



Historic Site Preservation Board Staff Report

Date: December 14, 2010

Case No: HSPB # 31 – Cork 'n' Bottle Store

Application Type: Certificates of Approval

Location: 342 N. Palm Canyon Drive

Applicant: City of Palm Springs

Zone: CBD (Central Business District)

General Plan: CBD (Central Business District)

APN: 513-081-017

From: Craig A. Ewing, AICP, Director of Planning Services

PROJECT DESCRIPTION

The City proposes to repair the roof on the Cork 'n' Bottle. The existing roof is in need of repair or potentially replacement. The project will use similar materials on the tar and paper roof and no change to the exterior appearance is expected. The cost of the work is expected to exceed \$1500 and the project is subject to HSPB review.

No other work is proposed on the exteriors or interiors of the building.

RECOMMENDATION

That the Historic Site Preservation Board approves the certificate of approval for the exterior roof repair at the Cork 'n' Bottle, subject to conditions of approval.

PRIOR ACTIONS TAKEN ON THE PROJECT

On May 1, 1996, the City Council voted to designate the Cork 'n' Bottle at 342 N. Palm Canyon Drive as a Class 1 historic site.

On August 11, 2009, the Historic Site Preservation Board granted a certificate of approval to repaint the exterior and repair the clock.

BACKGROUND AND ANALYSIS

The Cork 'n' Bottle building was being in 1935-36 and has since been continuously occupied by retail commercial uses. It is an excellent and, for the City of Palm Springs, rare example of Art Deco / Streamline Moderne architecture. Curvilinear shapes and moldings, and the horizontal lines are all characteristics of this building's style.

The tar and paper roof is past its useful life and needs to be repaired. If further investigations justify replacement, then a new roof will be laid. No structural changes are anticipated; only the repair or new layer of the tar and paper roof will be undertaken. (Photographs and other information to be presented at the meeting.)

REQUIRED FINDINGS

Definition of an Historic Site.

Section 8.05.020 of the Municipal Code provides the definition of an historic site, as follows:

(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:

That is associated with events that have made a meaningful contribution to the nation, state or community; or

- 1. That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
- 2. That reflects or exemplifies a particular period of the national, state or local history; or*
- 3. That embodies the distinctive characteristics of a type, period or method of construction; or*
- 4. 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*
- 5. That represents a significant and distinguishable entity whose components may lack individual distinction; or*
- 6. That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

Staff has evaluated this application for the repair / replacement of the roof and finds that the project will help preserve the historic structure by providing a safe and weatherproof roof for the City's only Art Deco building.

ENVIRONMENTAL ASSESSMENT

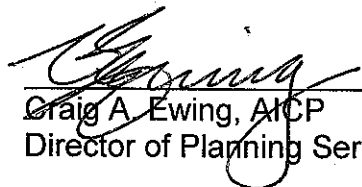
This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

CONCLUSION

The repair / replacement of the roof will not alter the structures, but is a normal maintenance item for any building.

NOTIFICATION

There are no public notification requirements for this application.



Craig A. Ewing, AICP
Director of Planning Services, AICP

ATTACHMENTS

1. Repair proposal and photographs of the roof (to be provided)

AL MILLER AND SONS ROOFING CO., INC.

"BETTER ROOFS FOR BETTER LIVING"

68-760 SUMMIT DRIVE, CATHEDRAL CITY, CA 92234

PH. (760) 346-1214 FAX.(760) 321-7097

LICENSE # 336547

PROPOSAL AND CONTRACT

Contractor: **City Of Palm Springs**
Address: **3200 Tahquitz Canyon Way**
City: **Palm Springs, CA 92262**
Phone: **322 8167 Fax 322-5581**

Project: **The Cork N Bottle**
Address: **342 Palm Canyon Dr.**
City: **Palm Springs**

WE PROPOSE TO FURNISH THE FOLLOWING MATERIALS AND PERFORM ALL LABOR TO ROOF THE ABOVE LOCATION.
Flat Roof Scope of Work Fibertite single ply roof system: Roofing contractor will repair existing roof using the following materials. One (1) layer 45 Mil Fibertite single ply roof system mechanically fasten over existing roofs to wood roof deck. Price includes new edge metal as needed, removing roofing on walls and areas as needed, new curb for A/C unit, one new gravity vent, removing tube skylight over smoke shop, fan fold insulation on smoke shop roof, installing a Western Colloid Coating materials specification SMAA-1P-6xE over metal ledges and top of stucco as needed and manufacturers warranty on materials. Roofing contractor will supply and install all other materials need to complete roof per manufacturers specification.

