



CITY COUNCIL STAFF REPORT

DATE: April 21, 2010

CONSENT CALENDAR

SUBJECT: CASE HSPB #55: APPROVAL OF RESOLUTION FOR DESIGNATION OF PORTIONS OF THE OASIS COMMERCIAL BUILDING AT 101-121 SOUTH PALM CANYON DRIVE AS A CLASS 1 HISTORIC SITE

FROM: David H. Ready, City Manager

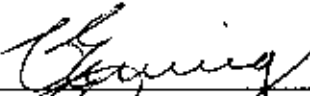
BY: The Planning Department

SUMMARY

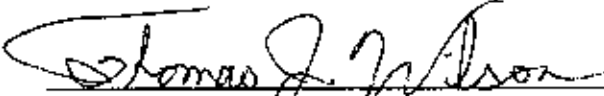
On November 4, 2009, the City Council conducted a hearing on the HSPB recommendation to designate the Oasis Commercial Building at 101-121 South Palm Canyon Drive as a historic site. By a vote of 4 to 1 the Council designated certain elements of the building as historic and directed staff to return with a final resolution for confirmation. The final resolution is attached.

RECOMMENDATION

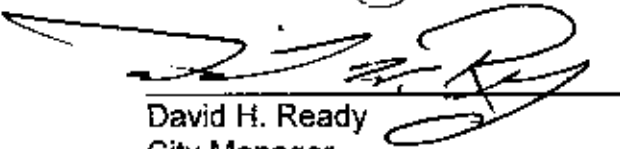
Adopt Resolution No. _____: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING SPECIFIC PORTIONS OF 101-121 SOUTH PALM CANYON DRIVE, THE OASIS COMMERCIAL BUILDING, A CLASS ONE HISTORIC SITE



Craig A. Ewing, AICP
Director of Planning Services



Thomas J. Wilson
Assistant City Manager, Dev't Svcs



David H. Ready
City Manager

Attachment: Draft Resolution

ITEM NO. 2.E.

RESOLUTION NO. _____

OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING SPECIFIC PORTIONS OF 101-121 SOUTH PALM CANYON DRIVE, THE OASIS COMMERCIAL BUILDING, A CLASS ONE HISTORIC SITE

WHEREAS, Chapter 8.05 of the Palm Springs Municipal Code allows for the designation of historic sites; and

WHEREAS, on January 8, 2007, the Historic Site Preservation Board (Board) filed an application for Historic Site Designation of the Oasis Commercial Building; and

WHEREAS, notice of a public hearing of the Board of the City of Palm Springs to consider designation of the Oasis Commercial Building as a Class 1 historic site was issued in accordance with applicable law; and

WHEREAS, on July 10, 2007 and August 21, 2007, the Board conducted a public hearing in accordance with applicable law, following which hearing the Board adopted a recommendation to the City Council that the Oasis Commercial Building be designated a Class 1 Historic Site; and

WHEREAS, on July 22, 2009, the City Council conducted a public hearing, following notification in the manner prescribed by law, at which hearing the Council received a staff report, associated exhibits and historical research, and written and oral testimony; and

WHEREAS, following closure of the public hearing on July 22, 2009 the City Council continued the matter to September 2, then to October 7 and November 4, 2009 at which meetings the Council reviewed and considered all of the evidence in connection with the proposed designation, including but not limited to the staff report, application and historical research, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the proposed designation is Categorically Exempt from environmental review, in accordance with Section 15331 (Historical Resources Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA), as the proposed designation meets the conditions outlined for preservation of a historic resource.

SECTION 2. That the proposed designation conforms to the criteria for Class 1 historic designation, as contained in Section 8.05.020.a of the Palm Springs Municipal Code, as follows:

Criterion 1: That the property is associated with lives of persons who made meaningful contribution to national, state or local history as follows:

Milton F. Kreis was an active merchant and business man, owning and/or operating five drug stores or restaurants along Palm Canyon Drive, in Los Angeles, San Francisco and in other cities. He was active in civic affairs and chaired the city's Parking and Traffic Commission. His MFK Drug Store was the anchor retail space in the Oasis Commercial Building and in its day, the store was referred to as a "Palm Springs Landmark."

