



Historic Site Preservation Board Staff Report

Date: November 8, 2011

Case No.: 3.1198 – HSPB # 27

Application Type: Certificate of Approval – Exterior Alterations

Location: 800 North Palm Canyon Drive

Applicant: Workshop Kitchen & Bar (El Paseo Building)

Zone: C-1 (General Commercial)

General Plan: Neighborhood Community Commercial (NCC)

APN: 505-285-009

From: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION

The proposed project is for a certificate of approval for exterior alterations associated with tenant improvements to Suite G for a new full service restaurant at the El Paseo Building a Class 1 historic property.

RECOMMENDATION

That Historic Site Preservation Board approve a certificate of approval for exterior alterations associated with tenant improvements to Suite G subject to recommendations as presented.

PRIOR ACTIONS TAKEN ON THE PROJECT

In April 1990, City Council adopted Resolution No. 17053, designating "The El Paseo Building" as a Class 1 historic site (#27).

On December 11, 2007 HSPB approved a certificate of approval for a building renovation including changes to the landscaping and other improvements to the El Paseo Building and voted 7-0 to approve with conditions.

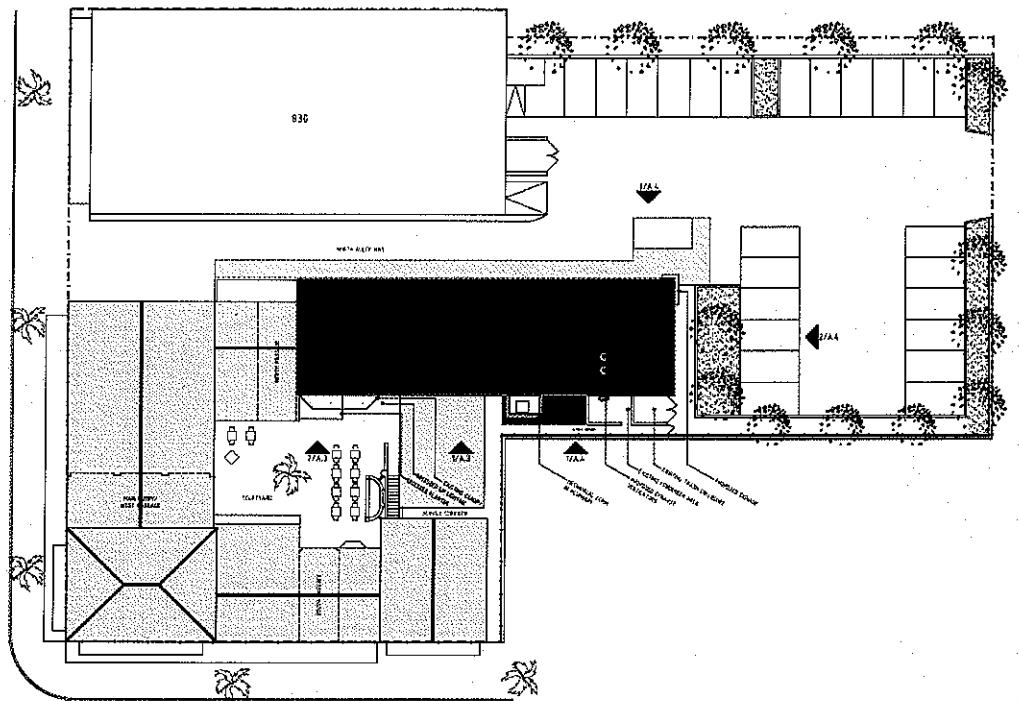
On Wednesday, February 25, 2009 the Planning Commission reviewed the El Paseo building sign program and voted 7-0 to approve with conditions.

BACKGROUND AND SETTING

The El Paseo Building located at 800 North Palm Canyon Drive, completed in *circa* 1926-1927 is a Mediterranean-Spanish style building constructed around a central courtyard. The courtyard which can be accessed through two passageways from either Palm Canyon Drive or Tamarisk Road serves as the entrances to the present retail shops. The building underwent a total restoration project in 2008-09. This restoration was an adaptive re-use to modernize the building to meet the requirements of today's retail tenants which is currently occupied by art galleries, artists' lofts, and antique furniture stores. The buildings defining historic characteristics are the gabled roofs with two-piece clay tiles, the heavy timber beams of the roof and balcony structures, the thick, smooth stucco walls with small punched window openings, the ornamental iron grills over the windows, and the Spanish Revival style of the building in general.