Roof Price: \$ 14,250.00

Terms: Net Cash on Completion

ATTENTION

Section 7018 of the Contractors License Law provides that starting July 1, 1966, everyone licensed by the Contractor's License Board shall give a copy of the following notice to the payor prior to receiving from the owner of the property or his agent any payment for work which a contractor's license is required

NOTICE

"Under the mechanics' Lien Law, any subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for their work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by a court officer for the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remained unpaid."

Al Miller & Sons Roofing Co., Inc. Agrees to furnish its regular form GUARANTEE for 5 Years after completion of its said work. Said guarantee to cover defects in material and workmanship only and not to extend to damage to roofing caused by the elements, other unusual Acts of God and shall not cover any liability for damage to interiors fixtures, decorations, walls, contents of building or other parts of structure not to damage of faulty construction. It is also understood and agreed that the above guarantee shall be made and remain only when and if payment is made as agreed in this contract. Al Miller & Sons is not responsible for TV antennas.

We are fully covered by Workmen's compensation and public liability insurance. Carriers' names and policy numbers are available on request. Any alterations or deviations from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over sum mentioned in this proposal. All agreements must be made in writing. This offer is valid for one week from the date of estimate and is based on free access to building for direct loading from our truck.

Prices are based on current cost of material and labor, increases or decreases will be reflected at time of signing of contract. Al Miller & Sons Roofing Co., Inc. not responsible for any damage to sidewalks, curbs or driveways.

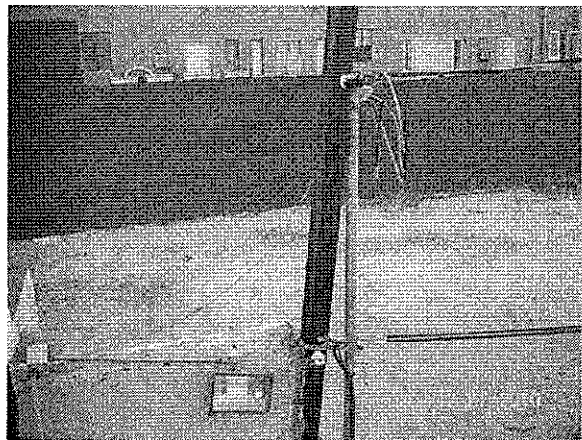
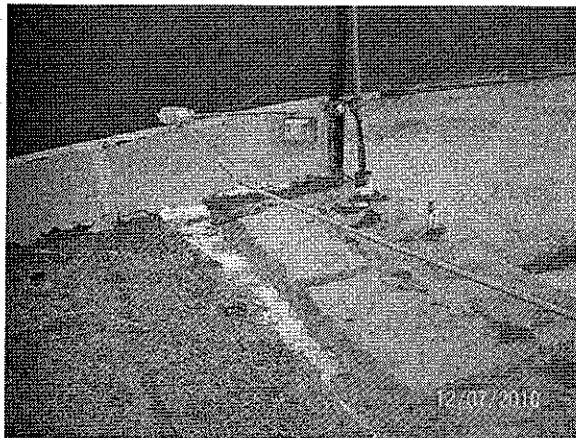
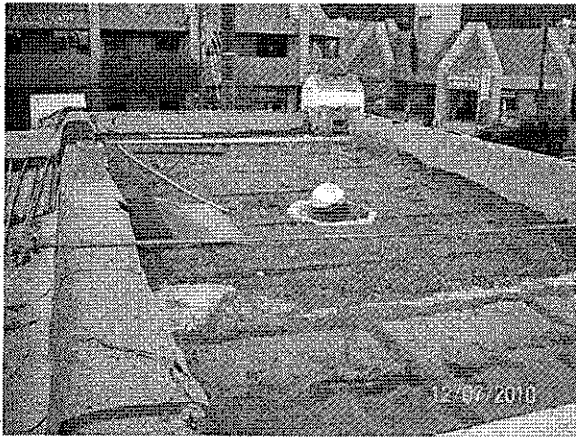
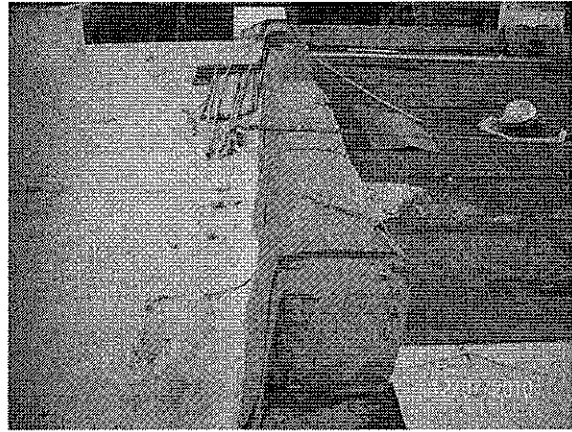
Respectfully submitted,
AL MILLER & SONS ROOFING., INC.

