic' at the federal, state, and/or county level.
4. The structure/site may not be modified nor objects removed without following the procedures outlined in Municipal Code Section 8.05.110 "Demolition or Alteration of Class 1 and Class 2 Historic Resources – Certificate of Appropriateness".
5. A marker explaining the historic nature of the site may be installed at the site in a location viewable from the public way.
6. Compliance with all rules and regulations for Historic Sites and Historic Districts under Chapter 8.05 of the Municipal Code shall be required.
7. The site shall not be further subdivided.
8. The City Clerk shall submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of the Council's resolution.

Based upon the foregoing, the Historic Site Preservation Board recommends that the City Council designate "The Shea Residence" located at 1690 South Ridgemoor Drive, a Class 1 Historic Resource (Case HSPB #130).

ADOPTED THIS FOURTEENTH DAY OF JANUARY, 2020.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Flinn Fagg, AICP  
Director of Planning Services