DESCRIPTION AND ANALYSIS

Workshop Kitchen and Bar is a full service restaurant located within the Class 1 designated El Paseo Building and will require exterior changes to Suite G. The restaurant and kitchen will occupy the first floor equaling 3,710 square feet with the mezzanine floor equaling 1,308 square feet containing storage areas, and office space. The total space for both levels will be 5, 018 square feet. Suite G is located in the north east corner of the building with access from the main courtyard. A secondary service door is located at the rear of Suite G facing the parking lot. The restaurant will use the courtyard area for patio dining.



Site plan for Suite G – Workshop Kitchen and parking lot

The proposed changes to the exterior of the building include the following:

1. The removal of an existing block wall covered with a metal screen to be replaced with a large display window similar to adjacent tenant space.



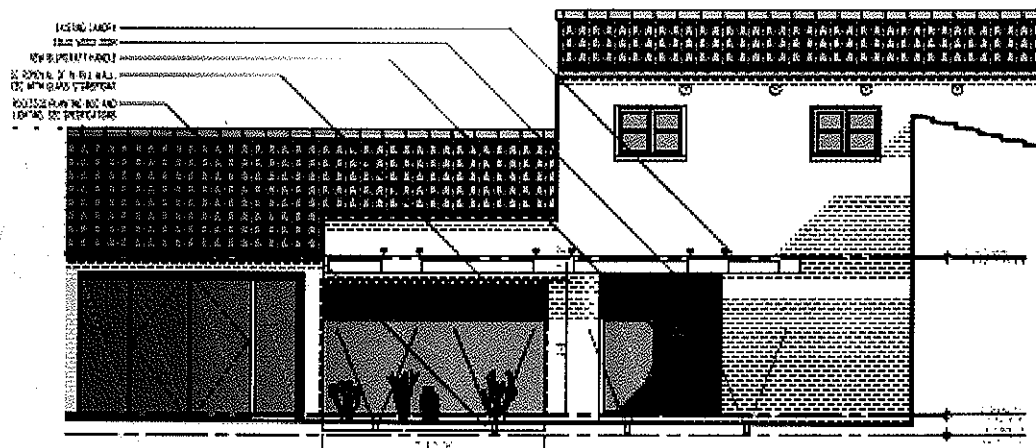
Existing block wall and screen to be removed

2. The removal of the concrete curb around existing planter box so as to match other planter beds in the courtyard (existing palm tree planter circle).



Picture of planter bed and existing glass door

3. Removal of glass door to be replaced with new wooden door.



2. PROPOSED ELEVATION FROM COURTYARD LOOKING NORTH

Proposed new window and wooden door



3. HISTORICAL PHOTO AT COURTYARD LOOKING NORTH

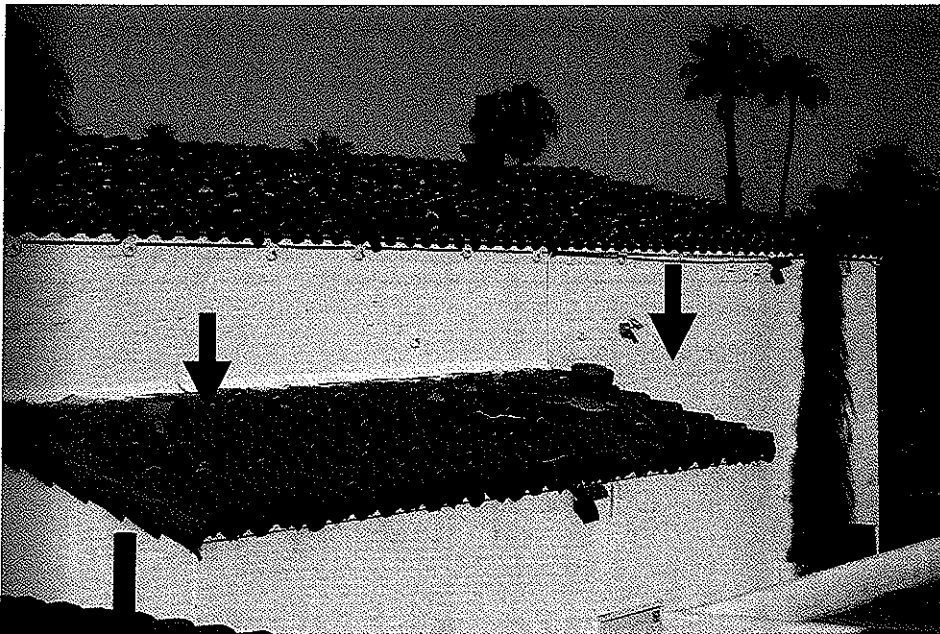
Historical photograph showing original door and glass

