



Historic Site Preservation Board Staff Report

Date: November 13, 2012
Case No.: 3.1198 – HSPB # 27
Application Type: Certificate of Approval – Building Re-Roof
Location: 800 North Palm Canyon Drive
Applicant: Roofing Standards - 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 a building re-roof to include the removal of original barrel tiles, install new underlayment and replacement of original tiles, including repair to building walls at the El Paseo Building a Class 1 historic property.

RECOMMENDATION

That Historic Site Preservation Board approve a certificate of approval for building re-roof, and wall repairs 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.

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, and a restaurant. 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

The property owner hired SC Consulting Group to conduct a complete water testing and leak investigation for all portions of the El Paseo Building. The consultant tested several sections of the building to include the 2nd floor studio; Suite F – the retail gallery; Suite G – Workshop Kitchen; and the building mechanical roof well. The purpose of the water testing was to verify conditions and locations of active water leaks. The attached report provides a detailed listing of test locations, and recommendations for required repairs.

The consultant found that the existing 2-piece slope barrel tile roofing system contains no tile fasteners as required by today's California Building Code. The roof underlayment has fully deteriorated and is not effective in repelling rain water. In addition, wall cracks and wood-framed windows are leaking. The proposed scope of work includes the following:

- Removal of all barrel tiles.
- Replacement of existing underlayment with a double layer of 40-lb roofing felt.
- Replacement of the hip and ridge boards with new boards.
- Re-install existing clay tile roof to include new wire-tie system. Replace broken tiles with recently removed tiles associated with Workshop Kitchen.
- Install new sill pan where needed.
- Remove, repair and replace west facing overhang along Palm Canyon Drive painted to match existing.
- Replace wall flashing installation against courtyard walls and install new drip flashing over roof edge.
- Repair all masonry walls through the use of a pressure injection system using a sealant.
- Repair wood-framed windows and re-seal, repaint all wood splits and cracks.

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 re-roof and other associated building repairs 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 with the removal and replacement of the original clay barrel tile two-piece roof system and repair of building walls. The proposed repair will prevent further deterioration of the building as a result of leaking water.

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

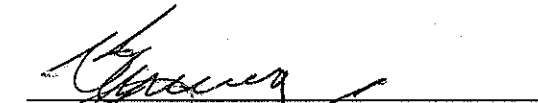
ENVIRONMENTAL ASSESSMENT

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.

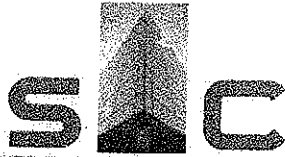

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ATTACHMENTS

1. Vicinity Map
2. Consultants Report

Tuesday 10/8/12 @ 9 AM



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POLY STICK
TU PLUS

PRELIMINARY DRAFT REPORT

September 20, 2012

TO: Bruce Linden (818) 674-2330
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4" DRIP

TIE SYSTEM

GLUE

SUBJECT: Water Testing and leak investigation

RE: 800 N. Palm Canyon Drive, Palm Springs, CA

Water testing and visual inspection was performed by SC Consulting Group on September 11 and 13, 2012. The purpose of the water testing and visual inspection was to verify conditions of active water leaks. The investigation also included a review to verify any eminent leak conditions. This report provide a listing of test locations and required repairs.

BUILDING DESCRIPTION

The building is a block wall structure used for specialty retail, offices, a second floor apartment unit and ground level new restaurant and clay tile roof system. The building has a central courtyard wrapped by a one-story building.



AERIAL VIEW OF SITE

Google Map

MUNDAL e

LIMITED WATER TEST

The field test is a calibrated spray rack to uniformly displace controlled water onto the test area. The spray rack is calibrated to output a specific volume of water that equates to 8-inches of rainwater in a period of 1-hour (60 minutes). Water test was performed using a spray rack per ASTM 1105 to produce a rain volume output that is equivalent to the maximum recorded rainfall in the area. The water test volume was set for a maximum 4" of rain in one-hour.

