



Historic Site Preservation Board Staff Report

Date: October 9, 2012
Case No: 3.1098 MAA – HSPB # 22
Application Type: Certificate of Approval – Exterior Alterations
Location: 160 A & B South Palm Canyon Drive
Applicant: Plaza Investment Company Inc. – La Plaza
Zone: Central Business District (CBD)
General Plan: Central Business District (CBD)
APN: 513-144-009
From: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION

The proposed project is for a certificate of approval for exterior alterations associated with tenant improvements at 160 A & B South Palm Canyon Drive to include two new doors at La Plaza a Class 1 historic property.

RECOMMENDATION

That Historic Site Preservation Board approve a certificate of approval for exterior alterations associated with tenant improvements to include two new doors at La Plaza.

PRIOR ACTIONS TAKEN ON THE PROJECT

On December 16, 1987 the City Council adopted Resolution No. 16358, designating a portion of the Palm Springs Plaza (now referred to as La Plaza) as a Class 7 (now Class 1) Historic Site.

BACKGROUND AND SETTING

The Plaza Theater and La Plaza Shopping Center with a main address of 124 South Palm Canyon Drive is a designated Class 1 historic site. When it was opened in November of 1936, the Palm Springs Plaza was touted as being unique among the shopping, amusement, and residence centers of the world. One of the first shopping

centers in Southern California, it was designed by Harry Williams to meet the needs of both residents and visitors.

The one and two-story wood frame structures are finished in white stucco and covered with red clay tile roofs. The Mediterranean / Spanish Revival architecture was common throughout Southern California during that time. The La Plaza main dual driveways are lined by shops behind a covered sidewalk arcade. Courtyard areas to the north and south of the arcades contain double rows of what once were studio apartments enclosed around small quadrangles or village greens.

The retail space located at the corner of La Plaza and South Palm Canyon Drive for many years contained Desmond's clothing store. Recently the corner space at 160-C South Palm Canyon Drive was leased to Bobby G's menswear comprising of approximately 3,000-square feet. The property owner will divide the remaining Desmond's area of approximately 2,000-square feet into two retail spaces as shown on the submitted floor plan.

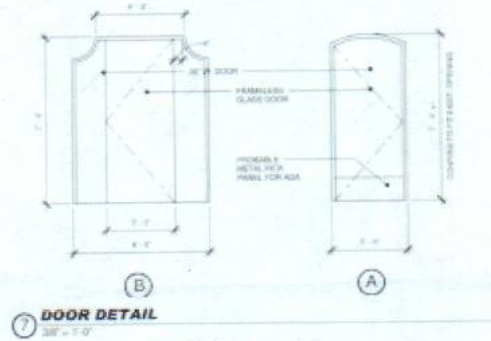
DESCRIPTION AND ANALYSIS

The owner of La Plaza is seeking approval to re-establish two previously existing door openings leading to new tenant spaces facing South Palm Canyon Drive. Historic photographs of La Plaza dating to 1942 show one small door and a display window in the proposed door locations. The display window does not appear to be original as a door header has been painted over and altered.

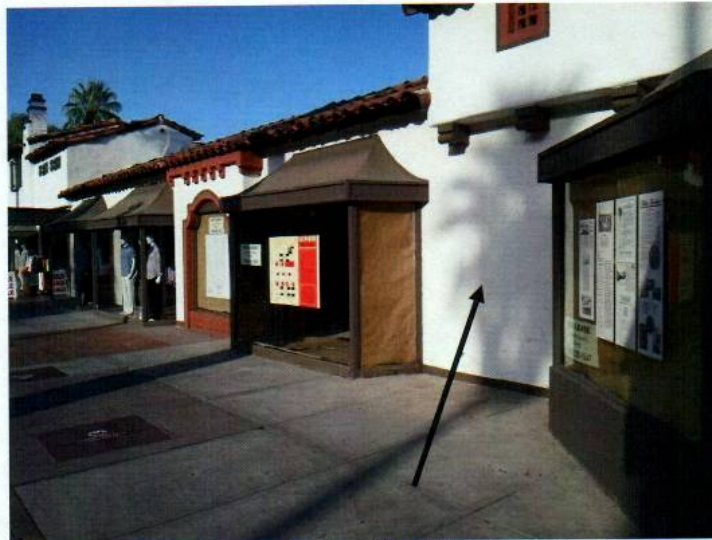


1942 Photograph

The proposed doors will be constructed of frameless glass; 7'- 4" tall set in metal frames.