Criterion 2: That the property reflects or exemplifies a particular period of the national, state or local history as follows:

The Oasis Commercial Building is an outstanding example of the bold modern architecture that became a trademark of Palm Springs from the 1940's through the 1960's. The optimism and "confidence in the future" that was prevalent in the United States during the post-war period was enthusiastically expressed in commercial and residential architecture in Palm Springs. The Oasis Commercial Buildings is one of a number of buildings in Palm Springs where the Modern architectural movement can be seen. Because of this, the Oasis Commercial Building exemplifies the post-war period in Palm Springs and nation-wide.

Criterion 3: That the property embodies the distinctive characteristics of a type, period or method of construction:

The Oasis Commercial Building is an outstanding example of using a light steel frame construction system to free the design from the heavy "grounded" appearance of more traditional load-bearing wall construction. The thin free-standing columns supporting the solid mass of the second floor give the building a dramatic and unusual appearance when compared to the heavier revival style masonry buildings nearby. The integration of maintenance-free and technologically-advanced materials such as the "free-standing" stainless steel door frames, mill-finished anodized aluminum railings and panels, and the use of very large, butt-glazed "frameless" glass panels all reflect a refinement and quality of construction that was uncommon for its age and even rare by current standards of most retail and commercial buildings. These construction methods and technologies allowed the architect to create a powerful example of International Style Modernism and make the Oasis Commercial Building a distinctive and very important building in Palm Springs.

Criterion 4: That the property represents the work of a master builder...or architect whose individual genius influenced his age; or that possesses high artistic value:

E. Stewart Williams was a master architect, and has been recognized for greatness in his field. Upon his death, an editorial in "The Desert Sun" stated: "If any single man can be cited for giving Palm Springs its place in architectural history, it's E. Stewart Williams." Williams' Oasis Commercial Building possesses high artistic value as expressed in its design, proportions, details and engineering. The Oasis Commercial Building is among the finest examples of E. Stewart Williams' mastery as an architect and designer.

SECTION 3. That those portions of the Oasis Commercial Building identified herein at 101-121 South Palm Canyon Drive, Palm Springs, California are hereby designated a Historic Site, Class One subject to the conditions below:

1. No modifications to the following Class One portions of the building may be allowed, except by the HSPB in accordance with Palm Springs Municipal Code 8.05.180 et seq:
 - a. The upper story, defined by the lower edge of the upper story base,
 - b. The window cases on the south and west elevations,
 - c. The staircase on the rear (west) elevation, and
 - d. The columns supporting the second store fronting S. Palm Canyon Drive.
2. The display cases on the north and east elevations and the original door handles may be removed, but shall be securely stored and protected for future re-use. Re-use of these materials shall be in the same or nearly the same location as originally installed. Re-use of these materials in other locations on site or removal from the site shall be reviewed by the HSPB through a Certificate of Approval.
3. Within 45 days of approval of this designation and prior to issuance of any building permits, the property owner shall submit a proposed sign program for review and recommendation by the HSPB and the AAC, and approval by the Planning Commission. No signs shall be permitted except in conformance with the approved sign program.
4. The property owner may permit the City to place a historic marker on the Oasis Commercial Building of the City's choosing.
5. All future exterior modifications including but not limited to building, site, landscaping, lighting, walls, and fences shall require Architectural Approval pursuant to Section 94.04.00 of the Palm Springs Zoning Ordinance and HSPB review pursuant Municipal Code Ordinance 8.05.180.
6. No permit shall be issued for the alteration of the exterior, including any and all of the defining elements and characteristics without prior approval by the Historic Site Preservation Board.
7. That the City Clerk shall submit the Council Resolution to the County recorder for recordation within 90 days of the effective date of this resolution.
8. Any alterations or modifications to the exterior approved prior to the designation of this site by the City Council shall be deemed acceptable.
9. Within 45 days of approval of this designation and prior to issuance of any building permits, the property owner shall submit a proposed sign program for review and recommendation by the HSPB and the AAC, and approval by the

Planning Commission. No signs shall be permitted except in conformance with the approved sign program.

ADOPTED this 21st day of April, 2010.

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, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California