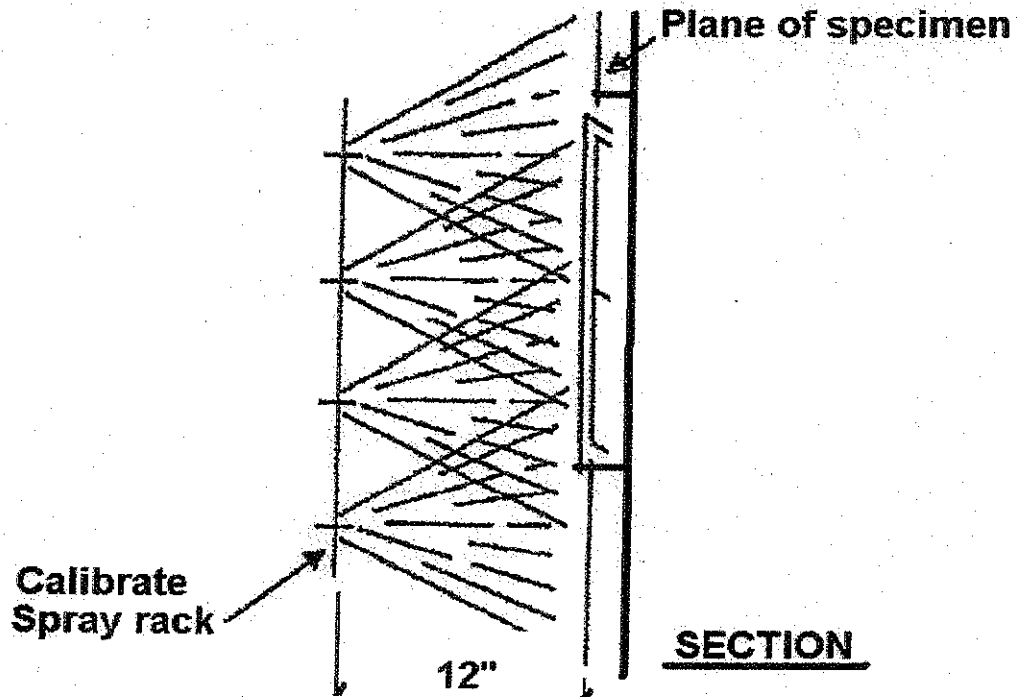


FIGURE 1 – ASTM 1105 CALIBRATED SPRAY RACK SYSTEM

SUITE B – 2nd Floor Studio

A reported water leaks was tested at the second floor studio located at the southwest corner of the center. The existing clay tile roofing is a 2-pieces system with no tile fasteners.

BUILDING SYSTEM – Slope clay tile roofing, no tile fasteners were found for any of the roof tiles. The building code requires each tile to be fasntened.

TEST – 3 test area performed on the major roof areas

RESULTS –

- 1) Water leaked in the south wall of the office
- 2) Water leaked in the entry stairway on the north side of the office.
- 3) Water leaked at the north wall and roof facing Palm Canyon Drive through the balcony door

REPAIR –

- The entire upper roof requires re-roofing.
- Remove existing underlayment and replace with a double layer of 40-lb roofing felt.
- Replace the hip and ridge board with new wood boards
- Provide new roof edge metal in compliance with the City of Palm Spring City Ordinance to meet the local historical building designation.
- Re-install existing clay tile roof to include new wire-tie system by Newport Tile Tie system
- Install a new sill pan at the west door to the west balcony



PHOTO 1 - South exterior elevation Suite B



PHOTO 2 - Roof Suite B. historical designation of existing roof tiles by the City of Palm Springs.

