



Historic Site Preservation Board Staff Report

Date: December 13, 2011

Case No.: 3.1198 – HSPB # 27

Application Type: Certificate of Approval – Review of Condition of Approval Submittal

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 Historic Site Preservation Board approved a certificate of approval at their November 8, 2011 meeting with the condition that the applicant returns to HSBP for review of the following items:

- The design of the entry door.
- The design of the new window, including framework and any graphic to match existing.
- Details on replacement light sconces.

RECOMMENDATION

That the Historic Site Preservation Board determines that the proposed wooden door and window design satisfies the certificate of approval condition.

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.

On November 8, 2011 HSPB approved a certificate of approval for exterior alterations to Suite G at the El Paseo Building with three 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.

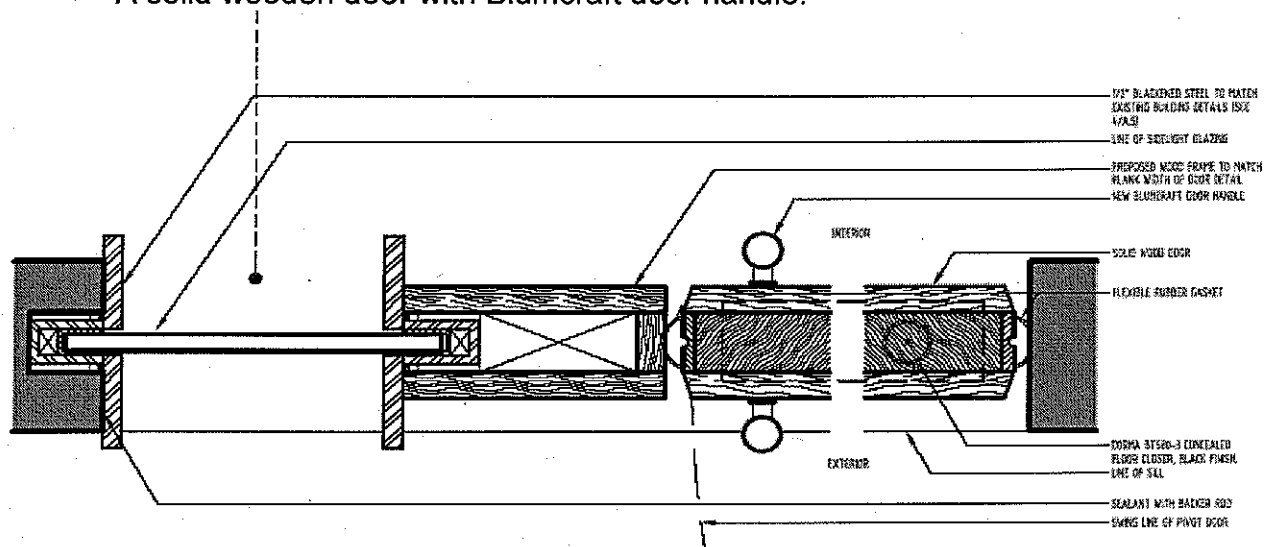
DESCRIPTION AND ANALYSIS

Workshop Kitchen and Bar has submitted revised drawings for a wooden entry door and window design at Suite G in the El Paseo Building.

Wooden Door

The existing glass door and sidelight will be removed and replaced with the following:

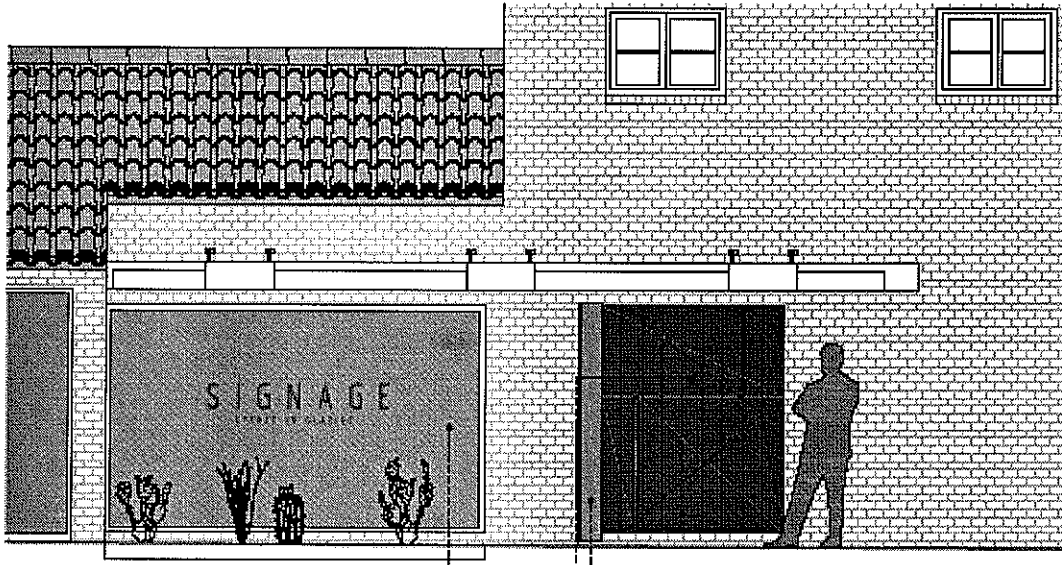
- A ½ inch blackened steel frame to match existing building details.
- A sidelight attached to steel frame.
- A wood frame to match plank width of door detail.
- A solid wooden door with Blumcraft door handle.



