



Historic Site Preservation Board Memo

Date: October 9, 2012

Case No: HSPB – #27 / Case 3.1198 – Workshop Kitchen and Bar

Application Type: Certificate of Approval – Conditions of Approval Review

Location: 800 North Palm Canyon Drive

Applicant: Workshop Kitchen and Bar

Zone: C-1 (General Commercial)

APN: 505-285-009

From: Glenn Mlaker, AICP, Assistant Planner *gh*

On November 8, 2011, HSPB reviewed Case No. 3.1198 for a Certificate of Approval for exterior changes to Suite G at the El Paseo Building associated with the new Workshop Kitchen and Bar. At that time HSPB approved the request with the following conditions:

1. That prior to final occupancy, the applicant shall submit to and receive approval from the HSPB for:
 - a. The design of the entry door, and
 - b. The design of the new window, including framework and any graphic to match existing.
 - c. Details on replacement light sconces.
2. No saw-cutting of concrete for installation of ground mounted lighting.
3. Any roof tiles removed to install new ventilation or other equipment shall be preserved and retained for re-use, to the greatest extent possible.

On December 12, 2011, the applicant returned to HSPB to review door and window options to include the use of a single sheet of storefront glass; the use of a solid wooden door; and the use of a super-graphic on the storefront glass.

After several motions, HSPB voted to deny the proposed use of a wooden door and leave as glass; to approve a new store front window divided into three separate panes of glass; and to approved the proposed light fixtures.

Workshop Kitchen and Bar requested a final Planning Inspection the week of September 24, 2012 in order to gain final occupancy and open the restaurant. Staff conducted the inspection and would like to report the following to HSPB:

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- The front entry door remains glass and has not changed from the 2008 restoration.
- A new window consisting of three separate panes of glass has been installed.
- No window graphics have been applied.
- The light sconces have not changed from the 2008 restoration.
- No-saw cutting of the patio for lighting has occurred.
- All removed roof barrel tiles have been stored on site for future use.

Attachments:

1. Before and After Photos
2. Minutes of November 8, 2011 HSPB Meeting
3. Minutes of December 13, 2011 HSPB Meeting

**WORKSHOP KITCHEN AND BAR
EXTERIOR ELEVATIONS
BEFORE AND AFTER**



Previous Elevation



New Elevation with Window

7B. HSPB 27 / Case 3.1198 – An application for a Certificate of Approval for Workshop Kitchen & Bar for tenant improvements to Suite G at the El Paseo Building, a Class 1

historic property, to allow a restaurant use located at 800 N. Palm Canyon Drive, Zone C-1, Section 1.

Assistant Planner Mlaker presented the staff report. Board member Marshall noted that she had attended an Uptown Design District event, which included a small display about the project. The Planning Commission asked about:

- Conformance with Zoning Code parking standards, and
- The AAC's recommendation regarding ground-mounted lighting.

Micheal Beckman, representing Workshop Kitchen and Bar, who summarized the project as an adaptive re-use of the space as a restaurant.

The Commission confirmed with the applicant and discussed:

- Signage for the restaurant, in accordance with the sign program,
- Entry to the restaurant from surrounding streets,
- Parking demand and actual parking spaces available,
- Avoiding saw-cutting the concrete,
- The location of restaurant related services (gas lines, etc.), and
- The design of the new door and window, including re-use of the metal grate.

Motion by Grattan; second by Strahl; vote 6-0-1 (Ploss abstain) to approve the Certificate of Approval, subject to the following condition:

1. That prior to final occupancy, the applicant shall submit to and receive approval from the Historic Site Preservation Board for:
 - a. The design of the entry door, and
 - b. The design of the new window, including framework and any graphic to match existing.
 - c. Details on replacement light sconces
2. No saw-cutting of concrete for installation of ground-mounted lighting.
3. Any roof tiles removed to install new ventilation or other equipment shall be preserved and retained for re-use, to the greatest extent possible.

The Board also commented on the conditions of the site, including temporary signs and other small additions to the exterior of the building, accumulated trash around the back and the placement of the historic marker.

8. COMMITTEE REPORTS AND SPECIAL PROJECTS:

8.A Las Palmas Business Historic District Committee – Update

Board members DeLeeuw and Ploss provided a summary of information regarding each of the properties in the district. Additional analysis is needed, which will be reported in future meetings.

Ms. Ploss asked to confirm the spelling on Michael Beckman, and noted that she had suggested expanding the Las Palmas Business Historic District to include the Corridor property.

Motion by Grattan; second by Ploss; vote 5-0-2 (Gilmer, Cohen absent), to approve the minutes of November 8, 2011, as amended.

6. PUBLIC HEARING:

None.

7. CERTIFICATE OF APPROVAL REQUEST(S):

- 7A. HSPB 27 / Case 3,1198 – Workshop Kitchen and Bar for the review of proposed door and window design as a condition of approval for tenant improvements to Suite G at the El Paseo Building, a Class 1 historic property at 800 N. Palm Canyon Drive, Zone C-1, Section 10.

Glenn Mlaker summarized the staff memo on the continued items on this project. The Commission discussed:

- The storefront glass, proposed as a single sheet versus being divided into three lights, as previously suggested.
- The practicality and appropriateness of the solid wood door
- The use of the super-graphic on the storefront glass

Motion by DeLeeuw; second by Marshall; vote 3-2-2 (Grattan, Ploss opposed; Gilmer, Cohen absent), to deny the proposed door change (to wood), but leave it as is (glass).

Motion by DeLeeuw; second by Ploss; to continue the matter of the storefront window, with direction to study either its division into three lights or the use of a bay window. Motion fails 2-3-2 (Grattan, Marshall, Strahl opposed; Gilmer, Cohen absent)

Motion by Strahl to require that the storefront window be divided into three lights and that the super-graphic is applied on the lower portion of the glass up to table height. The motion died for lack of a second.

Motion by Grattan to approve the window as proposed. The motion died for lack of a second.

Motion by Marshall; second by DeLeeuw; vote 3-2-2 (Grattan, Ploss opposed; Gilmer, Cohen absent) to approve the window subject to being divided into three lights.

Motion by DeLeeuw; second by Marshall; vote 5-0-2 (Gilmer, Cohen absent) to approve the light fixtures, as proposed.