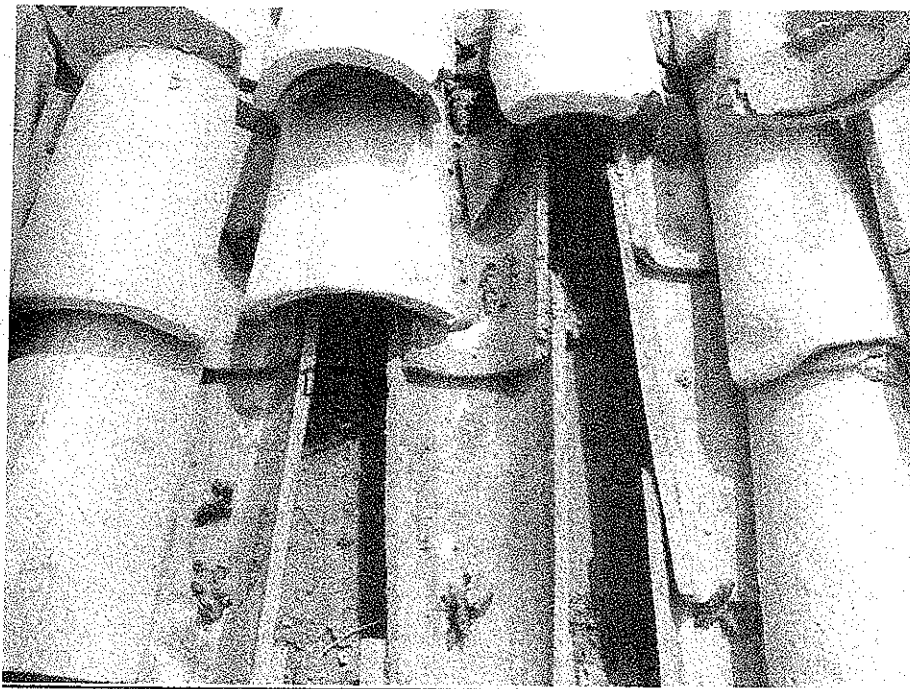


PHOTO 3 - Roof Suite B, tile have no fasteners, the underlayment has fully deteriorated and not effective to keep rain water out.

SUITE F – Retail Gallery

The suite is a ground floor unit located along Palm Canyon Drive. The north and south wall are block wall construction while the west (front) wall is main storefront and block wall construction above the storefront.

BUILDING SYSTEM – Slope clay tile roofing, no tile fasteners were found for any of the roof tiles. The building code requires each tile to be fastened. Exterior masonry wall and storefront glazing along Palm Canyon Drive.

TEST

- 1) 3 test area performed on the west roof area.
 - Visible discoloration of the roof framing wood deck visible from the interior of the show room. High potential water leak will occur but water testing was limited due to content of building.
- 2) Hand spray wand at the column tie
 - Water leaked at the west wall located at the south steel column tie using the hand wand spray.
- 3) Water test the canopy flashing at the west wall of the storefront.
 - Water leaked at the canopy flashing at the west wall above the fabric canopy on the west wall.
- 4) Water test the south wall of the courtyard window
 - Water leaked at the south courtyard window from the reverse lap installation of a new stucco band above the window
- 5) Visual inspection of the lower roof at the courtyard
 - Visible inspection of the roof flashing found reverse lap and open seam of the roof wall tie flashing. Lower roof of Suite F requires complete repair by complete removal and reinstallation. Reinstallation must meet the City of Palm Spring building departments.

REPAIR –

- Re-roof the entire retail gallery. Remove existing underlayment and replace with a double layer of 40-lb roofing felt.
- Replace the ridge board with new wood boards
- Provide new roof edge metal
- Re-install existing clay tile roof to include new wire-tie system by Newport Tile Tie system
- Repair west wall at black column wall tie with pressure injection sealant by SealBoss.
- Replace the existing sheet metal flashing continuously above the fabric canopy. Provide a new 24-GA bonderized metal flashing and painted white to match the wall color. Fully seal to wall with a 3/8" wide sealant joint.



PHOTO 4- West exterior Elevation of Suite F

***Blue arrow notes location of water leaks at black painted column tie to block wall.
Main roof of Suite F requires repair by complete removal and reinstallation.
Reinstallation must meet the City of Palm Spring building departments.***