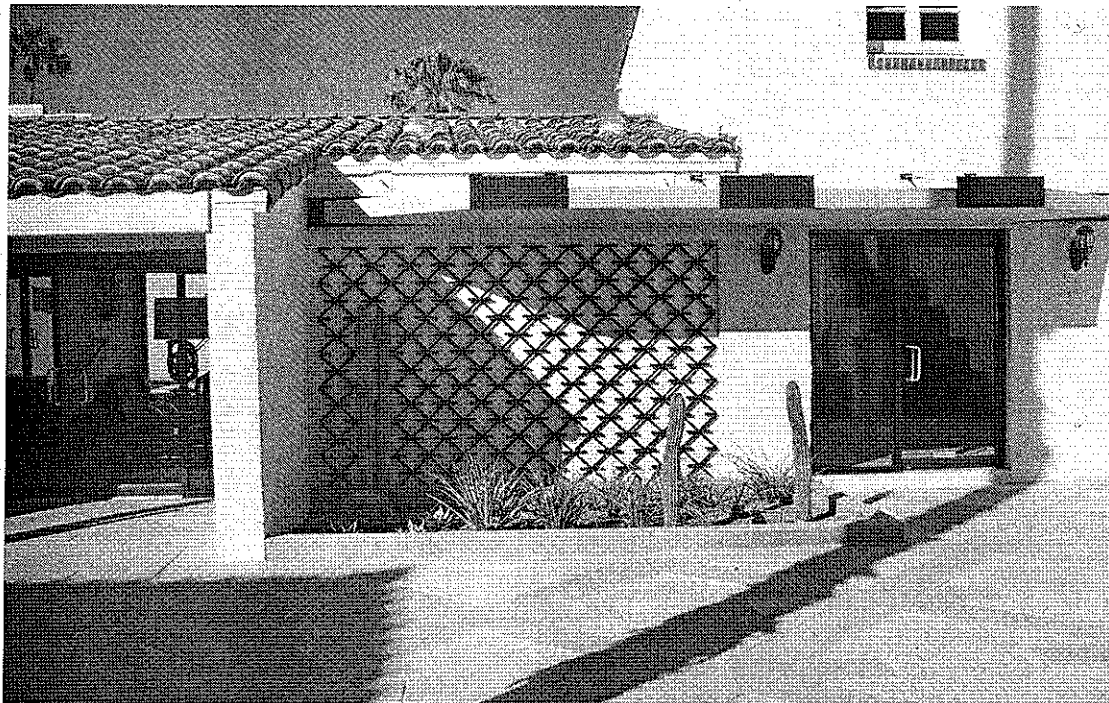
Proposed door detail

Window

The existing brick wall and metal grate will be removed and replaced with a solid glass window system with black frame to match others on the building. The applicant is not proposing a super graphic to be placed on the glazing. Proposed signage is not part of this review.



Drawing of glass window and wooden door



Existing block wall and screen to be removed

Light Sconces

The applicant is not proposing a change to the existing light sconces.

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 the submittal for a new wooden door and glass window as a condition of a certificate of approval issued by HSPB at their November 8, 2011 meeting. Staff has determined that the proposed new door and window 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 enhance access and visibility of the new restaurant.

Staff has concluded that the addition of the wooden door and new glass window system satisfies the condition of the certificate of approval and recommends approval to HSPB.