Detail of proposed doors



Location of Door "A"

Door "A" will be 3'- 4" wide and will replace a bricked area once containing a wooden and glass door as seen in the 1942 photograph.



Location of Door "B"

Door "B" will be located in an existing brick bump-out currently containing a display window. The proposed new door will be 7'- 4" tall and 3'- 0" wide frameless glass with two glass side panels. This location appears to have previously contained a door which is evident by an existing door header.

Other retail spaces within La Plaza have non-original doors constructed of metal and glass similar to the adjacent Bobby G's.



Bobby G's Entry Door

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 addition of two new exterior doors at La Plaza located at 160 A & B South 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 changed. The placement of two doors in locations that previously contained doors will restore a portion of the originally altered structure.

The distinctive architectural elements of the building will not be compromised and the addition of two frameless glass doors in locations that previously contained doors will provide ingress/egress for future retail tenants.

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



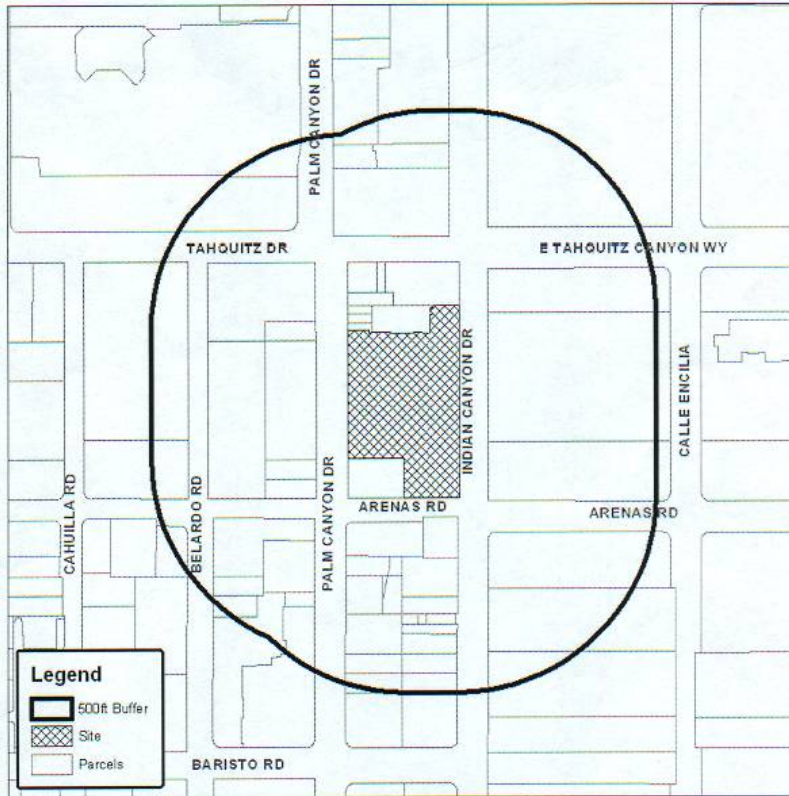
Craig A. Ewing, AICP
Director of Planning Services, AICP