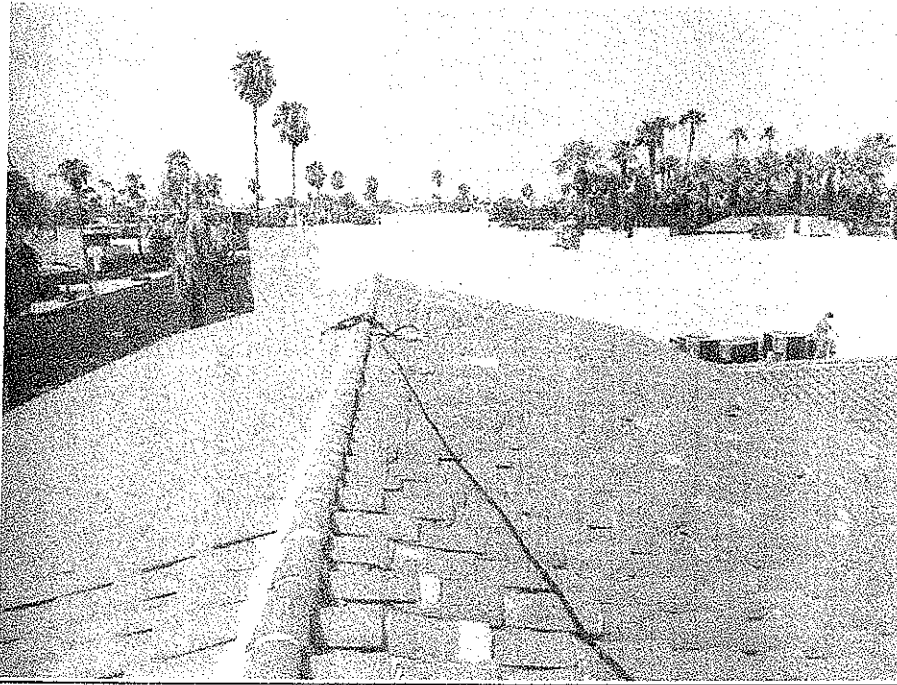


PHOTO 5 – Main roof over Suite F has no fasteners used in the roof tile.

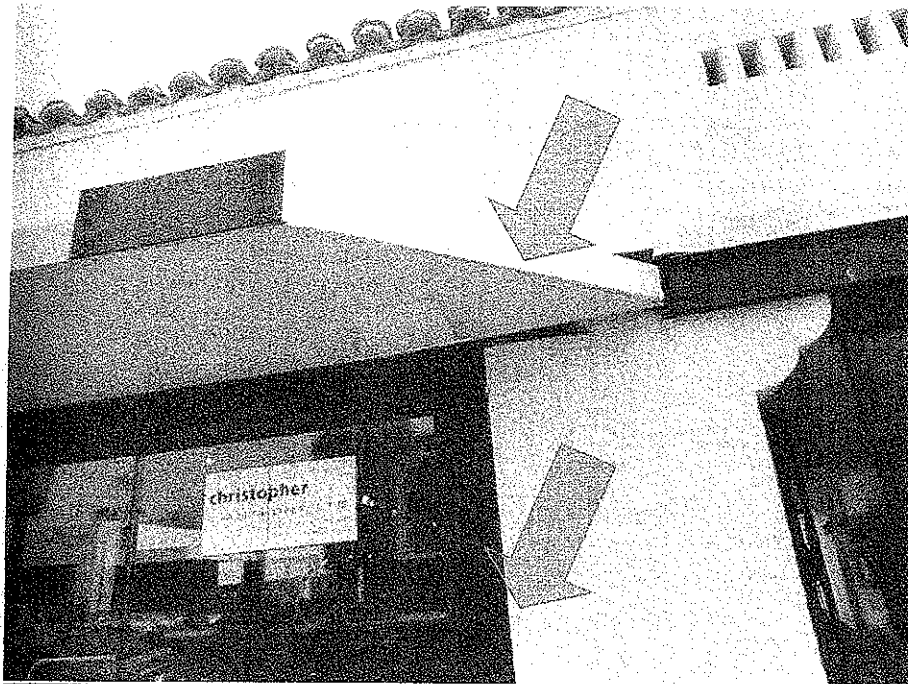


PHOTO 6 - West exterior Elevation. Water leak occurred at the top of the window wall and at the side of black steel column joint at the masonry wall.



PHOTO 7 – Courtyard south window leaked due to reverse lap installation of the stucco band. Install a new drip flashing over the roof edge.