4. Lighting revisions within the courtyard area.



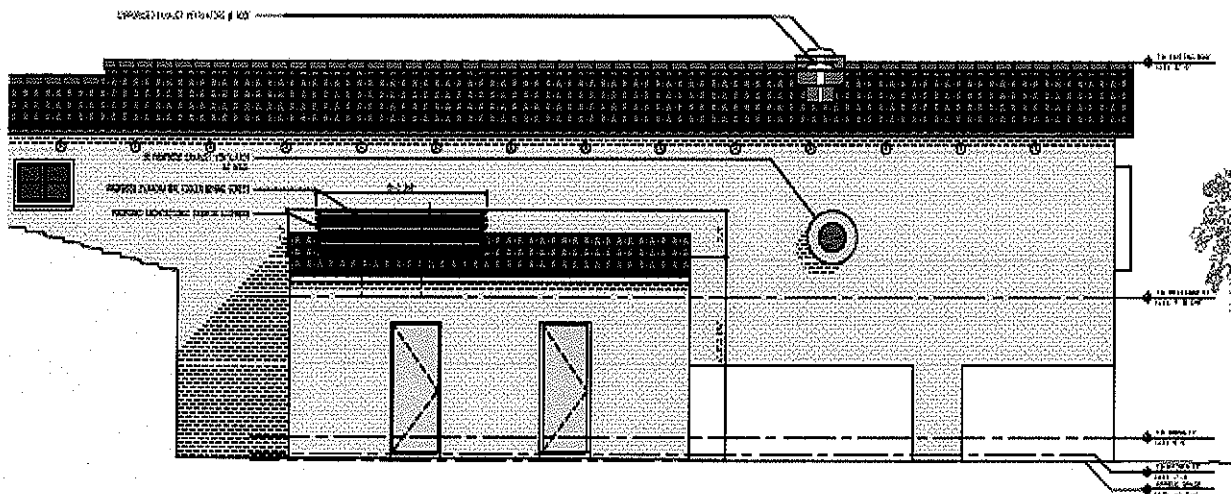
New up-lighting to be added to palm tree well

5. The addition of an evaporative cooler with aluminum metal screen on the roof of a rear accessory building.



Roof location for new metal screen; one wall mounted exhaust fan, and two roof mounted exhaust fans
(arrows point to locations on roof and wall)

6. The addition of one wall mounted exhaust fan and two roof mounted exhaust fans with penetration below the roof ridge. The applicant has stated that great care will be used to preserve the original barrel tiles.



Proposed mechanical equipment on building

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 proposed exterior changes to the El Paseo building located at 800 North Palm Canyon Drive and finds that the project will not be detrimental to the overall historic nature of the building. Those elements of the building which date to the early twentieth century will not be altered.

The distinctive architectural elements of the building will not be compromised and the addition of a glass window and wooden door will help restore portions of the building that were altered during the building's most recent rehabilitation. In addition the placement of one evaporative cooler with metal screen and three exhaust fans on the exterior wall and roof at the rear of the building will provide a sensitive adaptive re-use of Suite G.

The Planning Director has the authority to waive the mechanical screening requirements when it is in the best interest of preserving an historic property. The placement of a large metal screen on the roof will be detrimental to the historic elements of the El Paseo Building. The location of the roof mounted equipment on the south facing sloped roof will adequately screen views from both the Palm Canyon and Indian Canyon Drives

Staff has concluded that the minor exterior modifications will not affect the historic designation of the site, and recommends that the HSPB issue a certificate of approval.

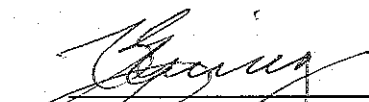
ENVIRONMENTAL ASSESSMENT

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

NOTIFICATION

There are no public notification requirements for this application.


