



Historic Site Preservation Board Staff Report

Date: August 11, 2009
Case No.: 3.1299 MAA – HSPB # 31
Application Type: Repaint
Location: 344 N. Palm Canyon Drive
Applicant: City of Palm Springs Redevelopment Authority, Owner
Zone: CBD (Central Business District)
General Plan: CBD (Central Business District)
APN: 513-081-017
From: Glenn Mlaker, Assistant Planner

PROJECT DESCRIPTION

The proposed project is for the exterior repaint to white for three sides of the Cork 'n Bottle building which will match current conditions plus the repair of the existing clock at 344 North Palm Canyon Drive, a Class 1 historic site.

RECOMMENDATION

That the Historic Site Preservation Board approve the request to repaint three sides of the building white to match existing and repair the clock at the Cork 'n Bottle building at 344 North Palm Canyon Drive.

PRIOR ACTIONS TAKEN ON THE PROJECT

None.

BACKGROUND AND SETTING

The subject building is 2,094 square feet with exposed walls on three sides. The south side of the building abuts 340 N. Palm Canyon Drive. The current condition of the building can be described as slightly deteriorated with chipping paint and cracked walls. The existing clock is inoperable and will be repaired as part of this application. The current tenant will be responsible for any signage changes and the replacement of the blue awning none of which are proposed at this time. At the rear of the building numerous unused wires will be removed and the dumpster enclosure will be repainted.

DESCRIPTION AND ANALYSIS

The Cork 'n Bottle building was designated a Class 1 historic site by the City Council on May 1, 1996. The building was built in 1935 and is considered an outstanding example of the Art Deco/ Streamline Moderne style popular during the twenties and thirties. The clock tower centered in the front elevation gives the emphasis to the main entrance. The towering central column is flanked by shorter columns and are capped with squared moldings. Curvilinear shapes and moldings, and the horizontal lines are all characteristics of this buildings style. This structure is especially unique to Palm Springs as it is the only remaining structure in the Art Deco style and the only one known in this style to ever be built to this level of detail.

This project will be reviewed by the Architectural Advisory Committee (AAC) at their August 10, 2009 meeting. Staff will report their recommendation at the HSPB meeting.

The scope of the project includes the painting of the all three sides of the building white, the repair of the clock, and painting of the rear dumpster enclosure. Existing unused wires at the rear of the lot will be removed and electrical upgrades will be performed. The current tenant will be responsible for any revisions or renovations to the existing signage and the blue awning.

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:

1. *That is associated with events that have made a meaningful contribution to the nation, state or community; or*
2. *That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
3. *That reflects or exemplifies a particular period of the national, state or local history; or*
4. *That embodies the distinctive characteristics of a type, period or method of construction; or*
5. *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*
6. *That represents a significant and distinguishable entity whose components may lack individual distinction; or*
7. *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 a repaint at 344 N. Palm Canyon Drive and finds that the repaint will not be detrimental to the overall historic nature of the building.

The distinctive architectural elements of the building will not be compromised and the repaint will enhance and improve the aesthetic look of the property. Those elements of the building which date to 1935 will not be altered. Staff has concluded that the repaint will not affect the historic designation of the site, and recommends that the HSPB issue a certificate of approval.

ENVIRONMENTAL ASSESSMENT

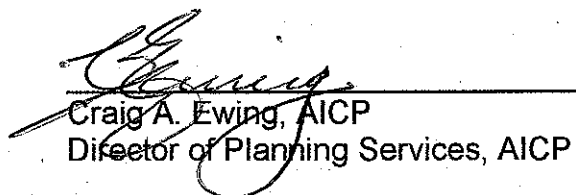
This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

NOTIFICATION

There are no public notification requirements for this application.