ATTACHMENTS

1. Vicinity Map
2. Building Elevations
3. Site Photographs



Department of Planning Services
Vicinity Map



Legend

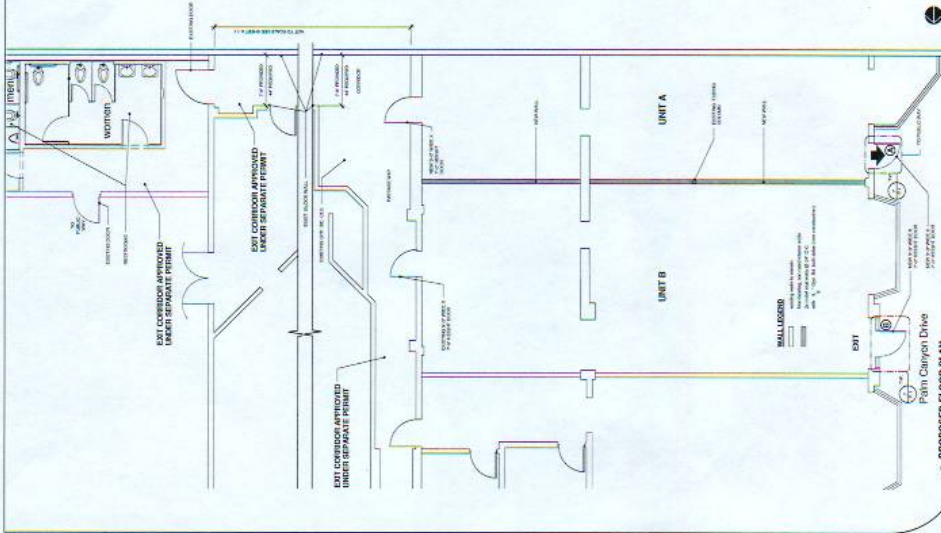
- 500ft Buffer
- Site
- Parcels

CITY OF PALM SPRINGS

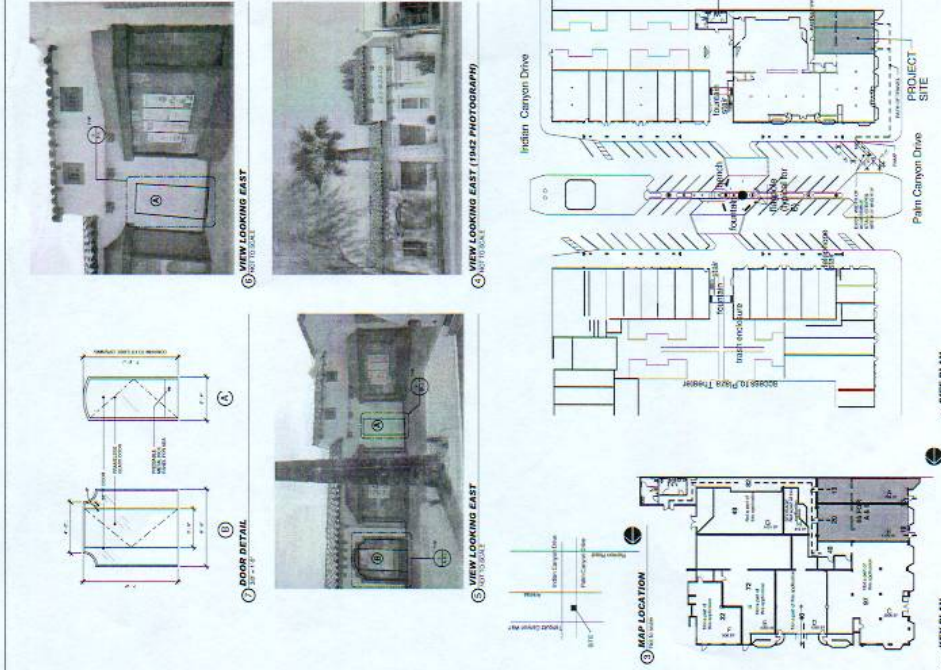
CASE NO.: 3.1098 MAA /
HSPB #22

APPLICANT: La Plaza Investment

DESCRIPTION: La Plaza Investments for the addition of two doors located at 160 A & B South Palm Canyon Drive, Zone CBD, Section 15.



PROPOSED FLOOR PLAN
1/2" = 1'-0"

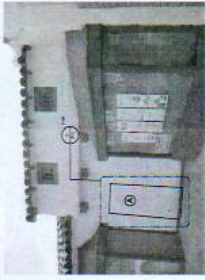


SITE PLAN
1/2" = 1'-0"

PROJECT SITE

RETAIL SPACE 160 A / B
SITE PLAN, KEY PLAN, MAP LOCATION, VIEWS,
DOOR DETAIL & PROPOSED FLOOR PLAN
 150 S. Palm Canyon Dr. S.W. A & B
 Palm Springs, CA 92262
 115 South Main Avenue
 Palm Springs, CA, 92262
 760.225.1443
 Contact: Michael Pitt
 9075 E. 90th Street
 Suite 202
 Palm Springs, CA 92262
 Project Address: 150 S. Palm Canyon Dr.
 Palm Springs, CA 92262
 951.253.7293

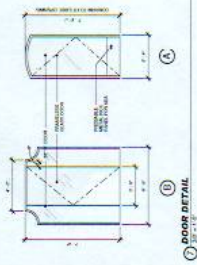
David Christian
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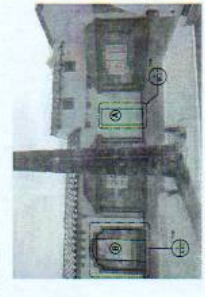
VIEW LOOKING EAST
NOT TO SCALE



VIEW LOOKING EAST (1942 PHOTOGRAPH)
NOT TO SCALE



DOOR DETAIL
3/8" = 1'-0"



VIEW LOOKING EAST
NOT TO SCALE