ENVIRONMENTAL ASSESSMENT

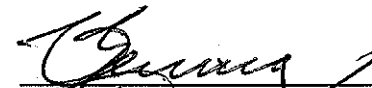
This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

NOTIFICATION

There are no public notification requirements for this application.



Glenn Mlaker, AICP
Assistant Planner



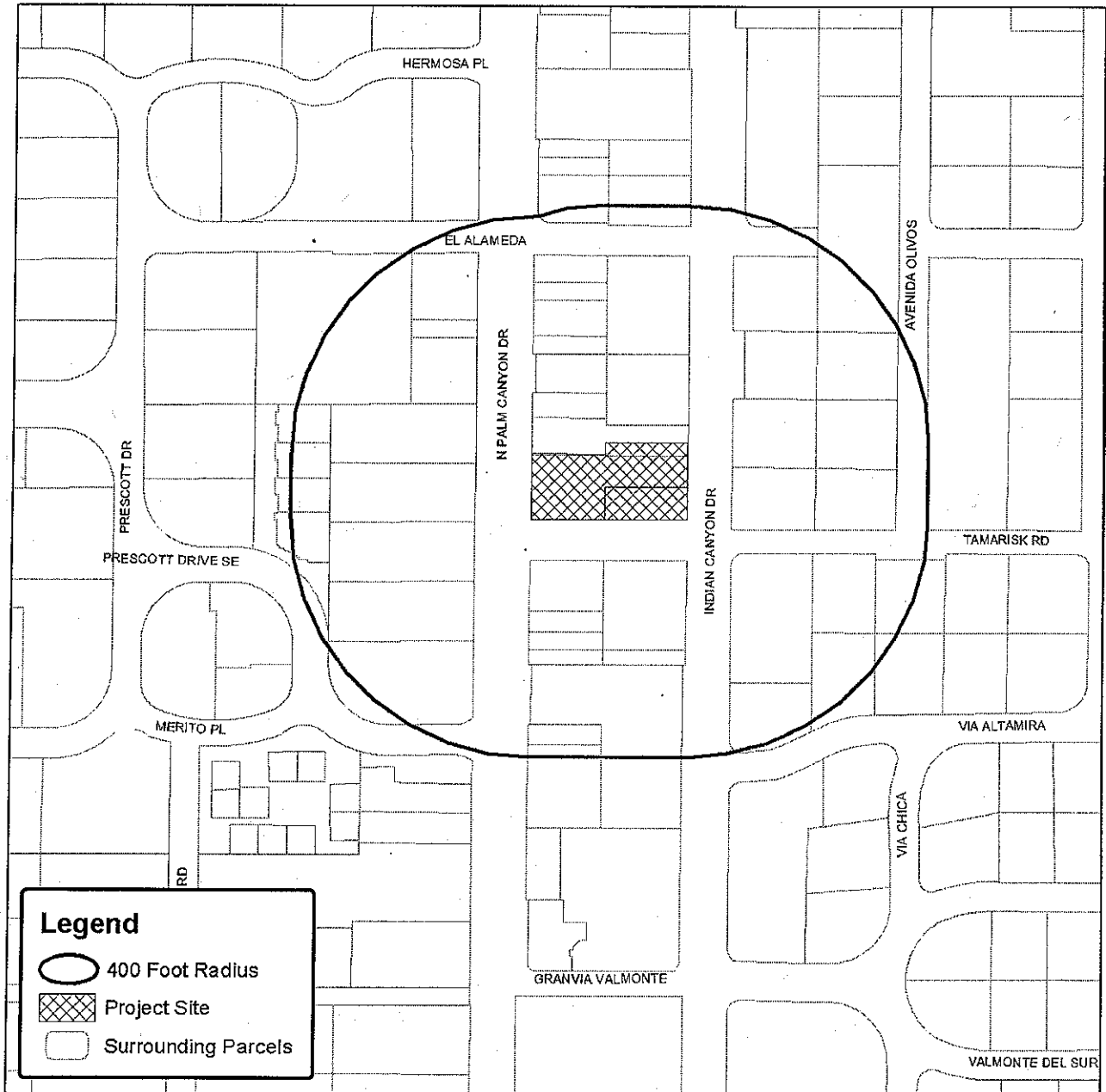
Craig A. Ewing, AICP
Director of Planning Services, AICP

ATTACHMENTS

1. Vicinity Map
2. Building Elevations and Door Detail



Department of Planning Services Vicinity Map



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.