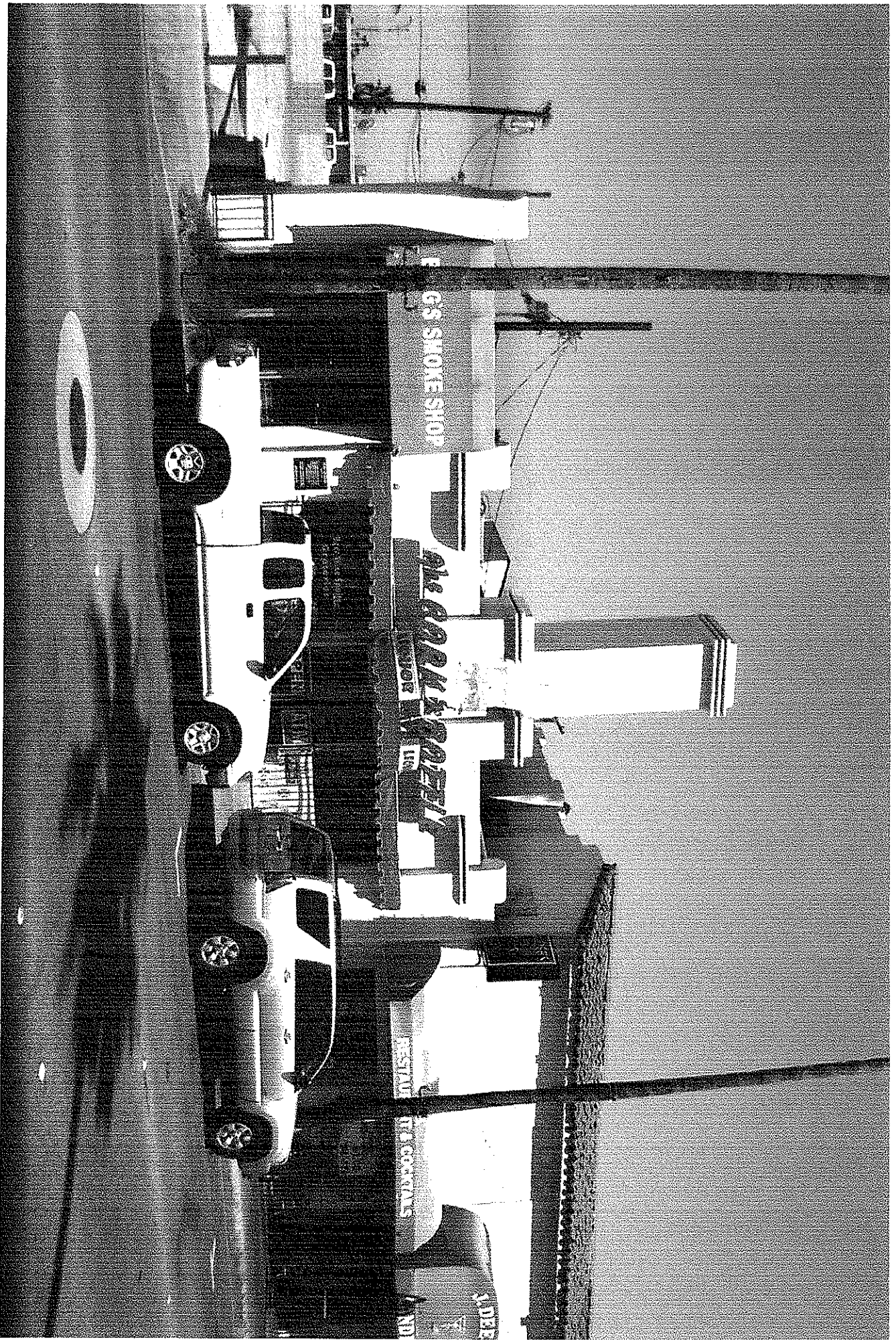
Glenn Mlaker,
Assistant Planner



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

ATTACHMENTS

1. Site Photographs
2. Cost Estimate from City





THE SHOP

The Body Shop
L'Oréal

Best Value Solution

RESTAURANT





City of Palm Springs

Community and Economic Development Department

3200 E. Tahquitz Canyon Way • Palm Springs, California 92262
TEL: (760) 323-8259 • FAX (760) 322-8325 • TDD (760) 864-9527

Community Redevelopment Agency • Community Development Block Grant
Downtown Development • Economic Development • Housing • Public Art

June 29, 2009

To: Tom Wilson
From: Cathy Van Horn
Re: Cork N Bottle

The Business Retention Council Subcommittee requested that the Cork N Bottle building be "spruced-up". The building is owned by the Redevelopment Agency and is occupied by a liquor store and smoke shop.

Following is the estimated cost breakdown:

Repair clock to working condition	
Motor replacement; painting; and reassembly	\$250.00
Electrical wires – rewiring and remove exposed wires	\$500.00
Patch and repair cracks; repaint exterior and trim	
Exterior building using existing color pallet	\$3,000.00
Repair trash enclosure gates and repaint	<u>\$250.00</u>
Total Estimated Repair/Repaint Cost	\$4,000.00

The building is a Class 1 Historic Site; requiring a review by the Historic Sites Preservation Board, which will occur on August 11, 2009; and AAC on August 10. Once we receive approvals from HSPB and AAC, the work will be scheduled to commence as soon as possible.