Accepted:

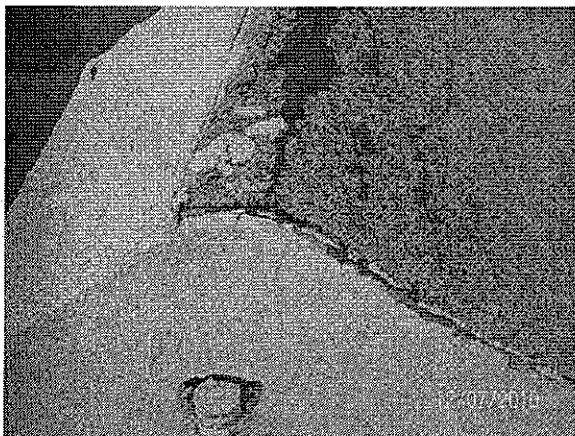
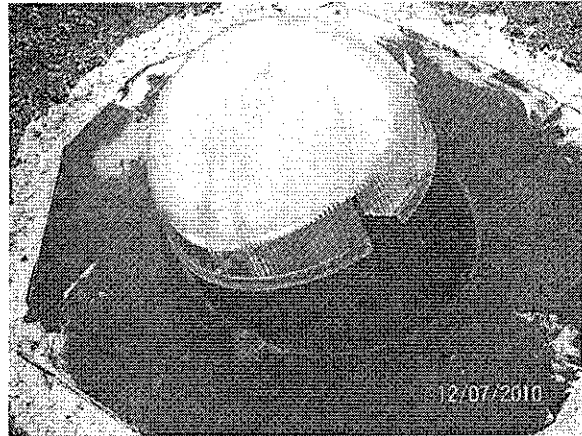
By:
Russell E Miller, Estimator
Date: 12/09/2010

Date:

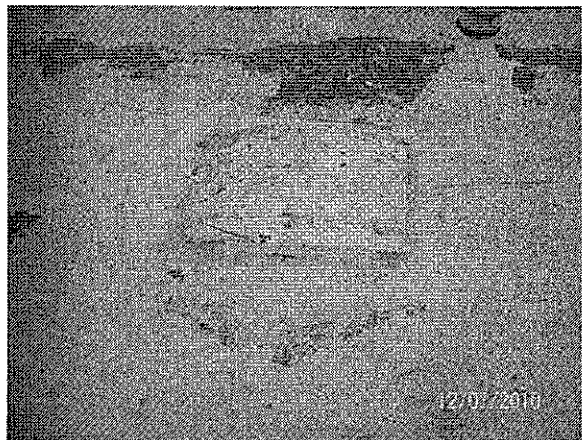
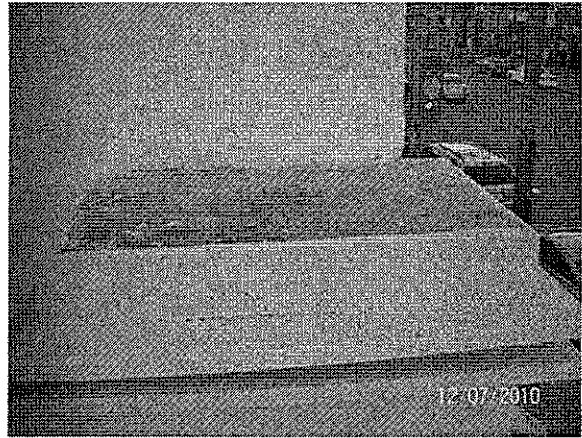
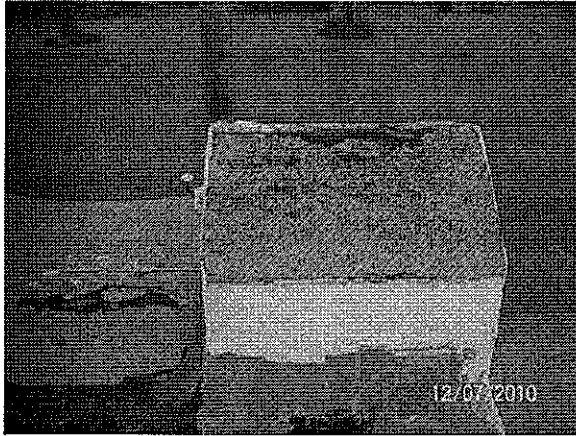
342 Palm Canyon Building