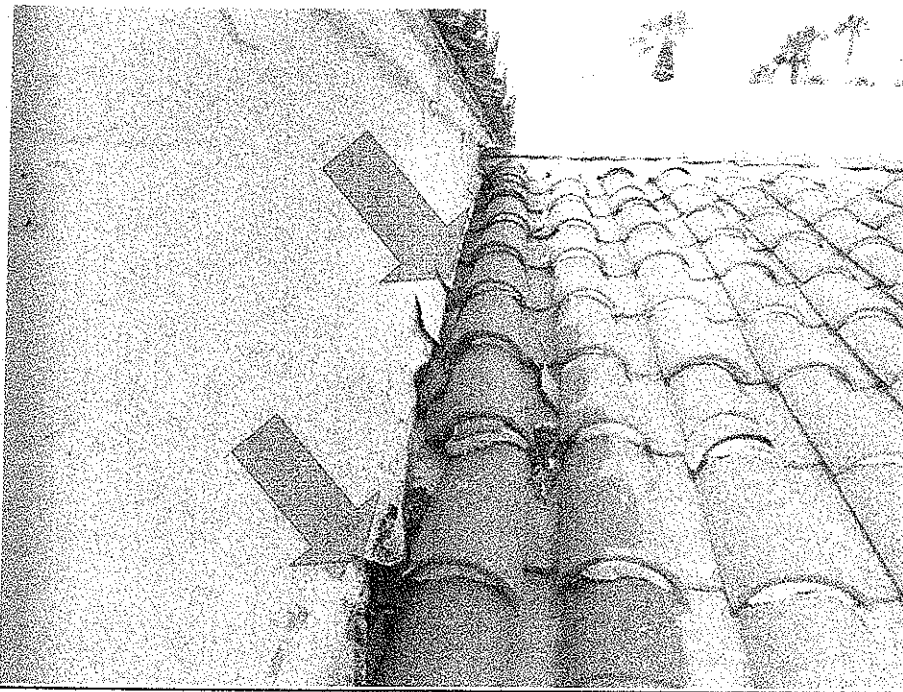


PHOTO 8 – East lower roof has incomplete wall flashing installation. A water leak was reported at roof to wall transition.

RESTAURANT

The restaurant suite located on the north portion of the site also bounds at the interior courtyard. The exterior walls are masonry units. The upper walls in the main restaurant area has wood-framed clerestory windows. At the time of the water testing and inspection, remodel work was being completed for the restaurant. New mechanical units with exterior wall penetrations had not been completed during the inspection.

BUILDING SYSTEM – Slope clay tile roofing, no tile fasteners were found for any of the roof tiles. The building code requires each tile to be fastened.

TEST

- 1) Water test the south wall above the new restaurant entry door
 - Water leaked at the masonry wall cracks
 - Water leaked at the lower roof to wall connection
- 2) Water test the lower roof of the restaurant adjacent to Suite F.
 - Water leaked occurred at the lower roof to wall connection
 - Water leaked along the entire roof to wall connection
- 3) Water test the mid-level roof at the north side of restaurant
 - Water leaked in the north corridor by the utility closet
 - Water leaked into the main eating area of the restaurant through the masonry wall
- 4) Water test the one (4) clerestory windows above the main restaurant north side
 - Water leaked into the main eating area of the restaurant through the masonry wall
 - Water leaked through the clerestory window frame
- 5) Water test at one (1) clerestory windows above the main restaurant south side
 - Water leaked into the main eating area of the restaurant through the masonry wall
 - Water leaked through the clerestory window frame

- 6) Water test the upper roof transition above the main restaurant dining area
- Water leaked into the main eating area of the restaurant through the masonry wall
 - Water leaked through the clerestory window frame
- 7) North wall along the alleywall water test leaked at the bottom of the wall. The roadway is approximately 16" higher than the interior in one room.
- Cut back to roadway asphalt 18" along the north wall where the roadway is higher than the interior floor. Waterproofing the base of the wall with Tremco 250 GC urethane wall waterproofing.
 - Install a protection drain mat.
 - Replace the asphalt roadway cut out.
 - Repair the existing steel window frame and add weather stripping.
- 8) West lower mechanical roof was under construction during the field inspection and roof penetrations and wall penetration were incomplete.

REPAIR –

Lower roof at courtyard

- Entire lower re-roof is required at the courtyard.
- Remove existing underlayment and replace with a double layer of 40-lb roofing felt.
- Replace the ridge board with new wood boards
- Provide new roof edge metal in compliance with the City of Palm Spring City Ordinance.
- Re-install existing clay tile roof to include new wire-tie system by Newport Tile Tie system
- Replace the roof to wall flashing.

South masonry wall

- The masonry wall has wall crack at the south wall requiring pressure injection system using SealBoss or equal.