Glenn Mlaker, AICP
Assistant Planner

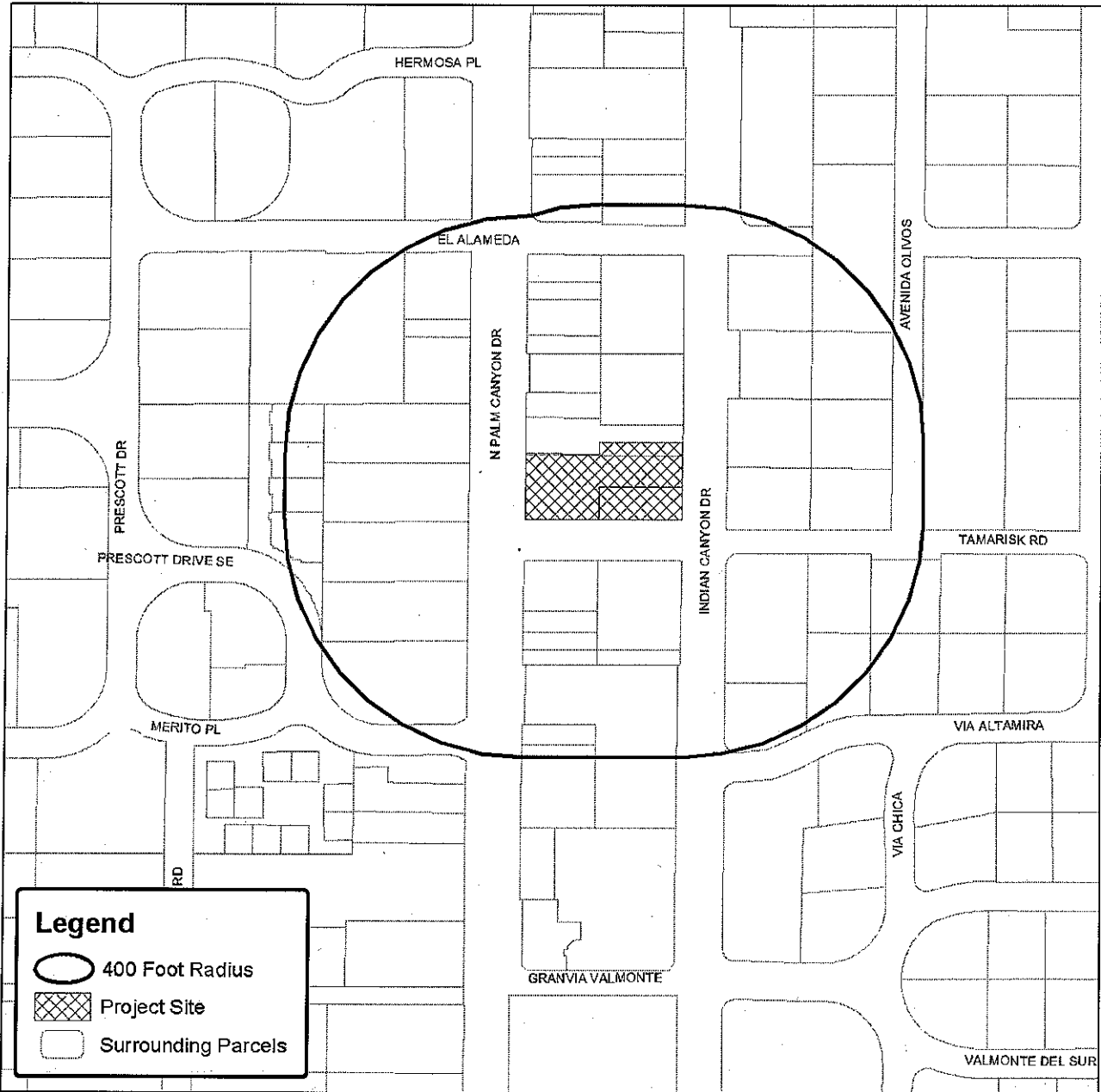

Craig A. Ewing, AICP
Director of Planning Services, AICP

ATTACHMENTS

1. Vicinity Map
2. Building Elevations
3. Mechanical Equipment and Screening
4. Site Photographs



Department of Planning Services Vicinity Map



Legend

- 400 Foot Radius
- Project Site
- Surrounding Parcels

CITY OF PALM SPRINGS

CASE NO: 3.1198 MAA

APPLICANT: Workshop Kitchen

DESCRIPTION: Certificate of Approval for exterior revisions to a class 1 historic property - El Paseo Building for a new restaurant in Suite G located at 800 N. Palm Canyon Drive, C-1, Section 10.