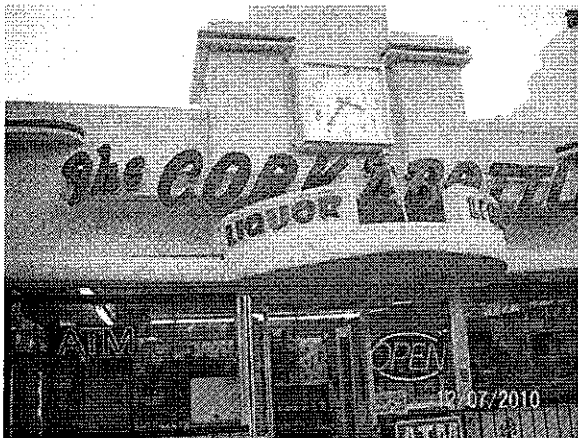
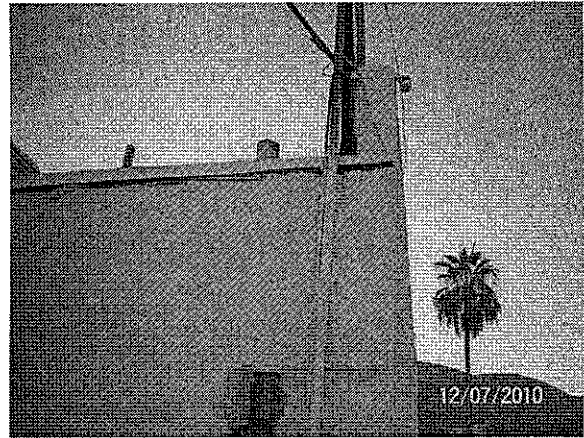
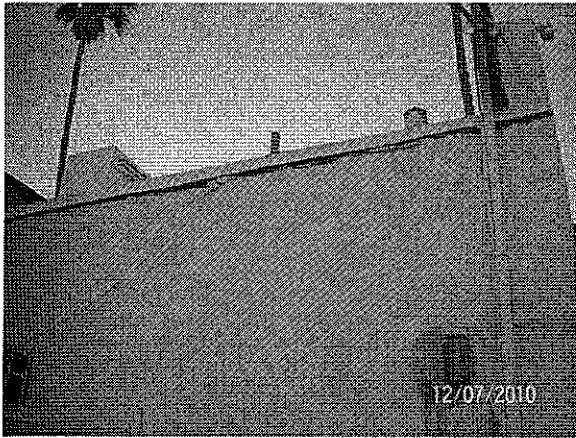
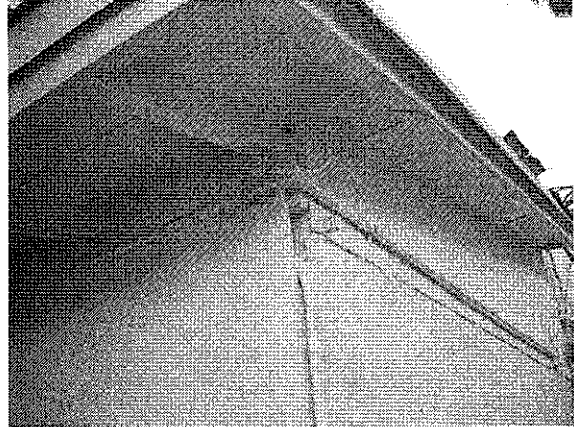
342 Palm Canyon Building



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