Upper side roof at north and south side

- Water leaked into the main dining area of restaurant interior masonry wall.
- Re-roof the upper side roof with new double alyer of 40# roof felt. Re-attached at tiles using Newport Tilt tie system or equal. Install anew edge drip metal.
- Reseal all cracks in the masonry wall with SealBoss injection system or equal
- Repair wood-framed windows and re-seal, re-paint all wood splits and cracks.

Main roof

- Water leaked in the main roof at the wood fascia transition.
- The entire upper main roof tile were not installed with fasteners and requires re-roof to correct the water leak and fastening of each tile.
- Install double alyer of 40# roof felt.
- Install new edge drip metal



PHOTO 9 – Water test above the entry door of the restaurant produced a leak into the dining room below. The window above the entry door also leak at the window frame. The wall above the entry door also leaked – see blue arrows.

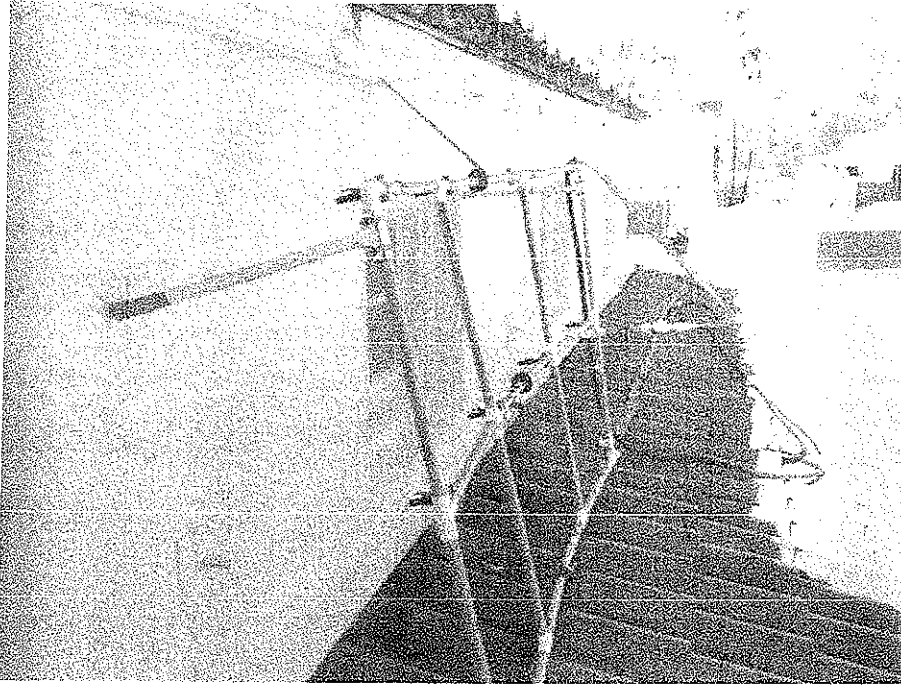


PHOTO 10 – North roof and wall with the clerestory windows leaked into the main dining area.

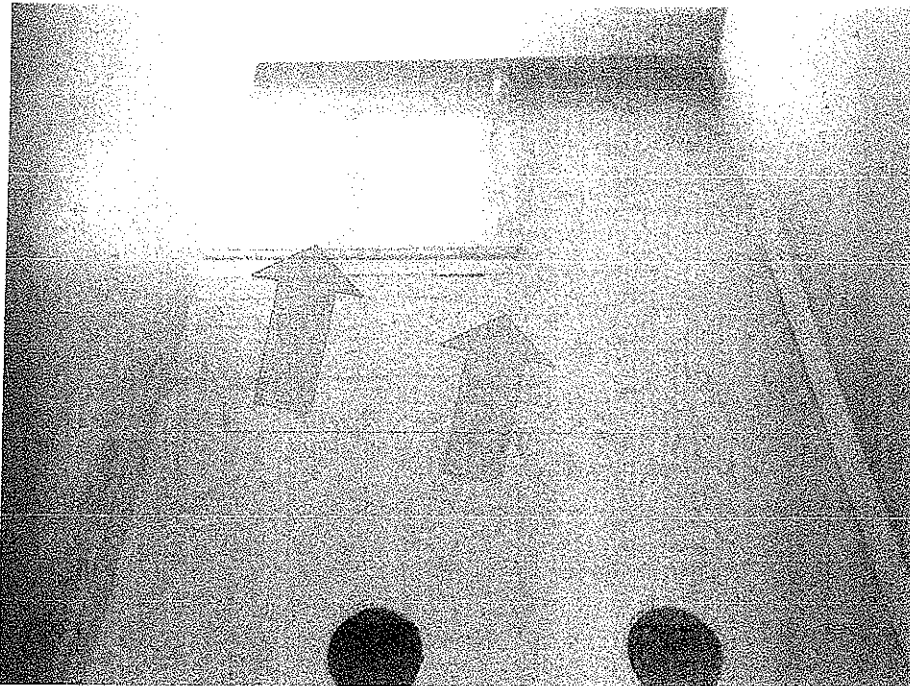


PHOTO 11 – Interior water leak in the main dining area.

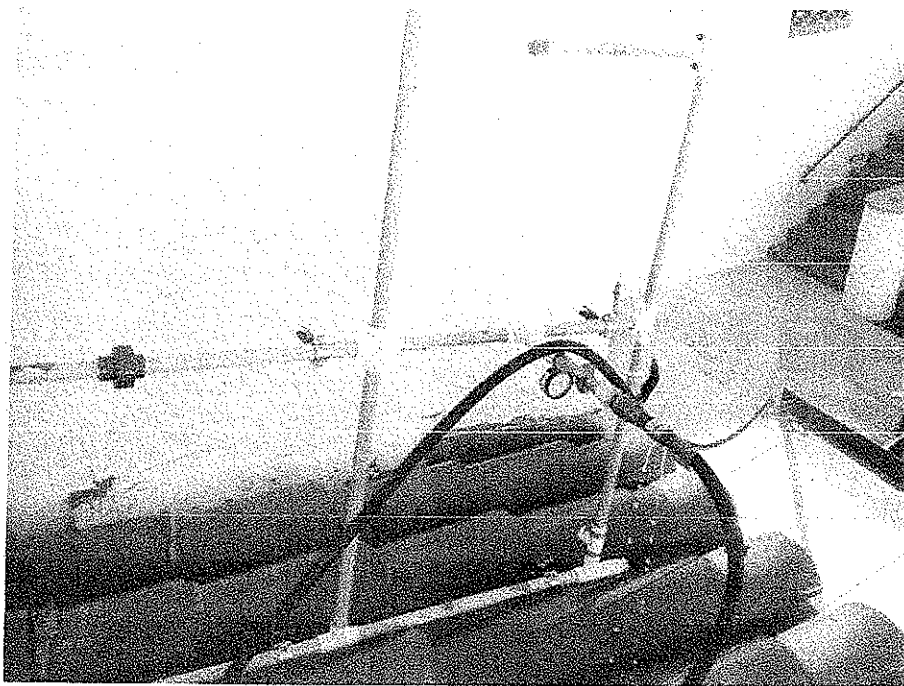


PHOTO 12 – Lower roof at the courtyard for the restaurant had an interior water leak in the smaller dining area.

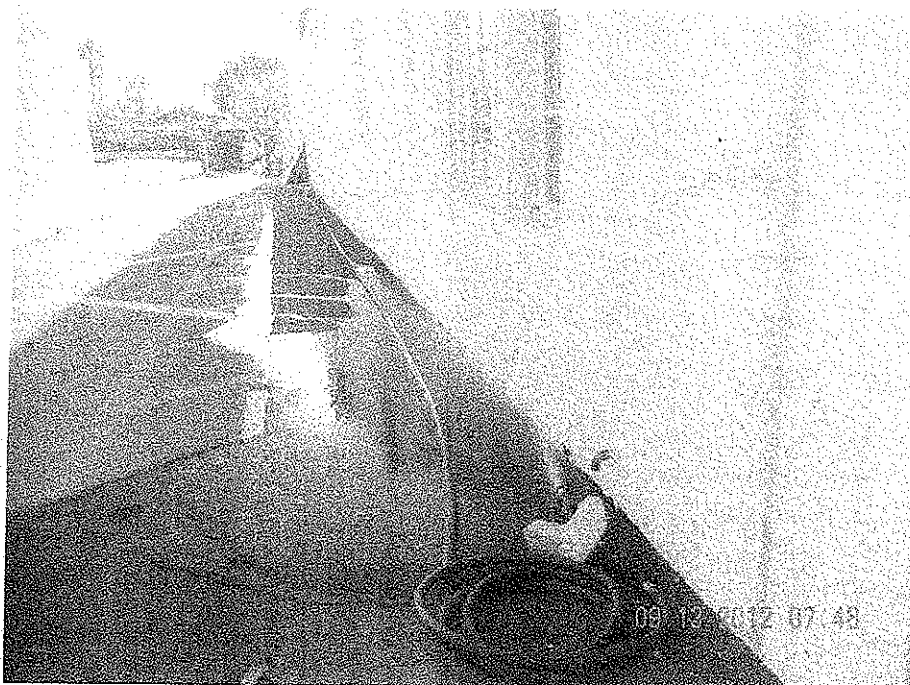


PHOTO 13 – North wall water test along the alley produced a leak through the masonry wall.

ROOF ABOVE COURTYARD RESTROOM

The roof area above the courtyard restroom was visually inspected. The roof tile were not fastened. A mechanical curb had an open seam in the sheet metal allowing rainwater to readily go into the lower ceiling.

The roof to wall sheet metal flashing along the restaurant south wall should be replace to correct several open seam laps.

- Entire lower re-roof is required at the courtyard.
- Remove existing underlayment and replace with a double layer of 40-lb roofing felt.
- Replace the ridge board with new wood boards
- Provide new roof edge metal in compliance with the City of Palm Spring City Ordinance.
- Re-install existing clay tile roof to include new wire-tie system by Newport Tile Tie system
- Replace the roof to wall flashing.

MECHANICAL ROOF WELL

A mechanical roof well is located at the north side of the lower roof between the Gallery store and restaurant. The mechanical well has 6 existing condenser units. The sheet metal curb was found to be sitting directly on top of the roofing ply with tie-in to the roofing system for a watertight installation. While no reported active water leak has been reported, water stain patterned at the roofing and interior ceiling cracks indicate an active water leak.

The mechanical curb did not have any roofing under the sheet metal covering the mechanical curb.

Our office recommends the entire mechanical well be repaired by installin g a new roofing system and install curb metal to tie-in to the new roofing.

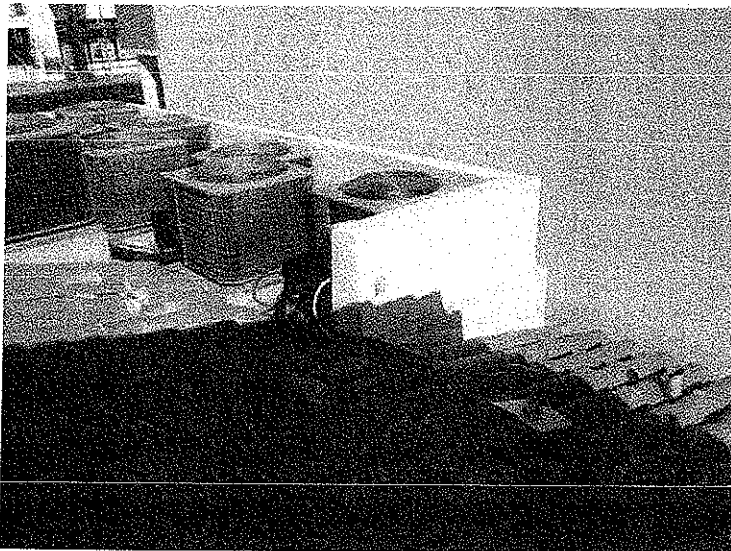


PHOTO 14 – North mechanical well.

LIMITATION

All repair work shall be performed by a qualified contractor to obtain re-roofing warranties. Exterior wall repairs noted in this report should be re-water tested to assure a watertight repair has been accomplished. The progress repair work should be re-inspected by our office to verify the repairs have been completed per our recommendations. Additional work may be required as existing conditions are uncovered. No warranties express or implied, is made with our inspection services.

Regards,

Edward B. Sapigao AIA
SC Consulting Group